



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 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 limited tender is aimed exclusively at entrepreneurs within the meaning of the Act of May 10, 2018 on support of new investments (consolidated text Journal of Laws of 2024, item 459), 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 auction includes an undeveloped property with area of **2,3387 ha**, consisting of plots **No. 12/25** (arable land RIIIa, RIIIb) with an area of 1.2738 ha and plot **No. 12/29** (arable land RIIIa), with an area of 1.0649 ha, located in the Dolnośląskie Voivodship, Oleśnicki Powiat, Syców Commune, precinct 0001, Syców, sheet map 33, in the Syców Subzone of Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Oleśnicy Vth Department of Land and Mortgage Registers keeps a land and mortgage register No. WR1E/00093015/0, hereinafter referred to as the "**Real Property**".
3. The opening bid price for Real Property has been specified in the amount of **PLN 2,806,440.00** (say: two million eight hundred and six thousand four hundred and forty 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. 577** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 280,644.00** (say: two hundred and eighty thousand six hundred and forty four zlotys and 00/100) must be paid by **May 21st, 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 577"**. 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 local spatial development plan approved by Resolution of City Council in Syców No. XLVII/336/2018 of March 28th, 2018 announced in Journal of Laws of Dolnośląskie Voivodship of year 2018, item 1966 of April 12th, 2018, The Real Property is located in area marked with symbol **8 P – areas of production facilities, storehouses and warehouse**.
7. The Real Property is not encumbered with lease agreements.
8. The Real Property has access from plot No. 12/29 to a public road, county road No. 1500D Kolejowa Street, after obtaining an exit location decision from the road manager or from plot No. 12/25 through road plot No. 62/7 and No. 12/27, and then through Zone Street to Kolejowa Street (No. 1500D)..
9. The Real Property is not located in a degraded area and revitalization zone, and currently, the Syców City Council has no plans to adopt a resolution on designating a degraded area and revitalization zone, according to the Revitalization Act of October 9th, 2015 (consolidated text Journal of Laws of 2021, Item 485 as amended).
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. The Real Property is not covered by inland waters standing or flowing according to the Water Law Act of July 20th, 2017 (Journal of Laws of 2021, Item 624 as amended).
12. The Real Property is agricultural and is protected by law. The implementation of the investment on the property in question is 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), 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 – title of the payment: "SIWP 577"**. 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 Street 16 by **May 22nd, 2024** until **9⁰⁰ a.m.** The manner of preparing offers is defined in Specification No. 577.
15. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **May 22nd, 2024** 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 the Commune of Syców, 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.
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" sp. z o. o. 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.
19. 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/>