



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 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 conduct on the Real Property production or services activities, allowed by the provisions of the local spatial development plan, referred to 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 **49,2426 ha**, consisting of plot **No. 326/31** (arable lands RIVa, RIVb, RV), located in the Dolnośląskie Voivodship, Świdnicki Powiat, Dobromierz Municipality, registration unit 021903_2 Dobromierz, precinct 0004 Dobromierz, in the Dobromierz Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Świdnica Vth Department of Land and Mortgage Registers keeps a land and mortgage register no. **SW1S/00089316/1**, hereinafter referred to as the "**Real Property**".
3. The opening bid price for the Real Property has been specified in the amount of **PLN 60.568.400,00** (say: sixty million five hundred sixty eight thousand four hundred 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 **Specification of the Essential Terms of the Tender No. 567** 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 6.056.840,00** (say: six million fifty six thousand eight hundred forty zlotys and 00/100) must be paid by **July 20th, 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 567"**. The day of payment of the tender deposit shall be the day on which the tender deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the tender deposit must be attached to the application.
6. In accordance with the local spatial development plan of the Dobromierz precinct for part 1B for the industrial area, approved by the Resolution of the Dobromierz Commune Council No. XIII/91/15 of December 18th, 2015 (Journal of Laws of the Dolnośląskie Voivodeship of December 29th, 2015, item 6168) The property is located in the area marked with the symbol **P/U1 - areas of production facilities, warehouses and service buildings**.
7. The Real Property is currently encumbered with a lease agreement for agricultural purposes. Fixed lease period until November 30, 2023.
8. The Real Property plot No. 326/31 borders on the national road No. 5 and the powiat road No. 2916D - plot No. 313/3. Permits for the location of exits from the Real Estate should be agreed with the managers of the roads in question, i.e. with the General Directorate for Roads and Motorways and with the Road Service of the Świdnicki Powiat with its registered office in Jaworzyna Śląska. At the design stage, there is currently a construction investment on communal plots No. 326/39 and 326/19, Dobromierz precinct, of a communal road from the intersection with the national road No. DK5 in Dobromierz to the intersection with the powiat road No. 2794D - plot No. 312/3, Dobromierz precinct (section Dobromierz-Jugowa).).
9. The Real Property is not covered by the simplified forest management plan and there is no decision referred to Article 19, Section 3 of the Forests Act of September 28th, 1991 (consolidated text of Journal of Laws of 2022, Item 672, as amended).
10. The Real Property is not located in the degraded area and the revitalization zone, according to the Revitalization Act of October 9th, 2015 (consolidated text Journal of Laws of 2021, Item 485).
11. Based on data from the records kept by the State Water Holding Polish Waters, the Real Property is not covered by inland standing and flowing waters within the meaning of the Water Law Act of July 20, 2017 (consolidated text, Journal of Laws of 2021, item 2233 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 2021, item 1326 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.
13. The Specification, which contains the detailed conditions of the tender, 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: "SIWP 567"**. 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 the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **July 21st, 2023 by 9 a.m.** The manner of preparing application is defined in the **Specification of the Essential Terms of the Tender No. 567**.
- 15.** The opening of offers will take place at the seat of the WSEZ "INVEST-PARK, on **July 21st 2023 at 10⁰⁰ a.m.**
- 16.** The WSEZ "INVEST-PARK" Manager may cancel the tender, complete the tender with negative result, close the tender without selecting of the offer or invalidate the tender. 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.
- 17.** Regarding the Real Property the pre-emption right is entitled to Dobromierz Commune, in accordance with Art. 109 paragraph. 1 point 1 of the Real Estate Management Act of August 21, 1997 (consolidated text, Journal of Laws of 2021, item 1899, 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.** The following may not participate in the tender 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 tender,
 - c) the spouse, ascendants, descendants and siblings of the person referred to in items a and b,
 - d) persons who remain with the person referred to in items a and b in such a legal or factual relationship that it may raise reasonable doubts as to the impartiality, objectivity and reliability of the tender.
- 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.