



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

as Manager of the Walbrzych 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 limited tender is aimed exclusively at entrepreneurs within the meaning of the Act of May 10, 2018 on support of new investments (i.e., Journal of Laws of 2023, item 74, as amended), intending to conduct on the real property production activities, allowed by provisions of local spatial development plan mentioned in point 6 below, and in accordance with the Investment Development Plan for the area managed by the Wałbrzych Special Economic Zone INVEST-PARK (PRI).
2. The real property covered by the tender includes a developed property with a total area of the land **0.8027 ha**, consisting of plot of land: **No. 123** (Ba - industrial land), **No. 102/18** (Bp - urbanized land undeveloped or under development), **No. 102/16** (Bp - urbanized land undeveloped or under development) located at 32 Uczniowska Street in Wałbrzych, built up with an industrial hall building with a two-story office building and infrastructure with a total usable area of 2756.32m², located in Wałbrzych City at 32 Uczniowska Street, precinct 0010 Poniatów, in Wałbrzych County, in the Lower Silesia Voivodeship in the Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST-PARK" Ltd for which the District Court in Wałbrzych, 5th Land Registry Department keeps a land and mortgage register No. **SW1W/00052909/0**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for Real Property has been specified in the amount of **PLN 8,400,000.00** (say: eight million four hundred thousand zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate provided by the relevant law.
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. 572** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 840,000.00** (say: eight hundred and forty thousand zlotys and 00/100) must be paid by **January 30th, 2024** to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "Wadium SIWP 572"**. 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 to the provisions of the local spatial development plan of the Wałbrzych Special Economic Zone - Stage III in Wałbrzych, the consolidated text of Resolution No. III/15/10 of the Wałbrzych City Council dated December 16, 2010 announced in Announcement No. XVII/1/19 of the Wałbrzych City Council dated October 29, 2019, published in the Official Journal of the Lower Silesian Voivodeship of November 12, 2019, under number 6388, the Property is located: plot No. 123 in the area marked with the symbol 4PP - areas of industrial and warehouse development, plot No. 102/16 in the area marked with the symbol 3Z – green zone, plot No. 102/18 in the area marked with the symbol KD/D 1/2 - access class street. In the areas of industrial and warehouse development the realization of the following facilities is stipulated: industrial, manufacturing, warehouse, storage, administrative and social buildings and auxiliary buildings, as well as technical and accompanying infrastructure facilities in the scope of internal communication, small architecture facilities, accompanying greenery, isolation and fences.
7. According to a letter from ZDKiUM in Wałbrzych dated November 8, 2023, The Real property has no direct access to a public road. Access to a public road - Uczniowska Street in Wałbrzych City is provided through an internal road arranged on plots No. 102/5, Poniatów 10 precinct, No. 9/13 and No. 4/6, Poniatów 9 precinct (letter delivered November 13, 2023).
8. According to the Decision No. XIX/285/2016 of the Wałbrzych City Council of March 29, 2016 on the designation of the degraded area and revitalization area of the city of Wałbrzych (Journal of Laws of the Lower Silesian Voivodeship of 2016, item 1767) The Real property is not located in the revitalization area referred to in the Act of October 9, 2015 on revitalization (i.e. Journal of Laws of 2021, item 485, as amended).
9. Plots of land No. 123, 102/18, 102/16, Poniatów 10 precinct in Wałbrzych are not included in the Communal Register of Monuments, adopted by Ordinance No. 788/2021 of the President of the City of Wałbrzych dated December 9,

2021, amended by Ordinance No. 392/2022 of the President of the City of Wałbrzych dated June 8, 2022 and Ordinance No. 583/2023 of the President of the City of Wałbrzych dated July 31, 2023, conducted in accordance with Article 22(4) of the Act of July 23, 2003 on the protection and care of historical monuments (i.e. Journal of Laws of 2022, item 840, as amended). There are no immovable and archaeological monuments registered in the Communal Register of Monuments in the area of the Real Property.

10. The Real Property is not covered by a simplified forest management plan and no decisions have been issued for the Real Property specifying the tasks of forest management, as referred to in Article 19 paragraph 3 of the Forest Law of September 28, 1991 (i.e. Journal of Laws of 2023, item 1356, as amended).
11. According to information from the State Water Management Company (Wody Polskie Zarząd Zlewni) in Legnica dated October 20, 2023, there are no flowing or standing waters on the Real Property, which are under the administration of the State Water Management Company (Wody Polskie).
12. The Real Property is not agricultural in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (Journal of Laws of 2022, item 2409, as amended). The Real Property is not covered by an agricultural lease.
13. The Real Property is not intended for the purposes of benefits in kind, in accordance with Article 628 and 630 of the Law of March 11, 2022, on defense of the homeland (Journal of Laws of 2022, item 2305, as amended).
14. Due to the fact that the hall is used by the current tenant and there are visible traces of use of the facility, an on-site inspection of the property is required before making an offer. The lease agreement for the property is valid for the current tenant until February 29, 2024.
15. Telecommunications infrastructure, including a telecommunications tower/free-standing mast, is built on a part of the Real Property, on a 130 m² area. The area of 130 m² is covered by lease agreement No. WAL3024A dated 5/12/2019. Under the said agreement, the operator of the infrastructure is guaranteed access to the telecommunications infrastructure facility 24/7, on all days of the year. The agreement was signed for a period of 10 years with the possibility of extension.
16. 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 – title of the payment: "SIWP 572"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
17. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16) by **January 31 st, 2024** until 9⁰⁰ a.m. The manner of preparing offers is defined in Specification No. 572.
18. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **January 31st, 2024** at 10⁰⁰.
19. 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.
20. Regarding Real Property pre-emption right is entitled to the Municipality of Wałbrzych, according to Article 109, sec.1, point 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2023, item 344 as amended). The pre-emption right may be exercised within one month from the date of notification of the conclusion of the conditional real estate sale agreement.
21. Following may not participate in tender as offerors:
 - 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 and b,
 - d) persons who remain with person referred to in items a and b in such a legal or actual relationship that they can this raises reasonable doubts as to impartiality, objectivity and fairness of the tender.
22. Content of following invitation in Polish and English version is published on website of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Announcements - at the link <https://invest-park.com.pl/blog/category/przetargi-zamowienia/>.