



**WALBRZYCH SPECIAL ECONOMIC ZONE**  
**"INVEST-PARK" Ltd with its seat in Wałbrzych,**  
**58 - 306 Wałbrzych, 16, Uczniowska 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 an auction**

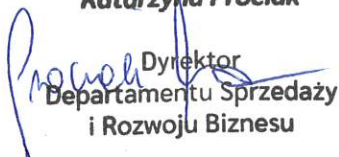
aimed at selecting an entrepreneur who will acquire Real Property, defined in point 2 below (in a framework of sale agreement).

1. The tender is limited only to entrepreneurs intending to conduct on the real property production or service activity, allowed by provisions of the 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 **3.5094 ha**, consisting of plot of land **no. 464/42** with an area of 3.5094 ha (arable land: RII, RIIIa, RIIIb, RIVa, RIVb, RVI), located in the Opolskie Voivodeship, Nysa powiat, Nysa commune, in Nysa Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK" Ltd, registration unit Nysa-rural area, precinct 160705\_5.0018 Radzikowice, in the village of Radzikowice, map sheet 1, owned by the WSSE "INVEST-PARK" Ltd., for which the District Court in Nysa, 5th Land Registry Department keeps a land and mortgage register no. **OP1N/00087559/0**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 3,544,494.00** (say: three million five hundred and forty-four thousand four hundred and ninety-four 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 **of the Essential Terms of Tender No. 569** 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 354,449.40,00** (say: three hundred and fifty-four thousand four hundred and forty-nine zlotys and 40/100) must be paid by **November 21<sup>st</sup>, 2023** to the bank account of the WSEZ "INVEST-PARK" Ltd, **PKO BP S.A. O/Wałbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: „Wadium SIWP 569"**. The day of payment of the tender deposit shall be the day on which the tender deposit is accounted against the bank account of the WSEZ "INVEST-PARK" Ltd. A copy of the proof of payment of the tender deposit must be attached to the application.
6. According with the provisions of the local spatial development plan for the area of the Wałbrzych Special Economic Zone together with the adjacent areas of the villages of Radzikowice, Goświnowice and Jędrzychów, approved by the City Council in Nysa by resolution no. XXXV/548/21 of February 24, 2021, announced in the Official Journal Opolskie Voivodeship, item 803 of 22/03/2021, in force with the supervisory decision of the Opole Voivode No. IN.I.743.13.2020.KD of 01/04/2021, for the area of plot no. **464/42**, map sheet 1, precinct Radzikowice, registration unit: Nysa - rural area which, in accordance with the provisions of the above-mentioned of the plan, are located in the area marked with the: **P/U3 - areas of production, warehouses, storage, and service facilities**.
7. The Real Property has direct access to a communal road (plot no. 464/16, Radzikowice cadastral district). Moreover, the property has access to the district road Nysa - Radzikowice (plot no. 315/4, Radzikowice precinct) through communal road plots no. 464/16 and 464/32, Radzikowice precinct.
8. The Real Property is not encumbered with lease agreements.
9. The Real Property is not covered by a simplified forest management plan and is not covered by the decision of the Nysa Staroste issued on the basis of the Inventory of the State of Non-State Treasury Forests prepared for the Nysa Commune for the years 2019-2028 (in accordance with Article 19(3) of the Act of 28 September 1991 on forests - consolidated text Dz.U. of 2023, item 1356, as amended. ).
10. According to the resolution no. XXV/380/16 of the City Council in Nysa of October 12, 2016. on the designation of a degraded area and revitalization area of the Nysa Commune, announced in the Official Journal of the Opolskie Voivodeship, item 2109 of October 13, 2016, effective along with the change made by the City Council in Nysa by resolution No. XXVII/429/16 of November 29, 2016, announced in the Official Journal of the Opolskie Voivodeship, item 2521 of December 1, 2016. The Real Property, it is not within the degraded area and the revitalization area.
11. Based on the data from the records kept by the State Water Management Company Wody Polskie, there are no inland flowing waters and standing waters on the Property within the meaning of the Act of 20 July 2017. Water Law (consolidated text Dz.U. of 2023, item 1478 as amended).
12. The Real Property is agricultural. Implementation of the investment on the property in question may be related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (Journal of Laws of 2022, item 2409 as amended), with the procedure of excluding land from agricultural production before **obtaining a building permit** and may be associated with incurring a related fee.

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13. The Specification, which contains the detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between 8<sup>00</sup>-15<sup>00</sup> 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 zloty 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 – title of the payment: „ SIWP 569”**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification No. 569.
14. Written offers should be submitted in closed envelopes at the registered office of the WSSE "INVEST-PARK" sp. z o.o. (58-306 Wałbrzych, ul. Uczniowska 16) by **November 22<sup>nd</sup>, 2023 until 9<sup>00</sup> a.m.** The manner of preparing the offer is defined in Specification No. 569.
15. The opening of the offers will take place at the registered office of the WSSE "INVEST-PARK" sp. z o.o. on **November 22<sup>nd</sup>, 2023 at 10<sup>00</sup> a.m.**
16. The WSSE "INVEST-PARK" Manager may cancel the tender, end the tender with a negative result, close the tender without selecting the offer or invalidate the tender. The WSSE "INVEST-PARK" Administrator will inform all tenderers at the same time in writing about invalidation of the procedure stating the factual and legal reasons.
17. Regarding the Real Property **pre-emption right** is vested to **Nysa Commune**, according to Article 109 (1) point 1 of Real Estate Management Act of August 21<sup>st</sup>, 1997 (consolidated text Journal of Laws of 2021, Item 1899, as amended) and **the National Center for Agricultural Support**, pursuant to Art. 29 sec. 4 of the Act of October 19, 1991 on the management of agricultural property of the State Treasury (consolidated text Journal of Laws of 2022, item 514), but the pre-emption right of the National Center for Agricultural Support occurring in the event of disposal of the property no later than 27.11.2023. The pre-emption right may be performed within one month from the date of notification of the conclusion of a conditional real estate sale agreement.
18. Within the boundaries of the Real Property there is a medium pressure gas network with a diameter of 315PE along with a connection and connections for use of the water supply, sewage and rainwater systems created as part of the construction of the production and warehouse hall on plot No. 464/43. With regard to connections to the water supply, sewage and rainwater systems, which belong to the WSSE "INVEST-PARK" Sp. z o. o, the Purchaser of the Real Estate will be obliged to establish in the Real Estate sale agreement a perpetual and gratuitous easement of transmission. The description of the networks, connections and the scope of the easement is included in the Specification of Tender Material Terms.
19. The following may not participate in the tender as bidders:
  - a) members of the management board and of the supervisory board of 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.
20. 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](http://www.invest-park.com.pl) in section Announcements - Tenders / Orders.

**Katarzyna Prociak**

  
Dyrektor  
Departamentu Sprzedaży  
i Rozwoju Biznesu

Sprawdzono pod względem  
formalno - prawnym

**RADCA PRAWNY**

Robert Płaza