



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, Uczniowska 16 Street,
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as Manager of the Wałbrzych Special Economic Zone "INVEST-PARK"
announces an invitation to a limited written tender

aimed at selecting an entrepreneur who will acquire a real property, defined in point 2 below (in a framework of sale agreement).

1. The tender is limited only to entrepreneurs intending to conduct on the real property production or service activities, allowed by the provisions of the local spatial development plan.
2. The real property covered by the tender includes an undeveloped property with an area of **0,9903 ha**, consisting of plot No. **67/61** (arable land RV), located in the Dolnośląskie Voivodship, Bolesławiecki Powiat, Bolesławiec Municipality, registration unit 020101_1 Bolesławiec, precinct 0004, in the Bolesławiec Subzone of Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Bolesławiec Vth Department of Land and Mortgage Registers keeps a land and mortgage register No. JG1B/00041703/7, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 613,986.00** (say: six hundred and thirteen thousand nine hundred and eighty six four zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate applicable on the date of payment of the price.
4. The condition to participate in the tender is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 543** and payment of the tender deposit.
5. The tender deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 63,562.40** (say: sixty three thousand five hundred and sixty two zlotys and 40/100) must be paid by **February 17th, 2021** to the bank account of the WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 00074138**. The day of payment of the tender deposit shall be the day on which the tender deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the tender deposit must be attached to the offer.
6. According to the local spatial development plan of Bolesławiec city – industrial area located in the region of Tadeusza Kościuszki and Modłowa Streets, approved by Resolution of City Council in Bolesławiec No. XV/107/07 of October 31th, 2007 announced in Journal of Laws of Dolnośląskie Voivodship of January 4th, 2018, No. 1, Item 5, the Real Property is located in area marked with symbol **P4** – primary purpose – industrial areas, complementary purpose – service areas.
7. The Real Property has got an access to a public road – Strefowa Street. The Real Property will be connected to public road, Strefowa Street, through plot No. 67/68 on which, as a part of the price, the land easement of passage will be imposed for each owner of plot No. 67/61.
8. The Real Property is not covered by the simplified forest management plan and there is no decision referred to Article 19, Section 3 of the Forests Act of September 28th, 1991 (Journal of Laws of 2020, Item 6 as amended).
9. The Real Property is not located in the area covered by revitalization zone, according to the Revitalization Act of October 9th, 2015 (Journal of Laws of 2020, Item 802). The City Council of Bolesławiec has not adopted a resolution regarding the designation of a Special Revitalization Zone and has not established the preemption right for the Bolesławiec Municipality.
10. The Real Property is not covered by inland waters standing or flowing according to the Water Law Act of July 20th, 2017 (Journal of Laws of 2020, Item 310 as amended).
11. The Specification, which contains the detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰-15⁰⁰** at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street), after payment of **PLN 12,300.00** (in words: twelve thousand three hundred zlotys 00/100), gross (VAT included) - to the bank account of the WSEZ "INVEST-PARK" Ltd No. **PKO BP S.A. O / Wałbrzych 23 1020 5095 0000 5202 0007 4138**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
12. Written offers should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **February 18, 2021 until 9⁰⁰ a.m.** The manner of preparing offers is defined in the Specification.
13. The offers will be opened at the seat of the WSEZ "INVEST-PARK" Ltd on **February 18, 2021 at 10⁰⁰ a.m.**
14. The WSEZ "INVEST-PARK" Manager may cancel the tender, complete the tender with negative result, close the tender without selecting of the offer or invalidate the tender. The WSEZ "INVEST-PARK" Manger will inform all offerors at the same time, in writing, about invalidation of the procedure, giving the factual and legal reasons therefore.
15. Regarding the Real Property the pre-emption right is entitled to Bolesławiec Municipality, according to Article 109 (1) point 1 of the Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2020, Item 1990 as amended).

16. The following may not participate in the tender or auction as:

- a) members of the management board of WSEZ "INVEST-PARK" Ltd and its supervisory board,
- b) economic entity conducting the tender and members of its authorities and supervisory board,
- c) persons entrusted with carrying out activities related to the tender or auction,
- d) the spouse, children, parents and siblings of the person referred to in items a-c
- e) persons who remain with the person referred to in items a-c in such a legal or actual relationship that they can this raises reasonable doubts as to the impartiality of the bidder or auctioneer.

17. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Tenders/Pending tenders.