



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 tender is limited only to entrepreneurs intending to conduct on the real property production or service activities, allowed by the provisions of the local spatial development plan, which is described in point 6 below.
2. The real property covered by the tender includes an undeveloped property with an area of **7,2347 ha**, consisting of plot No. **2/9** with area of 7,2347 ha (permanent pasture PsIII), located in Dolnośląskie Voivodship, Jaworski Powiat, Wądroże Wielkie Municipality, Budziszów Wielki Town, geodesic precinct 0004 Budziszów Wielki, in Wądroże Wielkie Subzone of Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Jawor, IVth Department of Land and Mortgage Registers keeps a land and mortgage register No. LE1J/00028894/9, hereinafter referred to as "**Real Property**".
3. The opening bid price for Real Property has been specified in the amount of **PLN 5,400,000.00** (say: five million four hundred 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 tender is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 542** and payment of the tender deposit.
5. The tender deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 540,000.00** (say: five hundred forty thousand zlotys and 00/100) must be paid by **December 15th, 2020** to 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 tender deposit shall be the day on which the tender deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the tender deposit must be attached to the offer.
6. According to local spatial development plan approved by resolution of Wądroże Wielkie Commune Council No. IX / 37/03 of June 11th, 2003, Real Property is located in area marked with P symbol. Pursuant to § 22 of local spatial development plan, it is an area intended for location of facilities for business activities: service, with the exception of protected facilities referred to in § 8 Section 15, service and production, repair, warehousing as well (including wholesalers and warehouses), manufacturing and processing (industry and production crafts).
7. Real Property is connected by a commune road through direct access to road No. 107379 D Budziszów Wielki - Rąbienice.
8. Real Property is not covered by a simplified forest management plan or inventory of the state of forests, in accordance with Article 19 Act 3 of the Act of 28 September 1991 on forests (Journal of Laws of 2020, item 1463).
9. Real Property is not located in revitalization area referred to in the Revitalization Act of 9 October 2015 (Journal of Laws of 2020, item 802, as amended).
10. Real Property is not covered with inland stagnant waters within meaning of the Water Law Act of 20 July 2017 (Journal of Laws of 2020, item 310, as amended).
11. The Real Property is charged with a lease agreement. The agreement is valid until June 09th, 2025.
12. The Real Property has agricultural state and is protected under the law. The implementation of the investment on the Real Property requires the administrative procedure of excluding the land from agricultural production before obtaining the building permit and is associated with the payment of the related fee.
13. The Specification, which contains the detailed conditions of the tender, 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 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 the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **December 16th, 2020 until 9⁰⁰**. The manner of preparing offers is defined in the Specification.
15. The offers will be opened at the seat of the WSEZ "INVEST-PARK" Ltd on **December 16th, 2020 at 10⁰⁰**.

- 16.** The WSEZ "INVEST-PARK" Manager may cancel the tender, complete the tender with negative result, close the tender without selecting of the offer or invalidate the tender. 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.** Pursuant to Article 109 Section 1 Point 1 of Real Estate Management Act of August 21, 1997 (consolidated text, Journal of Laws of 2020, item 65), in relation to Real Property, right of pre-emption is vested in Commune of Wądroże Wielkie. Pre-emption right may be exercised within one month from date of receipt by commune head, mayor or city president of notification on content of sale contract (Article 110 Section 2 of Real Estate Management Act). The right of first refusal is also available to National Center for Agricultural Support pursuant to Article 29 Section 4 of the Act of October 19, 1991 on management of agricultural property of State Treasury (Journal of Laws of 2020, item 396, as amended).
- 18.** The following may not participate in the tender or auction as:
 - a) members of the management board and of supervisory board WSEZ "INVEST-PARK" Ltd ,
 - b) employees of WSEZ "INVEST-PARK" Ltd and other persons entrusted with carrying out activities related to the tender,
 - 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 tender.
- 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 Tenders/Pending tenders.