**Katowicka Specjalna Strefa Ekonomiczna**

**Spółka Akcyjna w Katowicach**

**(Katowice Special Economic Zone Co. in Katowice)**

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**as the managing company of Katowicka Specjalna Strefa Ekonomiczna (Katowice Special Economic Zone)**

**Announces the invitation for the joint tender aiming at:**

Choosing an entrepreneur who gets the ownership right to the property described below.

The subject of the tender is the freehold to the undeveloped property of **4,7970 ha (47 970 m2)** located within the KSEZ in Zabrze by Maciej Wilczek street, evidential district 06 Mikulczyce, beeing in the ownership of the Municipality of Zabrze, encompassing the plot nr 2252/16 of 45 570m2, nr 2244/16 of 2400m2 for which in the District Court in Zabrze land register nr GL1Z/00033920/8 is held.

The land subject to the tender is according to the land records signed entirely as arable land of class Bp.

According to the regulations of the Property Management Act and under the circumstances foreseen in the Act, the President of the City of Zabrze can impose an adjacent fee on the basis of the resolution of the City Council of Zabrze nr XXVI/386/2000 from 20.11.2000 with amendments.

In the column III of Land Register nr GL1Z/00033920/8 are registered following limited property rights:

* Payable and unlimited in time land easement towards Tauron Dystrybucja S.A. company in Cracow, consisting of the right to use part of the plots nr 2247/16, 2249/16, 78/3, 44/3, 74/3, 72/3, 97/3, 73/3, 96/3, 87/3, 88/3, 69/3, 48/3 with the aim of installing wires and equipment designed for transmitting electricity, which after installing will constitute a part of this company. The right will also embrace access right to these installations aiming at conducting controls, reviews, repairing failures, etc.
* Payable and unlimited in time land easement towards Zabrzańskie Przedsiębiorstwo Wodociągów i Kanalizacji in Zabrze, consisitng of the right to use part of the plots nr 1798/16, 2247/16, 2246/16, 2245/16, 42/3, 46/3, 64/3, 65/3, 68/3, 72/3, 2251/16 with the aim of installing wires and equipment, which after installing will constitute a part of this company. The right will also embrace access right to these installations aiming at conducting controls, reviews, repairing failures, etc.
* Payable and unlimited in time land easement towards Polska Spółka Gazownictwa in Warsaw, consisting of the right to use part of the plots nr 41/4, 59/3, 60/3, 61/3, 65/3, 70/3, 71/3, 72/3, 73/3, 74/3, 86/3, 88/3, 89/3, 90/3, 91/3, 92/3, 97/3, 105/3, 1798/16, 2245/16, 2247/16, 2256/16, 2257/16, 2258/16, 2310/16, 2244/16, 2252/16, 2251/16 with the aim of installing wires and equipment designed for transmitting gas, which after installing will constitute a part of this company. The right will also embrace access right to these installations aiming at conducting controls, reviews, repairing failures, etc.
* Payable and unlimited in time land easement towards “TERMA DOM” Sp. Z o.o. in Zabrze consisting of the right to use part of the plot nr 73/3 with the aim of installing wires and equipment, which after installing will constitute a part of this company. The right will also embrace access right to these installations aiming at conducting controls, reviews, repairing failures, etc.
* and payable land easement consisting in carrying out technical infrastructure equipment (medium voltage cable line) through part of the plot no. 2249/16 to every owner, perpetual land user or property owner covered by the land and mortgage register No. GL1Z / 00066325/7.

The property has regular shape similar to trapezium, flat terrain. The neighbourhood constitutes industrial-service and agricultural ground. Access to the property and infrastructure is possible from Maciej Wilczek street. Through the western part of plots No. 2252/16 and 2244/16, there is a sewage network, a gas network, a telecommunications network and an energy network. The above mentioned plots are located in the area of the Katowice Special Economic Zone.

Purchaser of the property before accessing the terrain is obliged to sign three-side agreement concerning taking over guarantee and warrantee in the scope of connecting the investor (bidder) to the infrastructural network of the City of Zabrze, according to the pattern constituting an attachment to the “Specification of essential conditions of the tender.”

When selling the real estate constituting plots no. 2244/16 and 2252/16, a free and unlimited transmission easement will be established for Zabrze, based on the right to access to existing sanitary sewage systems and rainwater drainage systems owned by the City of Zabrze in order to remedy failures, inspections, inspections, maintenance, repairs, modernization and replacement.

The plots nr 2252/16 and 2244/16 are located within the ground covered by actual spatial development plan of the city of Zabrze for the grounds located in the northern part of Zabrze city passed by the resolution of the City Council of Zabrze city Nr XLIII/562/09 from 14th September 2009 . According to the arrangements of above mentioned plan plots nr 2252/16 and 2244/16 are situated on the ground signed by symbols **A.02.PP, SM, UR-** what means industrial grounds, warehouses and depots as well as small producers.

The calling net price of the property is **4.500.000,00 net (in words: four million five hundred thousand 00/100)**

**To the sale price VAT tax will be added according to the rate effective on the day of paying the price. The price should be paid before signing notary agreement.**

The tenderer is obliged to submit the tender guarantee in the amount of **PLN** **675.000,00 (in words: PLN six hundred and seventy five thousand five hundred 00/100**) to be transferred to the Zabrze Town Hall bank account (ING Bank Śląski S.A. o/Zabrze nr 25 1050 1230 1000 0023 5387 1185), **till the 12th of December 2018. The date of paying in the tender guarantee is the date of its bookkeeping on the above mentioned account.**

**The tender to sale the property and issue the permit will be held on 17.12.2018, at 10.00 AM in the headquarters of the Katowicka Specjalna Strefa Ekonomiczna S.A., 42 Wojewódzka, Katowice.**

Participation in the tender is conditioned by the payment of the tender guarantee within the time specified above and submitting the written offer along with the conditions included in “Specification of essential conditions of the negotiations”, **by December 12th 2018, 4.00 PM,** in the seat of the negotiations manager.

Additional conditions of the tender, criteria of the offer assessment in terms of the planned investment, detailed description of the property and the information regarding the available infrastructure are included in the “Specification of essential conditions of the negotiations,” to be purchased in the headquarters of the negotiations manager from Monday to Friday, 9.00 AM to 4.00 PM. The price for the Specification is 10.000 PLN + 23% VAT (in words: the thousand 00/100) to be paid on the bank account of KSEZ Co. in Katowice (Deutsche Bank PBC S.A. nr 09 1910 1048 2501 9911 2936 0001).

The bid bond paid by the participant who won the tender is counted towards the sale price.  
If the entity selected following the tender procedure evades the conclusion of the real estate sale agreement, the paid deposit is forfeited on the terms specified  
in the "Specification of essential conditions of the tender".  
The manager reserves the right to close the tender without choosing any of the offers.