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**Katowice Special Economic Zone**

**Joint Stock Company in Katowice**

**40-026 Katowice, 42 Wojewódzka Street**

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**as the manager of the Special Economic Zone**

**launches the first open written invitation to tender with a view to its implementation:**

**- selection of an entity that will acquire the ownership of real estate described below.**

1. The subject of the tender is the ownership right to two undeveloped real estates located in Dąbrowa Górnicza at Ceramiczna Street, area 0016, Tucznawa, covered by the borders of the Katowice Special Economic Zone of the Sosnowiec-Dąbrowa Subzone, with a total area of 27.6642 ha:

1) real estate for which the District Court in Dąbrowa Górnicza - VI Land and Mortgage Department keeps the land and mortgage register no. KA1D/00027120/7, consisting of plots of a total area of 21.2060 ha, marked with geodesic numbers:

- 1118/1, k.m. 3,

- 13/9, k.m. 3,

- 13/16, k.m. 3,

- 16/2, k.m. 5,

- 13/10, k.m. 3,

- 16/1, k.m. 5.

According to the entries in the above-mentioned Land and Mortgage Register, the property in question is the property of the Dąbrowa Górnicza Commune, is not encumbered with limited property rights and is not the subject of obligations.

The property in question is not built-up, not fenced and covered with single trees and bushes. It has an irregular shape similar to that of a trapezoid, the relief of the land is highly diversified (with a significant difference in levels), it is necessary to carry out a detailed geotechnical survey of the land and its macrolevelling. In the northern corner of the property there is a small area requiring detailed geophysical and geotechnical survey. Along its southeastern border, the electricity grid runs partly through the property.

The property has access to the public road - Idzikowskiego Street - through the plots owned by the Dąbrowa Górnicza Municipality with road use, known as geodesic no.: 1118/2 (k.m.3, Tucznawa district), 1124 (k.m. 5, Tucznawa district), 1105, 987/1, 984/1, 982/1, 981/1 (k.m. 1, Tucznawa district), 2640/1, 2640/2 (k.m. 16, Ząbkowice district).

According to the entry in the register of land and buildings, the real estate is used as a symbol. - Bp - undeveloped urbanised areas.

The basic technical infrastructure runs in the vicinity of the area. Detailed conditions and place of media connection are specified by the owners of the technical infrastructure by issuing technical conditions for connection to the grid at the request of the investor.

2) real estate for which the District Court in Dąbrowa Górnicza - VI Land and Mortgage Register Department keeps the land and mortgage register no. KA1D/00056049/7, consisting of plots of a total area of 6.4582 ha, marked with geodesic numbers:

- 1119, k.m. 3,

- 1122, k.m. 5.

According to the entries in the land and mortgage register, the property in question is the property of Katowicka Specjalna Strefa Ekonomiczna S.A., is not encumbered with limited property rights and is not the subject of obligations. This property is the subject of a lease agreement.

The property in question is not built-up, not fenced and overgrown with single trees and bushes. It has an irregular shape similar to that of a trapezoid, the relief of the land is highly diversified (with a significant difference in levels), it is necessary to carry out a detailed geotechnical survey of the land and its macro leveling.

The property has access to the public road - Idzikowskiego Street - through plots owned by the Dąbrowa Górnicza Municipality with road use, known as geodesic no.: 1124 (k.m. 5, Tucznawa district), 1105, 987/1, 984/1, 982/1, 981/1 (k.m. 1, Tucznawa district), 2640/1, 2640/2 (k.m. 16, Ząbkowice district).

According to the entry in the register of land and buildings, the real estate is used as a symbol. - Bp - undeveloped urbanised areas.

The basic technical infrastructure runs in the vicinity of the area. Detailed conditions and place of media connection are specified by the owners of the technical infrastructure by issuing technical conditions for connection to the grid at the request of the investor.

2. The Dąbrowa Górnicza Commune and Katowicka Specjalna Strefa Ekonomiczna S.A. are not responsible for the networks running through the properties in question, not disclosed on the existing geodetic maps and documents.

3. The properties subject to the tender are intended for the implementation of industrial and service investments in the Katowice Special Economic Zone.

4. In accordance with the current "Change of the local spatial development plan of the city of Dąbrowa Górnicza, for the areas located - Tucznawa district, map cards 1, 2, 3, 4, 5, 6" approved by Resolution No. L/887/2001 of the City Council in Dąbrowa Górnicza of 19 December 2001, published in the Official Gazette of the Silesian Voivodeship. No. 22 item 707 of April 8, 2002, the real estates in question are located in an industrial and service area marked with the symbol PU - areas of basic use for a multifunctional industrial and service zone, acceptable for warehouses, garages, technical infrastructure and communication equipment.

Detailed conditions for the development of the property in question (including injunctions and bans) are included in the findings of the aforementioned local spatial development plan,

which should be read in the Department of Urban Planning and Architecture of the Municipal Office

in Dąbrowa Górnicza or at the manager's office.

5. The real estates being the subject of the tender are not covered by the Simplified Forest Management Plan of the city of Dąbrowa Górnicza, in force for the period from 1 January 2017 to 31 December 2026, and no decision referred to in Article 19 (3) of the Forest Act (i.e. Journal of Laws of 2018, item 2129, as amended) has been issued for the real estates in question.

6. For the area, which includes the properties in question, the following concepts have been developed: "Concept of land development" and "Comprehensive preparation of the investment area Tucznawa B - Dąbrowska Strefa Aktywności Gospodarczej wraz budowa układu komunikacyjnego" and project documentation for the task entitled "Comprehensive preparation of the investment area in Tucznawa: stage IV", which can be consulted in the seat of Katowice Special Economic Zone S.A. Sosnowiec-Dąbrowska Subzone in Sosnowiec at 8 Żytnia Street.

7. Asking price:

1) the property described in item 1(1) amounts to PLN 16,304,050.00 net (in words: sixteen million, three hundred and four thousand and fifty zlotys),

2) the real estate described in item 1 (2) amounts to PLN 4,843,650.00 net (in words: four million eight hundred and forty-three thousand six hundred and fifty zlotys).

VAT will be added to the prices offered by the bidder at the rate in force on the date of sale (currently the rate is 23 %).

8. The conditions of participation in the tender are:

1) payment in cash of a deposit in the amount of 10 % of the starting price of the property described in item 1.1), i.e. PLN 1,630,405.00 (say: one million six hundred and thirty thousand four hundred and five zlotys) to the account of the Municipal Office in Dąbrowa Górnicza Nr 57 1560 0013 2002 3620 7000 0049 in Getin Noble Bank S.A. O/Będzin by 28.05.2019. The date of payment of the deposit shall be deemed to be the date on which the funds are credited to the account of the Municipal Office in Dąbrowa Górnicza.

2) payment in cash of a deposit in the amount of 10% of the starting price of the property described in item 1.2), i.e. PLN 484,365.00 (say: four hundred and eighty-four thousand three hundred and sixty-five zlotys) to the account of Katowicka Specjalna Strefa Ekonomiczna S.A. in Katowice No. 09 1910 1048 2501 9911 2936 0001 in Santander Bank Polska S.A. by 28 May 2019. The date of deposit shall be deemed to be the date on which the funds are credited to the account of KSSE S.A.

3) submission of a written offer prepared in accordance with the requirements contained in the "Specification of essential terms of the tender" by 4 p.m. (final date of receipt) at the registered office of the organiser of the tender in Katowice at 42 Wojska Polskiego Street by 28 May 2019.

The offer should be submitted in a sealed envelope together with an indication of data enabling correspondence with the inscription:

"Offer for an unrestricted written tender for the sale of real estate located in the investment area of Tucznawa - do not open", which should be accompanied by evidence of payment of bid bonds.

The Bidder should meet all the above mentioned conditions.

9. The offer should include, inter alia:

- the name and address of the tenderer or the name or business name and registered office if the tenderer is a legal person or other entity,

- the date on which the offer was drawn up,

- a statement that the tenderer has acquainted himself with:

the terms of the tender and the specification and accepts them unreservedly, as well as that it has read the concepts referred to in the announcement, the project documentation and the contents of the local zoning plan, as well as the legal state of affairs

and physical properties of both properties which are the subject of the invitation to tender.

- the price offered and the manner in which it is to be paid,

- the concept of joint development of the two properties which are the subject of the invitation to tender,

- the proposed method of implementing the additional conditions of the tender,

- representatives of legal persons, civil partnerships, organizational units referred to in Article 331 §1 of the Act of 23.04.1964 Civil Code (consolidated text Dz. U. 2017, item 459 as amended), an appropriate document authorising them to make declarations of will on behalf of these persons /associates/,

- in case when the tenderer will be represented by a proxy, a notarial power of attorney is required, to the extent required to participate in the tender.

10. **The public part of the first unlimited written tender for the sale of the ownership right to real estate will take place on 03.06.2019 at 10.00 a.m. in the seat of the Katowice Special Economic Zone in Katowice at 42 Wojewódzka Street.**

Additional conditions of the tender, criteria for the evaluation of the offer in terms of the economic undertaking planned within the Zone, description of the real estate, information about available infrastructure, conditions that should be met by the tenderer are included in the "Specification of essential conditions of the tender", which should be purchased at the seat of the Katowice Special Economic Zone manager from 9.00 a.m. to 4.00 p.m., from Monday to Friday until 28.05.2019. The specification price is PLN 10,000 (say: ten thousand zlotys) + 23 % VAT and is paid to the account of Santander Bank Polska S.A. 09 1910 1048 2501 9911 2936 0001.

11. Defects contributed by the participant who wins the tender will be credited towards the purchase price of the property on the date of payment of the remaining amounts due. The remaining participants will be refunded the deposit.

12. the Mayor of Dąbrowa Górnicza in a written notification will notify the person designated as the purchaser of the property described in point 1(1), of the place and date of conclusion of the sale agreement, at the latest 21 days after the date of the tender award. If the person determined as the purchaser does not proceed to the conclusion of the agreement at the place and time indicated in the notification without justification, the Mayor of Dąbrowa Górnicza may withdraw from the conclusion of the agreement and the deposit paid is not refundable.

13. In the event of evasion by the entity selected through a tender procedure of the conclusion of the contract for the sale of real estate described in Section 1(2), the deposit paid shall be forfeited in accordance with the rules set out in the 'Specification of the relevant terms of the tender'.

14. The Mayor of Dąbrowa Górnicza reserves the right to cancel the tender for important reasons, informing the public about the cancellation of the tender.

15. the managing company reserves the right to close the tender without selecting any of the offers.