Suwałki Special
Economic Zone S.A.

Poland
Investment Area

SUWALSKA SPECJALNA STREFA EKONOMICZNA S.A.
SUWAŁKI SPECIAL ECONOMIC ZONE S.A.
INVITES YOU TO A WRITTEN TENDER No **5/2019**
for the sale of real estate owned
by Suwałki Special Economic
Zone S.A.

1. The tender includes land property located within the border-lines of the Suwałki Special Economic Zone in Gołdap at the address: ul. Przemysłowa, plot of land with number 224/135 with area of 0.3695 ha for which the Land and Mortgage Register [KW] is kept: OL1C/0000l06o/6. The real estate is covered by a valid spatial management plan, approved by resolution No LI/322/10 of the Town Council in Gołdap of 15 September 2010 published in the Official Journal of Warmia and Mazury Voivodeship of 18 November 2010 No 184 item 2342 and marked with the symbol 2KDW - internal access road - detailed arrangements are laid down in § 20 of the aforementioned plan. The relevant real estate is not located on the revitalization area or on the area of the Special Revitalization Zone in line with the Act of 9 October 2015 on revitalization. Pursuant to the land register survey, the plot of land with number: 224/135 is marked with the symbol dr - roads. Access to the real estate along Ekonomiczna Street. A sanitary sewage system network 0 200 runs through the plot of land.

The asking price of the real estate, plot of land with number 224/135 with area of 0.3695 ha amounts to PLN 82,000.00 net (in words: eighty-two thousand zloty 00/100) plus due VAT in the amount binding on the sale agreement conclusion date.
Tender guarantee for the foregoing real estate amounts to PLN 8,200.00 (in words: eight thousand and two hundred zloty 00/100)

2. Payment of the tender guarantee until 27 June 2019 is a condition for participation in the tender. The tender guarantee must be paid in cash to the bank account: Bank PEKAO S.A. I O. Suwałki 58 1240 1848 1111 0000 2075 7894.

The date of tender guarantee payment shall be construed as the date of crediting the bank account. The tender guarantee shall be forfeited for the benefit of the Suwałki Special Economic Zone S.A. if:

- none/neither of the tender participants fail to offer the asking price;
- the tenderer whose offer has been accepted evades concluding the agreement.

A tender guarantee paid by tenderers whose offers have not been accepted shall be returned promptly after selection of the offer.
A tender guarantee paid by purchaser shall be accrued on account of the price.

3. Written offers shall be submitted in the Office of the Suwałki Special Economic Zone S.A. in Ełk at the address: ul. A. Mickiewicza 15 (tower block, floor IV), until 1 July 2019 until 12:00 p.m. (in the case of offers sent by post or by courier service, the moment of receipt of the offer in the office of the Suwałki Special Economic Zone S.A. in Ełk shall be decisive). An offer should include:

a) first name, last name and address or name (business name) and registered office of the tenderer;
b) the price offered for the real estate being a subject matter of the tender;
c) a list of investment venture parameters, i.e. a short description of a planned investment along with the capital expenditures and the size of employment;
d) tenderer's declaration that:

- he/she has familiarized himself/herself with the subject matter of the tender and the Principles on disposing of fixed assets of the Suwałki Special Economic Zone S.A. with its registered office in Suwałki (the Principles are available at the website of the tender organizer in the tab: Przetargi Ogłoszone [Announced Tenders])
- he/she shall comply with the Regulations of the Suwałki Special Economic Zone,
- he/she undertakes to provide the Managing Entity of the Suwałki Special Economic Zone with quarterly reports on the employment state and incurred capital expenditures in the territory of the Suwałki Special Economic Zone Gołdap Subzone,
- he/she undertakes to sign an agreement with the Suwałki Special Economic Zone S.A. on the participation in costs related to administration of the zone (template of the declaration is available at the website www.ssse.com.pl/przetargi/ogłoszone

e) in the case of a tenderer conducting a business activity - a current excerpt from the relevant register (KRS [National Court Register]/CEIDG [Central Registration and Information on Business]);
f) power of attorney with notarized attestation of a signature of the principal (in the case when a tenderer acts through an attorney);
g) confirmation of payment of the tender guarantee to the bank account in the amount indicated in point 1

The real estate can be viewed until the end of the deadline for submission of offers specified in point 3.
An entrepreneur will connect to the water, sewage, energy and telecommunications networks at its own expense and effort, under the conditions specified by either the owners or managing entities of given networks.
In a notarial deed involving an agreement for the sale of the real estate in question, he/she shall undertake to comply with the Regulations of the Suwałki Special Economic Zone, submit quarterly reports and pay for the benefit of the Suwałki Special Economic Zone S.A., as a result of the participation in the costs of administering the Zone, the monthly amount payable by the 25th of each and every month to the bank account: Bank PEKAO S.A. I O. Suwałki 58 1240 1848 1111 0000 2075 7894, commencing from the next month after signing a notarial deed transferring the ownership of the real estate in question.
The Suwałki Special Economic Zone S.A. reserves the pre-emption right of the aforementioned real estate, based on Article 8 (2) of the Act of 20 October 1994 on special economic zones (OJ 2019 item 482).
The costs of concluding a notarial deed shall be borne by a purchaser.
A purchaser shall be obliged to pay the price prior to conclusion of the agreement in the form of a notarial deed.
The sole criterion for selecting the offer is the price offered. The tender shall be won by a tenderer who/which will offer the highest price for the real estate.
The sale cannot take place for a price lower than the asking price.
An offer, along with the required documents, shall be submitted in a sealed envelope. The envelope with an offer must be marked with: Offer for the tender for the sale of the real estate 224/135. An offer must be signed by persons authorized to represent a tenderer.

4. In the announced tender, the following persons cannot participate as tenderers: members of SSSE S.A. Management Board and its supervisory body; persons entrusted with the performance of activities related to the conduct of a tender; spouse, children, parents and siblings of the above-mentioned persons; persons who remain with a person conducting a tender in such a legal or factual relationship that it may raise justified doubts as to its impartiality.
5. The opening of offers and the settlement of the tender will take place in the Office of the Suwałki Special Economic Zone S.A. in Ełk at the address: ul. A. Mickiewicza 15 on 1 July 2019 at 12:30 p.m.

A person conducting the tender shall open offers and state that they are not infringed, and determine which of them shall be considered valid in line with applicable provisions, as well as whether tenderers have paid the required tender guarantee, and subsequently, select a tenderer who/which has offered the highest price.

If it is determined that several tenderers have offered the same price, the person conducting the tender shall inform tenderers about the date and place of continuation of the tender in the form of bidding. In the event of the presence of all tenderers, the person conducting the tender shall continue the tender in the form of bidding.
Settlement of the tender is subject to approval by the Management Board of SSSE S.A., and the choice of the real estate purchaser is subject to approval by the Supervisory Board of SSSE S.A. If a purchaser is not accepted, the tender guarantee shall be returned.

6. A tenderer shall be bound by an offer for 90 days, counting from the opening of offers. SSSE S.A., after the end of the tender, shall set the deadline for concluding the agreement in the form of a notarial deed and shall summon a person who has won the tender to appear in order to conclude the agreement. A purchaser who/which fails to pay the purchase price on a timely manner shall lose the rights resulting from the selection of an offer, as well as the tender guarantee paid, as it is considered to be avoiding the conclusion of the agreement.
7. Suwałki Special Economic Zone S.A. with its registered office in Suwałki shall have the right to close the tender without selecting any of the offers, without justification.
8. Information on the tender and the real estate offered, rates of fees in the participation agreement shall be provided in the Office of the Suwałki Special Economic Zone S.A. at the address: 19-300 Ełk, ul. A. Mickiewicza 15, phone: 87 610 62 72, 621 30 14, email: elk@ssse.com.pl, The notice of invitation to tender along with the Principles on disposing of fixed assets of the Suwałki Special Economic Zone S.A. and template of the declarations are available at the website www.ssse.com.pl/przetargi ogłoszone.