



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, 16, Uczniowska Street,
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as Manager of the Wałbrzych Special Economic Zone "INVEST-PARK"
announces an invitation to an auction

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

1. The auction is limited only to entrepreneurs intending to conduct production or service activity on the real property, allowed by provisions of local spatial development plan mentioned in point 6 below.
2. The real property covered by the tender include a developed property with a total area of **15,6093 ha**, consisting of plot of land **No. 1003** (Ba-industrial land, Bp-urbanized land undeveloped or under development), developed with three warehouse buildings with a building area: 760 m², 61 m², 507 m², located in the Opolskie Voivodeship, brzeski powiat, Brzeg commune, precinct 160101_1.1101, Rataje, in the town of Brzeg, in the Brzeg 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 a land and mortgage register No. OP1B/00042220/6, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 10,146,045.00** (say: ten million one hundred and forty six thousand and forty five zloty 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 auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 570** and payment of the auction deposit.
5. The auction deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 1,014,604.50** (say: one million fourteen thousand six hundred and four zloty and 50/100) must be paid by **November 27nd, 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 SIWA 570"**. The day of payment of the auction deposit shall be the day on which the auction deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the auction deposit must be attached to the application.
6. According to the provisions of the local spatial development plan of the City of Brzeg adopted on November 26nd, 2020, by Resolution No. XXII/258/20 of the Municipal Council of Brzeg, announced in the Official Journal of the Opole Province dated December 30, 2020, item 3674, plot No. 1003, map sheet 9, Rataje cadastral district in Brzeg at Małujowicka Street is located in the area marked with the symbol **P-U** with the designation for 1) production facilities, warehouses, storages; 2) service development.
7. The Real Property has access to a public road, i.e. ul. Małujowicka, through plot No. 999, which is an internal road owned by the WSSE "INVEST-PARK" Ltd. At the time of sale of the Real Property, an easement of passage and of way without the right to park and stand on the plot of land No. 999 will be established for each owner of the plot of land No. 1003.
8. The Real Property is not covered by a simplified forest management plan and no decisions have been issued for the Real Property specifying the tasks of forest management, as referred to in Article 19 paragraph 3 of the Forest Law of September 28, 1991 (i.e. Journal of Laws of 2023, item 1356, as amended).
9. The Commune of Brzeg developed the "Local Revitalization Program for the Municipality of Brzeg for 2016-2023". This document was not developed on the basis of the Act of October 9, 2015 on revitalization (i.e. Journal of Laws of 2021, item 485, as amended), and it did not designate a Special Revitalization Area. There was also no resolution on the designation of a degraded area and revitalization area pursuant to Article 8 of the aforementioned Act. The property is located outside the degraded area and revitalization area described in the aforementioned document.
10. Based on information from the State Water Management Company Wody Polskie Zarząd Zlewni in Wrocław, included in the Water Management Information System, the Property does not constitute land covered by inland flowing waters and standing waters, as referred to in Article 21 of the Act of July 20, 2017 Water Law (consolidated text of Journal of Laws of 2023, item 1478, as amended).
11. The Real Property is not agricultural 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). The Real Property is not covered by an agricultural lease.
12. According to the information from the protocol of clearing the site of explosive and dangerous objects dated April 21st, 2006, and from the protocol of handover-acceptance of the cleared site dated July 15th, 2014, the property was cleared to a depth of up to 30 cm below the ground surface - conducting earthworks at a depth greater than 30 cm requires sapper supervision.

13. The Specification, which contains the detailed conditions of the auction, 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 – title of the payment: „ SIWA 570”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification No. 570.
14. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **November 28th, 2023 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 570.
15. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **November 28th, 2023 at 10⁰⁰ a.m.**
16. Regarding the Real Property **pre-emption right** is vested to **Brzeg Commune**, 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 a conditional real estate sale agreement.
17. The WSEZ "INVEST-PARK" Manager may cancel the auction, complete the auction with negative result, close the auction without selecting of the offer or invalidate the auction. 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.
18. The following may not participate in the auction as:
 - a) members of the management board and of 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 auction,
 - 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 auction.
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 Announcements - Tenders / Orders.