



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
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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 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 auction includes an property with a total area of **12,0481 ha**, 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 Wałbrzych Special Economic Zone "INVEST-PARK" Ltd, consisting of plots of land:
 - No. **464/19** (arable land - RIIIa, RIIIb, RIVa, RIVb, RV, developed agricultural land - Br-PsIV, pastures - PsIV, wooded and shrubby land on agricultural land - Lz-PsIV) with an area of 5,9726 ha;
 - No. **464/31** (arable land - RIIIa, RIIIb, RV, RIVb) with an area of 6,0755 ha;for which the District Court in Nysa, 5th Land Registry Department keeps a land and mortgage register No. **OP1N/00088628/2**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 10.241.000,00** (say: ten million two hundred forty-one 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. 562** 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 1.024.100,00** (say: one million twenty-four thousand one hundred zlotys and 00/100) must be paid by **July 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 - title of the payment: "Wadium SIWA 562"**. 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 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 Jedrzychów, 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.743.19.2020.KD of 01/04/2021, plots No. **464/19** and No. **464/31**, in accordance with the provisions of the above-mentioned plan are located in the area marked with the symbol: **P/U5 - areas of production, warehouses, storage and service facilities**.
7. The Real Property has access to a commune road (plot No. 464/16, Radzikowice precinct), as well as a powiat road from Nysa to Radzikowice (plot No. 315/4, Radzikowice precinct) through communal road plots No. 464/16 and 464/32, Radzikowice precinct.
8. The Real Property is currently not encumbered with a lease agreements.
9. On the plot No. **464/31** there is a multicultural archaeological site No. 44.
10. 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).
11. 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, the Real Property, 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.
12. 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).

13. 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.
14. 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** - **title of the payment: "SIWA 562"**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification No. 562.
15. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **July 29th, 2022 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 562.
16. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **July 29th, 2022 at 10⁰⁰ a.m.**
17. 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.
18. Regarding the Real Property **pre-emption right** is vested 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). The pre-emption right may be exercised within one month from the date of notification of the conclusion of a conditional real estate sale agreement.
19. 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.
20. 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.