1. Data mentioned in Art. 35(2)(1-5) and (7-11) of the Real Estate Management Act;

1.1. designation of the real estate according to the land and mortgage register and the real estate cadaster;

The real estate is entered in the land and mortgage register kept by the District Court in Poznań - Old Town in Poznań, VI Land and Mortgage Register Department under the number PO2P/00261847/7, constituting plots with reference numbers 38/5 (registration area 0006, Żegrze) and 16/4 (registration area 0006, Żegrze).

1.2. real estate area;

Plot no. 38/5, total area 4,9939 ha
Plot no. 16/4, total area 4,8941 ha

1.3. real estate description;

Undeveloped plot of land located in Poznań in the Kostrzyn-Słubice Special Economic Zone, consisting of plots recorded on cadastral record maps with numbers 16/4 (map no. 25, Żegrze region) and 38/5 (map no. 26, Żegrze region), which is currently wasteland, hereinafter referred to as "Real Estate".

Map showing the location of the Real Estate

Detailed conditions have been agreed with the network administrators, which constitute an attachment to the information memorandum.
Details on the sale, including the sale procedure, can be obtained from the representative of Wielkopolskie Centrum Wspierania Inwestycji sp. z o.o.: Michal Stachowiak, tel.: 61 668 69 86, e-mail: michal.stachowiak@wcwi.com.pl.

1.4. the use of the real estate and its development;

The local area development plan currently in force is adopted for the Real Estate by Resolution No. XL/419/V/2008 of the Poznań City Council of July 08, 2008. The Real Estate is located in the area marked 3P/U - areas of production facilities and warehouses, with permitted manufacturing and service facilities.

In the register of land and buildings, plots no. 38/5 and 16/4 constitute the following type of land use: urbanized undeveloped land or in the process of development, arable land class IIIb, arable land class IVa, roads.

For neighboring properties, decision no. 2632/2016 on the permission to implement a road investment project was obtained from the Mayor of Poznań on December 15, 2016, which determines the conditions for the construction of an access road to the Real Estate, marked on the map as Designed roads A and B.

Wielkopolskie Centrum Wspierania Inwestycji sp.z o.o. points out that the cost of building the road indicated in ZRID will be incurred by the Real Estate buyer.

The agreement concluded between Wielkopolskie Centrum Wspierania Inwestycji sp.z o.o. and the Municipal Road Administration in Poznań that sets out the rights and obligations of the parties related to the road mentioned above is available for reference at the Organizer’s office.

Plot no. 38/5 - use: BP - URBAN VACANT LAND
Plot no.16/4 - use: BP - URBAN VACANT LAND

2. Asking price:

The asking price for the Real Estate was set at PLN 21,200,000 net (twenty one million two hundred thousand zloty) plus VAT. The price includes design documentation for the Real Estate road.

3. Real Estate encumbrances:

Sections III and IV of the land and mortgage register kept for the Real Estate do not list any encumbrances.

Based on Art. 8(2) of the Act of October 20, 1994 on Special Economic Zones, i.e. of May 11, 2017 (Journal of Laws 2017, item 1010), the company Kostrzyńsko -Słubicka Specjalna Strefa Ekonomiczna S.A. with its registered office in Kostrzyn nad Odrą has pre-emptive rights over the Real Estate.

4. Liabilities the object of which is the Real Estate: – None;

5. Dates of organized tenders:

1st tender – January 11, 2019
2nd tender – April 19, 2019

6. Date and place of submitting written applications for participation in the negotiations;
Applications for participation in the negotiations can be submitted in writing to the organizer's office by October 31, 2019 until 15:00. The deadline is met if the application is submitted/delivered to the Organizer's office by that time.

7. Date and place where details regarding conditions for negotiations can be found:

Details on the Real Estate as well as additional details regarding negotiation conditions can be accessed at the office of Wielkopolskie Centrum Wspierania Inwestycji sp.z o.o. at 28 Czerwca 1956r. No. 404 from September 2, 2019 to October 31, 2019 after prior appointment with the representative of the company Wielkopolskie Centrum Wspierania Inwestycji sp. z o.o.: Michał Stachowiak, tel.: 61 668 69 86, e-mail: michal.stachowiak@wcwi.com.pl.

8. Date and place of negotiations;

The negotiations will take place on November 4, 2019 at the office of Wielkopolskie Centrum Wspierania Inwestycji sp. z o.o. at 28 Czerwca 1956r. no. 404.

The public part will be held from 10am to 12pm, the oral part will be held on the same day, starting from 12:15.

9. Date, place and the amount of the advance payment charged as collateral against a withdrawal from the agreement;

Parties interested in participating in the negotiations should pay to the Organizer's account an advance payment in the amount of PLN 200,000.00, which will constitute a collateral in the event of withdrawal from the agreement.

The advance payment should be made by October 31, 2019. If the above amount is credited to the Organizer's bank account within the time period indicated above, it is considered to have met the deadline.

The Organizer's bank account number to transfer the advance payment charged as a collateral in the event of withdrawal from the agreement:

PKO BP SA 65 1440 1286 0000 0000 1147 9658

The bidders can choose the form of collateral:
1) cash;
2) bank guarantee;
3) insurance guarantee;
4) blank promissory note.

In the case of a bank or insurance guarantee, it should be granted on the terms indicated below:

The Bidder is obliged to provide the Organizer with an unconditional, transferable and payable bank guarantee or insurance guarantee issued to the Organizer in the amount of PLN 200,000.00 upon the first written request without justification. The guarantee, apart from the guarantor's organizational guidelines in accordance with applicable law, may not contain an exclusive reservation regarding the necessity of directing the Organizer's request only by the Bidder's Bank and should in such cases allow for other forms compliant with applicable law. The guarantee should indicate the Organizer's residence in terms of local jurisdiction to resolve any disputes. Any terms that are not defined in generally applicable law referred to in the guarantee documentation should include a definition in the content of the guarantee.

The validity of the guarantee may not expire before the binding period of the offer.
10. Determining perpetual usufruct fees:

N/A

11. Consequences of withdrawal from the sales agreement or letting the land for perpetual usufruct:

In the event that the bidder whose offer is chosen as the most optimal withdraws from concluding the sales agreement or fails to conclude it at the place and time specified by the Organizer without justification, the Organizer of negotiations may unilaterally withdraw from concluding the agreement. In the event of withdrawal from the agreement, the advance payment referred to in point 9) shall be forfeited to the Organizer. If the bidder chooses another form of collateral instead of an advance payment, the Organizer will be entitled to take advantage of the collateral provided and collect the amount equivalent to the advance payment. Notwithstanding the foregoing, the Organizer of Negotiations will be able to claim compensation from the bidder for any damages resulting from expectations to conclude the agreement.

12. Reservation of the right of the organizer to close negotiations without selecting a buyer of the Real Estate:

Wielkopolskie Centrum Wspierania Inwestycji sp.z o.o., ul. 28 June 1956 no. 404, 61-441 Poznań reserves the right to withdraw from negotiations at any time without giving a reason, in particular in the event of non-consent to the sale of the Real Estate by the Organizer’s General Shareholders’ Meeting. The organizer also reserves the right to cancel negotiations and close them without selecting a buyer at any time for any reason.