



Lodz Special Economic Zone Joint-Stock Company
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as the company managing Lodz Special Economic Zone, invites to a tender procedure aiming at selecting an entrepreneur who:

- 1) will receive a permit for carrying out a business activity within the Lodz Special Economic Zone in the Subzone Wieluń, Area 5 and
- 2) will be able to buy the right of perpetual usufruct of the land property with the ownership of the building located on the property, described as the plot No. 62/4 of the area 0,8574 ha, owned by the State Treasury in perpetual usufruct of the Municipality of Wieluń, situated in Wieluń, Jan Długosz Street (Wieluń district, Lodz Region) cadastral area 2, the Land and Mortgage Register No. SR1W/00103108/6, run by the District Court in Wieluń, on which the business activity will be conducted.

The real estate, which is the subject of the tender procedure is free from any encumbrances and obligations for third parties. According to the local spatial development plan, the property is located within the area marked with 5P-U symbol – production, storages and warehouses areas, transport services, services (excluding education and health). The property is included in the register of historic monuments and is located in the zone of limited conservation protection of historical spatial systems "B". It is also situated in reach of the Main Underground Water Reservoir No. 325 - Czestochowa Reservoir (W). The property in the land records is classified as developed land marked with a symbol Ba. A warehouse classified as tanks, silos and storage buildings with the area of 444 m², built in 1929 is located on the property.

The deadline for submission of an application by persons who are entitled to priority in purchasing property on the basis of article 34 of the Real Estate Management Act of 21 August 1997 (consolidated text: Journal of Laws 2016, item. 2147 with further amendments) expired on 11th July 2017.

The opening bidding price of the property mentioned above is: 485.830,00 PLN

Bidding is: 5.000,00 PLN

Deposit (vadium) is: 50.000,00 PLN

Taking part in the tender is conditioned by:

- 1) purchasing the „*Specification of essential conditions for tender*” (price: 20.000 PLN + 23% VAT). “The Specification of essential conditions for tender” can be purchased in the office of the Lodz SEZ, every day except Saturdays and Sundays, office hours: 8:00 a.m.- 4.00 p.m., by settling a non-returnable payment at the amount paying of 20.000,00 PLN plus 23% VAT in the account of mBank No. **97 1140 1108 0000 2030 2200 1001**. The interested Bidders can obtain further information at the office of the Lodz SEZ or via phone 42 275 50 79/64;
- 2) paying deposit (vadium) in the amount mentioned above **by 16th November 2017** at the latest, to the account of the Municipal Office in Wieluń No. **52 8980 0009 2023 0026 4415 0006**. The date of deposit payment is the date when the deposit of required amount was made to the account of the Municipal Office in Wieluń. A bank transfer should be titled as: "tender - the plot No. 62/4, cadastral area 2, Wieluń".

Deposit paid by the participant who wins the tender, will be credited towards the purchase price of the property. The deposit will be forfeited if the participant who wins the tender declines to sign the sales contract and purchase the property from the Municipality of Wieluń, in the place and date specified in the notice or if the tenderer being a foreigner does not obtain the permission of the Minister of Internal Affairs to purchase the property. The deposit submitted by the tender participant who has lost the tender will be returned.

The tender offers are to be submitted at the office of the Lodz SEZ Joint-Stock Co. in Lodz by 16th November 2017, 4:00 p.m. at the latest.

The opening session of the tender will take place on 22nd November 2017 at 11:00 a.m. at the office of the Lodz SEZ.

The tender offers are to be evaluated on the basis of the criteria set out in „Specification of essential conditions for tender” and the Regulation of the Minister of Economy and Labour of 15 November 2004 concerning a way of execution, terms and conditions of tenders or negotiations and criteria of projects assessment when it comes to business activities which are to be undertaken by investors in the Lodz SEZ (consolidated text: Journal of Laws 2015 item 2073).

The tender procedure will be won by the Bidder whose bidding offer will obtain the maximum score, however not less than 50% of all possible score and who will offer the purchase price at least as high as the opening bidding price of an equivalent of one bidding at least.

Within 21 days from the date of selecting the winning tenderer, the seller will inform in writing the purchaser about the place and date of the notarial conditional sales agreement, which will take place no earlier than seven days from the date of the notice delivery.

The Lodz Special Economic Zone Joint-Stock Co. may invalidate tender procedure if there is a material change of circumstances resulting in that the continuation of the tender procedure is not in the public interest, which could not have been foreseen in advance and where the tender procedure has a defect which prevents the permit from being issued or the valid agreement of giving access to real estate rights from being concluded. The Lodz SEZ Joint-Stock Co. will inform all bidders at the same time, in writing, about cancellation of the tender procedure, giving the factual and legal reasons thereof.

Persons entering the tender are obliged to submit a statement:

- about the consent to the processing of personal data by the Municipality of Wieluń in connection with the tender for real estate sale - article 23 section 1 point 1 and 2, article 24 of the Protection of Personal Data Act of 29 August 1997 (consolidated text: Journal of Laws 2016 item 922);
- that they know the subject matter of the tender and do not make any objections to the condition of it;
- that they know the local spatial development plan for the given property.

The property is sold on the basis of land register data. The resumption and presentation of borders takes place at the expense and effort of the buyer.

Notary and court costs are paid by the buyer.

Acquisition of the right of perpetual usufruct of the property is connected with the obligation to pay annual fees for perpetual usufruct of land to the owner in the amount consistent with the statutory provisions. According to article 71 section Real Estate Management Act a perpetual user pays the annual fee until 31st March of each year in advance for a given year. The rate of perpetual usufruct is 3%. The annual fee for perpetual usufruct is 2,933.88 PLN.

According to the article 77 section 1 of the Real Estate Management Act, the amount of annual fee for perpetual usufruct of land, subject to paragraph 2 and 2a, is updated no more than once every 3 years if the value of this property will change. The updated annual fee is determined using the current percentage rate, based on the value of the property determined on the charge update date. The procedure specified in articles 78-81 of the Real Estate Management Act is applied to updating the fee for perpetual usufruct. According to article 72 section 1 of the Real Estate Management Act the amount of annual fee for perpetual usufruct of land is determined at a percentage of the land price determined in accordance with article 67.

The form of the tender depends on the property location in the Lodz Special Economic Zone.

The content of the following invitation in Polish is available on Lodz SEZ Joint Stock Co. website: www.sse.lodz.pl – in section “Przetargi” and Public Information Bulletin of the Municipal Office in Wieluń www.bip.um.wielun.pl, the Municipal Office in Wieluń website www.um.wielun.pl and is published on the notice board of the Municipal Office in Wieluń.