



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 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 tender includes an undeveloped property with area of **8,4447 ha**, located in the Opolskie Voivodeship, Brzeg County, Skarbimierz Commune, precinct 160102_2.0160, Skarbimierz-Osiedle, map sheet 3 and 4, in Skarbimierz Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, consisting of plots of land:
 - **No. 84/1** with an area of 1,0288 ha (Tr - miscellaneous areas),
 - **No. 84/2** with an area of 0,1080 ha (Tr - miscellaneous areas),
 - **No. 184/152** with an area of 3,9055 ha (Bp - undeveloped areas or in the course of development),
 - **No. 184/168** with an area of 2,9496 ha (Bp - undeveloped areas or in the course of development),
 - **No. 184/170** with an area of 0,2767 ha (Bp - undeveloped areas or in the course of development),
 - **No. 184/171** with an area of 0,1761 ha (Bp - undeveloped areas or in the course of development),for which the District Court in Brzeg, 5th Land Registry Department, keeps a land and mortgage register No. **OP1B/00048539/7**, hereinafter referred to as the "**Real Property**".
3. The opening bid price for the Real Property has been specified in the amount of **PLN 7.203.329,10** (say: seven million two hundred and three thousand three hundred and twenty-nine zlotys and 10/100). 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. 580** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of the Real Property, i.e. **PLN 720.332,91** (say: seven hundred and twenty thousand three hundred and thirty-two zlotys and 91/100) must be paid by **August 28th, 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 580"**. 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 Communal Council in Skarbimierz No. XXI/163/2021 of March 25th, 2021 announced in Journal of Laws of Opolskie Voivodeship of April 19th, 2021 item 1113, the Real Property is located in area marked with symbol **9P – basic use: areas of production facilities, bases, storehouses and warehouse. Plot of land No. 184/168 has an additional designation of 9KDZ - areas of public roads and streets of collective class.**
7. Regarding the Real Property **pre-emption right is entitled to the Commune of Skarbimierz**, 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.
8. According to the extracts from the land register, the plots of land comprising the Property are miscellaneous land (Tr) - plots of land No. 84/1 and 84/2, while plots of land No. 184/152, No. 184/168, No. 184/170, No. 184/171 are urbanized undeveloped areas or areas under development. According to soil maps of the Skarbimierz Commune (WBGTiR Opole 1995), the plots are located on soils of mineral origin.
9. The Real Property is not covered by a simplified forest management plan approved by the District Governor in Brzeg and no decisions have been issued for the Real Property specifying the forest management tasks referred to in Article

19 paragraph 3 of the Forest Law of September 28, 1991 on forests (consolidated text Journal of Laws of 2024, item 530).

10. The Real Property is not included in the revitalization plan and is not located in a Special Revitalization Zone, as referred to in the Act of 9 October 2015 on revitalization (consolidated text Journal of Laws of 2024, item 278).
11. The Real Property is not covered by inland waters standing or inland water flowing, according to the Water Law Act of July 20th, 2017 (consolidated text Journal of Laws of 2023, item 1087 as amended).
12. The Real Property is not allocated for benefit-in-kind purposes according to the Register of issued benefit-in-kind decisions kept by the Skarbimierz Municipality Office.
13. The Real Property has direct access to a public road. Plots of land No. 184/168, No. 84/1 and No. 84/2 have direct access to the public road of the commune category No. 102038 O Skarbimierz-Osiedle, Opakowaniowa Street - plot of land No. 82, No. 95, Skarbimierz-Osiedle precinct - the road has been assigned to the category of communal roads.
14. The real Property, in relation to Article 7, paragraph 4 of the Act of 23.07.2003 on the protection and care of historical monuments (consolidated text Journal of Laws of 2022, item 840, as amended), has not been covered by the form of protection of historical monuments in the local plan of spatial development of the Skarbimierz Commune. The Skarbimierz Commune does not have a Communal Monuments Care Programme and an approved Communal Monuments Register.
15. According to the certificate issued by the Provincial Office for the Protection of Monuments in Opole dated 19.06.2024, the plots of land constituting the Real Property are not individually entered in the register of real estate monuments and included in the provincial register of monuments. They are not located in the area of the rural layout entered in the register of monuments and listed in the provincial register of monuments.
16. The Real Property is not encumbered with lease agreements.
17. 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 580"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
18. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16 by **August 29th, 2024** until **9⁰⁰ a.m.** The manner of preparing offers is defined in Specification No. 580.
19. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **August 29th, 2024** at **10⁰⁰ a.m.**
20. WSEZ "INVEST-PARK" Manager may cancel tender, complete tender with negative result, order the repetition of the tender procedure in question when it was defective, but the grounds for cancellation of the tender do not exist, or 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.
21. 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 WSSE "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.
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/>