



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 Walbrzych 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 1 below (in a framework of sale agreement).

1. The auction will be restricted exclusively to entrepreneurs who intend to carry out production or service activities on the land, as permitted by the provisions of the local zoning plan referred to in point 6 below, and in accordance with the Investment Development Plan for the area managed by the Walbrzych Special Economic Zone "INVEST-PARK" (PRI).
2. The real property covered by the auction includes an undeveloped property with a total area of **34,8600 ha**, consisting of a plot of land **no. 438** with an area of 34,8600 ha (arable land – RIIIa, RIIIb, RIVa, RIVb, Lz), located in Lower Silesian Voivodeship, Jawor County, Męcinka commune, district precinct No. 0013-Słup, map sheet 2, in the DSAG S-3 Jawor Subzone of the Walbrzych Special Economic Zone "Invest-Park" sp. z o.o., owned by the Walbrzych Special Economic Zone "INVEST-PARK" Ltd. for which the District Court in Jawor, IVth Land Registry Department keeps a land and mortgage register No. LE1J/00032179/2, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 42,877,800.00** (say: forty-two million eight hundred seventy-seven thousand eight hundred 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 auction is a purchase from WSEZ "INVEST-PARK" Ltd. **Specification no. 581** 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 4,287,780.00** (say: four million two hundred eighty-seven thousand seven hundred eighty zlotys and 00/100) must be paid by **November 14th, 2024** to the bank account of the WSEZ "INVEST-PARK" Ltd, **PKO BP S.A. O/Walbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: „Wadium SIWA 581"**. The day of payment of the auction deposit shall be the day on which the auction deposit is accounted against the bank account of the WSEZ "INVEST-PARK" Ltd. A 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 for the area of the commune of Męcinka, approved by Resolution No. XXXVII/308/2018 of the Męcinka Municipality Council of March 29, 2018, on the adoption of an amendment to the local spatial development plan of the Męcinka municipality, plot no. 438 AM-2, precinct 0013-Słup has the following designation:
 - C-AG – economic activity areas,
 - KDD - public access roads.
7. According to the letter from the Męcinka Municipality Office dated July 29, 2024, mark: IR.7230.78.2024.JM - plot of land No. 438, Slup precinct, Męcinka commune has access to a public road located on plots of land No. 455 and 457, Slup precinct. Currently, the Property is not directly connected to other public roads. Current access to the plot is via the technical road of the S-3 expressway, paved with gravel and through a plot of land used for agricultural purposes geodetically marked as plot No. 437/1, which is privately owned, access from the Jawor - Zlotoryja road is difficult due to the lack of passage over the railroad track. Tender procedures are currently underway by the Municipality of Męcinka, which will ultimately enable communication of the Property through a service road located in the strip of the S-3 road to the Daimler Street municipal road.
8. The Real property is not encumbered by lease agreements.
9. The bidder who wins the auction will be obliged, at the conclusion of the ownership transfer agreement, to assume the rights and obligations of the WSSE arising from the agreement obliging, among other things, to establish for the benefit of Netia S.A. the owner of the telecommunications infrastructure, a transmission easement consisting of encumbering the property with the right to plant and unhindered operation of the equipment, and the right of 24-hour free access of the Owner of the equipment and persons acting on its behalf, including access with any equipment to the equipment, to the extent necessary to carry out operations, maintenance, repair, modernization, reconstruction, reconstruction, installation, demolition and removal of failures, and undertaking to refrain from placing plantings and structures permanently preventing access and jeopardizing the operation of the telecommunications equipment.
10. The Real Property is not covered by a simplified forest management plan or a forest inventory maintained by the local authority, in accordance with Article 19(3) of the Forestry Act of 28 September 1991 (consolidated text Journal of Laws of 2024, item 530)

11. In accordance with the Act of 9 October 2015 on revitalization (consolidated text Journal of Laws of 2024, item 572), the Council of the Commune of Męcinka has not adopted a resolution on the designation of a degraded area and a revitalization area.
12. There are no standing or flowing waters on the Real Property, as referred to in the Law of July 20, 2017. Water Law (i.e. Journal of Laws of 2024, item 1087).
13. 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 (consolidated text Journal of Laws of 2024, item 82), with the procedure of excluding the land from agricultural production prior to obtaining a building permit and the associated fee.
14. 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 thousands 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 581”**. No additional auction conditions are anticipated, except for those described in this invitation and in Specification no. 581.
15. 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 14th, 2024 until 9⁰⁰ a.m.** The manner of preparing the application is defined in the Specification no. 581.
16. The auction, consisting of the qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" on **November 15th, 2024 at 10⁰⁰ a.m.**
17. Regarding the Real Property **pre-emption right** is entitled to the Commune of Męcinka, according to Article 109, sec.1, item 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2023, item 344 as amended), and the National Centre for Agricultural Support (**KOWR**) pursuant to Article 29 of the Act of 19 October 1991 on the management of agricultural real estate of the State Treasury (consolidated text Journal of Laws of 2024, item 514, 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.
18. The WSEZ "INVEST-PARK" Manager may cancel the auction, complete the auction with negative result, close the auction without selecting 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.
19. 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.
20. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd : <https://invest-park.com.pl/blog/category/przetargi-zamowienia/>