



**THE WALBRZYCH SPECIAL ECONOMIC ZONE**  
**"INVEST-PARK" Ltd with its seat in Wałbrzych,**  
**58 - 306 Wałbrzych, Uczniowska 16 Street,**  
**Phone: (+48 74) 664-91-64; e-mail: invest@invest-park.com.pl**

**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 to conduct on the real property production activities, allowed by provisions of local spatial development plan mentioned in point 6 below.
2. The property covered by the auction includes an undeveloped property with a total area of 9.1137 ha, located in the town of Goświnowice, in the Opolskie Voivodeship, Nysa powiat, Nysa commune, registration unit Nysa - rural area, registration precinct 160705\_5.0004 Goświnowice, in the Nysa Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd., consisting of plots of land:
  - **No. 355/13** - (arable land - RIIIb, RIVa, roads - dr) with an area of 4,6092 ha,
  - **No. 355/14** - (arable land RIVa, RIVb, RIIIb, roads - dr) with an area of 4,5045 ha,for which the District Court in Nysa, 5th Land Registry Department keeps a land and mortgage register no. OP1N/00089024/5, hereinafter referred to as the "**Real Property**".
3. The opening bid price for Real Property has been specified in the amount of **PLN 7,747,000.00** (say: seven million seven hundred forty seven thousand zlotys and 00/100). The price is a net price. VAT will be added to the price at rate applicable on 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 auction No. 563** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 774,700** (say: seven hundred seventy four thousand seven hundred zlotys and 00/100) must be paid by **August 30<sup>th</sup>, 2022** 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 SIWA 563"**. 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. In accordance with the provisions of the local spatial development plan for the area of the Wałbrzych Special Economic Zone together with the adjacent areas of the villages of Radzikowice, Goświnowice and Jędrzychów, adopted by the City Council in Nysa by Resolution No. XXXV / 548/21 of February 24, 2021, announced in the Journal Of Opolskie Voivodeship, item 803 of 22/03/2021, applicable together with the supervisory decision of the Opole Voivode no. IN.I.743.19.2020.KD of 01/04/2021, plots no. 355/13 and no. 355/14, in accordance with the provisions of the above-mentioned of the plan, are located in the area marked with the symbol: **P/U6 - areas of production facilities, warehouses and storages as well as service buildings**.
7. The property has access to a public road. Plots no. 355/13 and 355/14 are connected to a road plot ul. Radzikowicka through road plots No. 464/14, No. 355/8 and No. 464/16.
8. The Real Property is currently not encumbered with a lease agreement.
9. The Real Property is not covered by a simplified forest management plan and is not covered by the decision of the Nysa Starost issued on the basis of the Inventory of the State of Non-State Treasury Forests prepared for the Nysa Commune for the years 2019-2028 (in accordance with Article 19 (3) of the Act of September 28 1991 on forests - consolidated text, Journal of Laws of 2022, item 672).
10. According to the resolution No. XXV/380/16 of the City Council in Nysa of October 12, 2016. on the designation of a degraded area and revitalization area of the Nysa Commune, announced in the Official Journal of the Opolskie Voivodeship, item 2109 of October 13, 2016, effective along with the change made by the City Council in Nysa by resolution No. XXVII / 429/16 of November 29, 2016, announced in the Official Journal of the Opolskie Voivodeship, item 2521 of December 1, 2016, the Real Property is not within the degraded area and the revitalization area.
11. According to PGW Polish Waters register on the Real Property are no standing and inland flowing waters according to the Water Law Act of 20 July 2017 (uniform text, Journal of Laws of 2021, item 2233, as amended).

12. The property is agricultural. Implementation of the investment on the property in question may be associated, pursuant to 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 production agriculture before obtaining a building permit and may be associated with incurring a related fee.
13. The specification, which contains detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8<sup>00</sup>-15<sup>00</sup>** 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: "SIWA 563"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification no. 563.
14. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **August 31<sup>st</sup>, 2022** until **9<sup>00</sup> a.m.** The manner of preparing offers is defined in Specification No. 563.
15. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **August 31<sup>st</sup> at 10<sup>00</sup> 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 the Real Property **pre-emption right** is vested to **Nysa Commune**, according to Article 109 (1) point 1 of Real Estate Management Act of August 21st, 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 a 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 web side of WSEZ "INVEST-PARK" Ltd: [www.invest-park.com.pl](http://www.invest-park.com.pl) in section Announcements - Tenders / Orders.