



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 or service activity, 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 **5.2178 ha**, consisting of a plot of land **no. 83/11 AM 3** (Bp - urbanized undeveloped areas or under construction), located in the Opolskie Voivodeship, Brzeg powiat, Skarbimierz commune, registration unit 160102_2, registration area 0160 Skarbimierz - Osiedle , in Skarbimierz - Osiedle, in the Skarbimierz Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSSE "INVEST-PARK" Ltd, for which the District Court in Brzeg, 5th Land Registry Department keeps the 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 3,710,000.00** (say: three million seven hundred and ten thousand 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. 564** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 371,000.00** (say: three hundred seventy one thousand zlotys 00/100) must be paid by **September 22nd, 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 564"**. 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 Real Property consisting of plot no. **83/11 AM 3**, has direct access to the commune road no. 102038 – Packaging Street, plot marked with registration number 82, precinct Skarbimierz – Osiedle. .
8. The Real Property is 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 as amended).
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 on the Real Property are no standing and inland flowing waters according to the Water Law Act of 20 July 2017 (consolidated text Journal of Laws of 2021, item 2233, as amended).
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 564"**. 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 16 Street) by **September 23th, 2022** until **9⁰⁰ a.m.** the manner of preparing offers is defined in Specification No. 564.
14. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **September 23th, 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 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" 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-b,
 - d) persons who remain with person referred to in items a-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 web side of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Announcements - Tenders / Orders.