

Zarząd Morskich Portów Szczecin i Świnoujście Spółka Akcyjna  
based in Szczecin, at ul. Bytomska 7

announces a tender

for a long-term lease of 30 years

of the developed part of the land property located within the boundaries of the seaport of Szczecin, at ul. Hryniewieckiego 16, 17, 21, 25, 26, constituting a part of plot of land no. 3/14, section 1084 in Szczecin, with an area of 12,571.00m<sup>2</sup>, together with fixed assets, forming part of the subject of the lease.

On the land property, constituting the subject of the lease, the Lessee will conduct the activities of transshipment and storage of grain, feed and other bulk products of plant origin, including the activities of acceptance and issuing of goods in port traffic, i.e. loading and unloading of the goods from/to the ship and above all (in the first place) at Zbożowe Wharf, with volume of at least 350,000 tonnes of cargo annually.

Investment obligations of the Lessee are set out in Section II.3 of the Terms of the Tender.

Property rights are disclosed in the land and mortgage register KW no: **SZ1S/00137581/7**, kept by District Court for Szczecin – Prawobrzeże i Zachód in Szczecin – 10th Land and Mortgage Register Division.

**The lease agreement will be concluded for a specified period of 30 years.**

The lease agreement shall be concluded in accordance with applicable provisions of law, including the provisions of the Act of 20 December 1996 on Ports and Harbours (consolidated text: Journal of Laws of 2010, no. 33, item 179) and requires ZMPS i Ś S.A. to obtain the consent of the Minister responsible for the State Treasury. The selection of the offer also requires the consent of the Supervisory Board.

**The starting price (monthly rent) for the lease of the property which is the subject of lease is: PLN127,500.00 net plus VAT tax at applicable rate.**

The Tenderer selected in the tender is required to sign the preliminary conditional lease agreement within 14 calendar days of being notified in writing that its offer was selected.

**The property can be viewed** after contacting us by phone on (+48) 91-430-83-54, (+48) 91-430-86-10 and (+48) 91- 430-89-39 by 30/01/2015.

In order to participate in the tender it is necessary to deposit a bid bond.

The amount of the bid bond is as follows: **PLN127,500.00 (say: one hundred twenty-seven thousand five hundred zlotys).**

The bid bond shall be paid **in cash** in the form of bank transfer to the **bank account** of the company Zarząd Morskich Portów Szczecin i Świnoujście S.A., **Bank PEKAO SA 3rd Branch in Szczecin, no. 28 1240 3826 1111 0000 4403 0937** by 24/02/2015 (according to the day on which the Lessor's bank account is credited with this amount) or in securities or in the form of unconditional bank guarantees denominated in Polish zlotys, payable on first demand by the party organising the tender. Detailed information on the securities, with which the bid bond can be paid, are specified in Section III of the Terms of the Tender.

The Tenderer shall attach the proof of depositing the bid bond to the submitted offer.

The bid bonds submitted by the Tenderers, the offers of which have not been accepted, will be returned within 3 working days from the date of making a decision by the Supervisory Board to approve the selection of a given offer.

If the Tenderer refrains from signing the preliminary conditional lease agreement or the lease agreement within the time limits indicated in the Terms of the Tender, or if any signed copy of these agreements is not delivered on a specified date, the bid bond shall be forfeited to ZMPS i Ś S.A.

If the lease agreement is signed with the Tenderer selected in the tender, the bid bond paid with cash will be counted against the first rent payable for the use of the subject of the agreement, while the bid bond paid in other form shall be returned after the payment of the first rent.

The Tenderer is bound by the offer for a period of twelve months. This period begins with the end of the period for submission of offers.

The offers will be opened at the Company's registered office in Szczecin, at. ul. Bytomska 7, **on 25/02/2015, at 11:00 AM, room no. 318.**

Offers in Polish should be submitted in a single copy in sealed opaque envelopes to the Company's registered office, to the Secretariat of the President of the Board, room 122, first floor, on weekdays, between 8.00 AM - 3.00 PM, by **24/02/2015**. The documentation in English will be made available for information purposes only, in case of any doubt the Polish version is binding. The offers must be sealed or otherwise secured as to prevent untraceable opening (signed on glued elements). The envelope should be addressed to the tendering party: Zarząd Morskich Portów Szczecin i Świnoujście S.A., ul. Bytomska 7, 70-603 Szczecin and include a note: **"The tender offer for the 30-year lease of the developed part of the land property located within the boundaries of the seaport of Szczecin, at ul. Hryniewieckiego 16, 17, 21, 25, 26, constituting a part of plot of land no. 3/14, section 1084 in Szczecin, with an area of 12,571.00m<sup>2</sup>, together with fixed assets"**.

The company reserves the right to cancel and annul the tender, and to close the tendering procedure at any time without giving any reason.

The information on cancelling or annulling the tender or on closing the tender without selecting any tenderer will be sent to the tender participants by the party organising the tender without justification.

The tendering procedure will be carried out on the basis of "Regulations for the organisation and conducting of tenders for granting usufruct rights to, leasing out, renting or transfer for use under other agreement, which grants the right to use and usufruct a plot, of the land properties owned by the company Zarząd Morskich Portów Szczecin i Świnoujście S.A., the State Treasury or the Municipality, located within the boundaries of the Ports, managed by the company Zarząd Morskich Portów Szczecin i Świnoujście S.A.", excluding the provisions of: Article 1(2), Article 11(2), constituting the annex to the "Rules for granting usufruct rights to/renting/leasing out/transfer for use under other agreement of land properties managed by ZMPS i Ś S.A." (hereinafter referred to as the Regulations), introduced by the Ordinance of the President of Board, Director General No. 41/2013 of 22/11/2013 taking into account the changes introduced by the Terms of the Tender.

The information about the rules and Regulations of the tender, the Terms of the Tender and its annexes, including the tender offer form, defining the rules for submission of offers may

be obtained at the registered office of Zarząd Morskich Portów Szczecin i Świnoujście S.A., in Szczecin, at ul. Bytomska 7, room 327, 309, 339, on weekdays between 8.00 AM - 2.00 PM and on the website [www.port.szczecin.pl/bip](http://www.port.szczecin.pl/bip) in the Tenders section.

The clarifications to the contents of tender documentation and the Terms of the Tender may be obtained in Polish by email. The email addresses to which the inquires and order must be submitted are the following:

[m.adamkiewicz@port.szczecin.pl](mailto:m.adamkiewicz@port.szczecin.pl)

[a.gernand@port.szczecin.pl](mailto:a.gernand@port.szczecin.pl)

[a.rosiak@port.szczecin.pl](mailto:a.rosiak@port.szczecin.pl).