



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 tender is limited only to entrepreneurs 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 a total area of **6,8314 ha**, located in the Opolskie Voivodeship, Brzeg County, Skarbimierz Commune, registration unit 160102_2, Skarbimierz Osiedle, registration precinct 160102_2.0160, Skarbimierz-Osiedle, in Skarbimierz Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, consisting of plots of land:
 - **No. 83/5** with an area of 3,1899 ha (Bp - undeveloped areas or in the course of development),
 - **No. 83/6** with an area of 1,8208 ha (Bp - undeveloped areas or in the course of development),
 - **No. 83/7** with an area of 1,8207 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 Real Property has been specified in the amount of **PLN 4.645.352,00** (say: four million six hundred forty five thousand three hundred fifty two zlotys and 00/100). The price is a net price. VAT will be added to the price at rate applicable on date of payment of the price.
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. 561** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 464.535,20** (say: four hundred sixty four thousand and five hundred and thirty five zlotys and 20/100) must be paid by **July 25th, 2022** 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 561"**. 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 local spatial development plan for the area of Skarbimierz Commune, approved by the Resolution of the Commune Council of Skarbimierz No. XXI/163/2021 of March 25th, 2021 (announced in the Official Journal of the Opolskie Voivodeship of April 19, 2021, item 1113, as amended), the Real Property is located in the area marked with symbol: **9P - production buildings, bases, warehouses**.
7. The property, consisting of plots No. 83/5, 83/6 and 83/7, has direct access to the commune road No. 102038 – Opakowaniowa Street, plot no. 82, precinct Skarbimierz-Osiedle.
8. The Real Property is currently not encumbered with a lease agreement.
9. The Real Property is not covered by a simplified forest management plan or the decision referred to in Art. 19 paragraph 3 of the Forest Act of September 28th, 1991 (consolidated text, Journal of Laws of 2022 item 672).
10. The Real Property is not covered by a revitalization plan and is not located in a Special Revitalization Zone referred to in art. 8 and art. 25 of the Act of 9 October 2015 on revitalization (consolidated text, Journal of Laws of 2021, item 485).
11. According to PGW Polish Waters register the Real Property is not covered with inland stagnant and inland flowing waters according to the Water Law Act of 20 July 2017 (consolidating text, Journal of Laws of 2021 item 2233, as amended). According to the information provided by the Management of the Basin in Wrocław of PGW Polish Waters, on the basis of the records of drainage facilities and drained land, on the plot No. 83/5, district Skarbimierz-Osiedle, there are no drainage facilities. In the case of identification of a non-inventoried drainage network in the field, it is required to submit a notification to the water company operating in the commune or to the association of water companies. If it is necessary to

construct water facilities, as well as water melioration facilities (including their construction, extension, reconstruction or demolition), pursuant to Article 389 point 6 of the Water Law Act, a water permit is required.

12. 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 561"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
13. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16) by **July 26th, 2022** until **9⁰⁰ a.m.** the manner of preparing offers is defined in Specification No. 561.
14. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **July 26th, 2022** at **10⁰⁰ a.m.**
15. 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.
16. Regarding Real Property pre-emption right is entitled to Skarbimierz Commune, according to Article 109 paragraph 1 point 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2021, Item 1899, as amended).
17. 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.
18. 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 - Tenders / Orders.