



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, 16, Uczniowska Street,
Phone: (+48 74) 664-91-64; e-mail: invest@invest-park.com.pl

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 **0.2455 ha**, consisting of plot **No. 67/66** (arable lands RIVa, RV), 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 250,000.00** (say: two hundred and fifty thousand 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. 555** 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 25,000.00** (say: twenty five thousand zlotys and 00/100) must be paid by **April 28th, 2022** 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**. The area is within the reach of the Main Underground Water Reservoir GZWP No. 317 "„Niecka Zewnętrzznosudecka Bolesławiec”", the rules for the protection of groundwater are specified in separate regulations. Consideration is given to the protection of the water intake and the "Modłowa" station at ul. Modłowa Ra - it is forbidden to build new water intakes in the area that may limit exploitation resources. The nuisance resulting from the nature of the conducted activity may not exceed the values allowed by separate regulations on the border of land ownership.
7. The Real Property has access to the public road, commune plot no. 558, i.e. ul. Strefowa.
8. The Real Property is currently not encumbered with a lease agreements.
9. 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 (consolidated text of Journal of Laws of 2022, Item 672).
10. The Real Property is 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.
11. 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 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 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 no 555.

14. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **April 29th, 2022 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification no. 555.
15. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **April 29, 2022 at 10⁰⁰ a.m.**
16. 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.
17. 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 2021, Item 1899 as amended).
18. 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.
19. 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.