



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

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

1. The auction is limited only to entrepreneurs intending conduct on the Real Property production activities, in accordance with the intelligent specializations of the Lower Silesian Voivodeship and allowed by the provisions of the local spatial development plan, referred to point 6 below.
2. The real property covered by the tender includes an undeveloped property with a total area of **2.0214 ha**, consisting of plots No. **67/63** (arable lands RIIIb, RIVa, RV) of the area 1.1862 ha and **No. 67/64** (arable lands RIIIb, RIVa, RV) of the area 0,8352 ha, located in the Dolnośląskie Voivodeship, 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 1,350,500.00** (say: one million and three hundred and fifty thousand and five hundred 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 auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 547** and payment of the auction deposit.
5. The auction deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 135,050.00** (say: one hundred and thirty five thousand and fifty zlotys and 00/100) must be paid by **May 25th, 2021** to the bank account of the WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138**. The day of payment of the auction deposit shall be the day on which the auction deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the auction deposit must be attached to the application.
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 Voivodeship 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 is not directly connected to public road, Strefowa Street. The access to public road will be ensured through the plot No. 67/68 on which, as a part of the price, the land easement of passage will be imposed for each owner of the Real Property.
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 1463 as amended).
9. The Real Property is partially located in the area covered by revitalization zone, according to the Revitalization Act of October 9th, 2015 (consolidated text Journal of Laws of 2021, Item 485). 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 (consolidated text Journal of Laws of 2021, Item 624).
11. The Real Property is agricultural and is protected by law. The implementation of the investment on the Real Property requires an administrative procedure for excluding land from agricultural production before obtaining a building permit and involves paying a related fee.
12. The Specification, which contains the detailed conditions of the auction, 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 auction conditions are anticipated, except for those described in this invitation and in the Specification.
13. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **May 26th, 2021 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification.

- 14.** The qualifications to the auction will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **May 26th, 2021 at 10⁰⁰ a.m.**
- 15.** The WSEZ "INVEST-PARK" Manager may cancel the auction, complete the auction with negative result, close the auction without selecting of the offer or invalidate the auction. 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.
- 16.** 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).
- 17.** The following may not participate in the auction as:
 - a) members of the management board and of supervisory board of WSEZ "INVEST-PARK" Ltd ,
 - b) employees of WSEZ "INVEST-PARK" Ltd and other persons entrusted with carrying out activities related to the auction,
 - c) the spouse, ascendants, descendants and siblings of the person referred to in items a-b,
 - d) persons who remain with the person referred to in items a-b in such a legal or factual relationship that it may raise reasonable doubts as to the impartiality, objectivity and reliability of the auction.
- 18.** 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 Announcements - Tenders / Orders.