**Spółka Akcyjna w Katowicach**

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

**40-026 Katowice, Wojewódzka 42**

**Tel. (+48 32) 2510-736, Fax.: (+48 32) 2513 766**

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

**Announces the invitation for the written unlimited tender aiming at:**

* choosing an entrepreneur who will receive the permission to conduct a business activity within the territory of the Katowice Special Economic Zone and
* rent of the property described below.
1. The subject of the tender is the lease of segment A of a production and warehouse hall with a usable area of 956.94 m2 (+/- 2%) built on a plot of land located in Częstochowa, covered by the Katowice Special Economic Zone, marked as reference No. 419 Skorki as plot No. 296 / 9 with an area of 2.6510 ha, for which the District Court in Częstochowa, IX Division of Land and Mortgage Registers keeps a land and mortgage register KW No. CZ1C / 00174906/3
2. The real estate described above is owned by Regional Development Agency in Częstochowa SA, is not encumbered with limited property rights and is not subject to any liabilities.
3. The expected date of concluding the lease agreement by August 20, 2018.
4. The minimum rental period is 5 years with the possibility of extending the lease for an indefinite period with a six-month notice period.
5. The scope of the lease includes the area of one segment of the production and warehouse A. The lease agreement authorizes the tenant to use the common area around the object (including ten other tenants), including 10 parking spaces, maneuver areas, roads and pavements of internal communication, a garbage can.
6. The owner provides for the protection of the object by an external company with appropriate permissions in this regard.
7. The property has direct access to Ekonomiczna street and technical infrastructure. Detailed data on technical infrastructure and facility parameters can be found in the tender specifications.
8. The monthly rent for the rented real estate property is PLN 19,120 (nineteen thousand, one hundred and twenty zlotys). The VAT will be added to the price offered by the bidder at the rate of 23%, and in the case of its change at the rate applicable on the day of the lease. The rent will be subject to an annual increase by an average annual growth rate of consumer goods and services prices quoted by the President of the Central Statistical Office. The first valorization of rent will take place in 2019.
9. The condition for participation in the tender is:
1) submitting a written offer in accordance with the specimen and requirements contained in the "Specification of Essential Terms of the Tender" by 16/07/2018 to 16.00 at the head office of the Katowice Special Economic Zone in Katowice at ul. Wojewódzka 42,

2) contribution in cash to the amount of one monthly rental rent of real estate in the amount of PLN 19,120.00 to the account of the Regional Development Agency in Częstochowa No. 71 1050 1142 1000 0022 7660 5710 at ING Bank Śląski by July 16, 2018. For the date payment of the bid bond is considered the date of receipt of funds on the account of the Regional Development Agency in Częstochowa SA

10. The tender for renting a property and granting a permit will take place on 19/07/2018 at 10.00 at the headquarters of the Katowice Special Economic Zone S.A. in Katowice at ul. Wojewódzka 42

11. 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 this document is **10.000 PLN (in words: ten thousand 00/100)+23% VAT payable to the bank account of the KSEZ Co. Deutsche Bank PBC S.A. 09 1910 1048 2501 9911 2936 0001.**

12. The tender guarantee paid by the participant who wins the tender is included in the sales price (with no interest rates) on the day of payment of the full amount for the property. Tender guarantee will be given back to the other participants (with no interest rates).

13. Regional Development Agency in Czestochowa will inform the buyer of the property about the date and place of signing the sale agreement, maximum within 14 days from the finalizing the tender.

14. In case the entity who won the tender will not sign the rent agreement (with no excuse) on the date proposed by the Regional Development Agency in Czestochowa, Agency can abstain from signing the agreement, and the tender guarantee will be forfeited.

15. The Managing Company claims the right to close the negotiations without choosing any of the offers.