



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 Walbrzych 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 limited tender is aimed exclusively at entrepreneurs within the meaning of the Act of May 10, 2018 on support of new investments (i.e., Journal of Laws of 2023, item 74, as amended), 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 **10.0000 ha**, consisting of plot of land **No. 1000** (Ba-industrial land), 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 Walbrzych 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 Real Property has been specified in the amount of **PLN 6,500,000.00** (say: six million five hundred thousand zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate provided by the relevant law.
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. 571** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 650,000.00** (say: six hundred and fifty thousand zlotys and 00/100) must be paid by **December 20th, 2023** 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 571"**. 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 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, amending Resolution No. XII/98/15 of the Brzeg City Council of September 25th, 2015, plot No. 1000, 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. Małujowicka Street, through plot No. 999, which is an internal road owned by the WSSE "INVEST-PARK" Ltd. At the time of the sale of the Real Property, an easement of passage and rights 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. 1000.
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 site cleared in 2014 of explosive and hazardous items, dated July 15th, 2014, the Real 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 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 571"**. 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 WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16 by **December 21st, 2023** until **9⁰⁰ a.m.** The manner of preparing offers is defined in Specification No. 571.
15. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **December 21st, 2023** at **10⁰⁰ a.m.**
16. 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.
17. Regarding Real Property pre-emption right is entitled to the Commune of Brzeg, 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 the conditional real estate sale agreement.
18. 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 WSEZ "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.
19. 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 - at the link <https://invest-park.com.pl/blog/category/przetargi-zamowienia/>

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Sprawdzono pod względem
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