



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 a Real Property, defined in point 2 below (in a framework of sale agreement).

1. The auction is limited only to entrepreneurs intending conduct on the Real Property production activities, allowed by the provisions of the local spatial development plan, referred to point 6 below.
2. The real property covered by the auction includes an undeveloped property with a total area of **19,83 ha**, consisting of plot No. **326/40** (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/00084234/7, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 17.450.400,00 zł** (say: seventeen million four hundred fifty thousand and 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 auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 559** 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 1.745.040,00** (say: one million seven hundred forty five thousand and forty zlotys and 00/100) must be paid by **July 20th, 2022** 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 559"**. 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. 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 directly connected to the public road nr 5 and the district road 2794 D, Dobromierz-Jugowa section.
8. 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).
9. 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).
10. The Real Property is not covered by inland waters standing or flowing according to the Water Law Act of July 20th, 2017 (consolidated text Journal of Laws of 2021, item 2233 as amended).
11. 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.
12. 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 559"**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification.
13. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **July 21st, 2022 by 9 a.m.** The manner of preparing application is defined in the Specification nr 559.
14. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **July 21st, 2022 at 10⁰⁰ a.m.**

- 15.** 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.
- 16.** Regarding the Real Property the pre-emption right is entitled to Dobromierz Commune, according to Article 109 (1) point 1 of the Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2021, Item 1899 as amended).
- 17.** 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.
- 18.** 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.