



THE 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 activity, allowed by provisions of local spatial development plan mentioned in point 6 below.
2. The real property covered by the tender includes an undeveloped property with a total area of **0.7068 ha**, consisting of a plot of land **No. 464/39** (arable land RIIIa, RIVa, RVI), located in the Opolskie Voivodeship, Nysa powiat, Nysa commune, registration unit 160705_5, registration precinct 0018 Radzikowice, in the town of Radzikowice, in Nysa Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSSE "INVEST-PARK" Ltd, for which the District Court in Nysa, 5th Land Registry Department keeps a land and mortgage register no. **OP1N/00087559/0**, hereinafter referred to as the "**Real Property**".
3. The opening bid price for Real Property has been specified in the amount of **PLN 600.780,00** (say: six hundred thousand seven hundred and eighty zlotys 00/100). The price is a net price. VAT will be added to the price at rate applicable on date of payment of the price.
4. The condition to participate in the tender is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of the Essential Terms of the Tender No. 556** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 60.078,00** (say: sixty thousand seventy eight zlotys 00/100) must be paid by **May 13th, 2022** to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych no. 23 1020 5095 0000 5202 0007 4138**. The day of payment of the tender deposit shall be day on which tender deposit is accounted against bank account of WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the tender deposit must be attached to the offer.
6. According with the provisions of the local spatial development plan for the area of the Wałbrzych Special Economic Zone together with the adjacent areas of the villages of Radzikowice, Goświnowice and Jedrzejów, approved by the City Council in Nysa by resolution no. XXXV/548/21 of February 24, 2021, announced in the Official Journal Opolskie Voivodeship, item 803 of 22/03/2021, in force with the supervisory decision of the Opole Voivode No. IN.I.743,13,2020.KD of 01/04/2021, plot no. **464/39**, in accordance with the provisions of the above-mentioned plan the Real Property is located in the area marked with the symbol: **P/U3** - areas of production, warehouses, storage and service facilities.
7. The Real Property is connected to the road plot at Radzikowicka Street through road plots No. 464/15 and No. 464/16.
8. The Real Property is not encumbered with a lease agreement.
9. The Real Property is not covered by a simplified forest management plan and is not covered by the decision of the Nysa Staroste issued on the basis of the Inventory of the State of Non-State Treasury Forests prepared for the Nysa Commune for the years 2019-2028 (in accordance with Article 19 (3) of the Act of September 28 1991 on forests - consolidated text, Journal of Laws of 2022, item 485).
10. According to the resolution No. XXV/380/16 of the City Council in Nysa of October 12, 2016. on the designation of a degraded area and revitalization area of the Nysa Commune, announced in the Official Journal of the Opolskie Voivodeship, item 2109 of October 13, 2016, effective along with the change made by the City Council in Nysa by resolution No. XXVII / 429/16 of November 29, 2016, announced in the Official Journal of the Opolskie Voivodeship, item 2521 of December 1, 2016. - plot no. **464/39**, it is not within the degraded area and the revitalization area. Moreover, the commune did not pass a resolution on establishing a Special Revitalization Zone.
11. According to PGW Polish Waters register on the Real Property are no standing and inland flowing waters according to the Water Law Act of 20 July 2017 (consolidated text Journal of Laws of 2021, item 2233, as amended).
12. The Real Property is agricultural. Implementation of the investment on the property in question may be related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (Journal of Laws of 2021, item

1326 as amended), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.

13. The specification, which contains detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰-15⁰⁰** at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street), after payment of **PLN 12,300.00** (in words: twelve thousand three hundred zlotys and 00/100), gross (VAT included) – to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych no. 23 1020 5095 0000 5202 0007 4138**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
14. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **May 16th, 2022** until **9⁰⁰ a.m.** the manner of preparing offers is defined in Specification No. 556.
15. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **May 16th, 2022** at **10⁰⁰ a.m.**
16. WSEZ "INVEST-PARK" Manager may cancel tender, complete tender with negative result, close tender without selecting of offer or invalidate tender. WSEZ "INVEST-PARK" Manger will inform all offerors at same time, in writing, about invalidation of procedure, giving factual and legal reasons therefore.
17. Regarding Real Property pre-emption right is entitled to Nysa Commune, according to Article 109 (1) point 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2021, Item 1899, as amended) and the National Center for Agricultural Support, pursuant to Art. 29 sec. 4 of the Act of October 19, 1991 on the management of agricultural property of the State Treasury (consolidated text Journal of Laws of 2022, item 514).
18. Following may not participate in tender as:
 - a) members of management board of WSEZ "INVEST-PARK" Ltd and its supervisory board,
 - b) employees of the WSEZ "INVEST-PARK" Ltd and other persons entrusted with the performance of related activities with the tender,
 - c) the spouse, ascendants, descendants and siblings of persons, referred to in items a-b,
 - d) persons who remain with person referred to in items a-b in such a legal or actual relationship that they can this raises reasonable doubts as to impartiality, objectivity and fairness of the tender.
19. Content of following invitation in Polish and English version is published on web side of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Announcements - Tenders / Orders.