Appendix 1

1. **A written bid should be prepared in Polish and include:**
2. date the bid was prepared,
3. first name, last name and address or business name and registered office of the Bidder, contact information such as e-mail, telephone number,
4. a statement of the Bidder's readiness to proceed with the conclusion of a preliminary agreement for the sale of the right of perpetual usufruct of the Property no later than 31 August 2023,
5. the commitment of the Bidder to pay all costs associated with the acquisition of the right of perpetual usufruct of the Property, including notary and court fees and applicable taxes, and, in the case of a foreigner, also the cost of a sworn translator,
6. in the case of individuals, a statement with the following content: *"I hereby give my consent to the processing of the personal data included in my bid, for the sole purpose of facilitating the sale transaction of the right of perpetual usufruct of the property consisting of plot No. 2 from precinct 4-18-04, and plot No. 4 from precinct 4-18-09, covered by the land and mortgage register No. WA3M/00170937/7, in accordance with the provisions of the Act of 10 May 2018 on the protection of personal data (unified text Journal of Laws 2018, item 1000)".*
7. the offered purchase price of the Property, which is the net price.
8. The contents of the bid and the appended documents should be in Polish.
9. **Trakcja sets the total minimum price for the sale of the perpetual usufruct right to the Property at PLN 12,000,000 net (say: twelve million zlotys and 00/100).**
10. Trakcja reserves the right to conduct interviews with Bidders who have submitted bids that meet the formal requirements, prior to selecting the most advantageous bid.
11. Trakcja informs that due to the fact that the Property is located in the area of revitalisation, the Mayor of the capital city of Warsaw, pursuant to article 109(1)(4a) and (4b) of the Act on Property Management of 21 August 1997, is entitled to the pre-emptive right to the Property and, therefore, the promissory sale agreement shall be concluded on this condition, whereas the agreement on the transfer of the perpetual usufruct right to the land and ownership of the buildings shall be concluded not later than within 30 (thirty) days from the receipt of the letter stating that the Mayor of the capital city of Warsaw will not exercise the preemptive right vested in the capital city of Warsaw, or from the date on which the deadline for the capital city of Warsaw to exercise its preemptive right expires.
12. The selection of the bidder is subject to approval by the Company's Management Board, considering the offered price for the acquisition of the right of perpetual usufruct of the Property.
13. Bidders will be notified in writing and/or electronically of the results of the consideration of the submitted bids no later than 17 August 2023.
14. This invitation to tender does not constitute a bid within the meaning of the Civil Code. The Company retains the right to be unrestricted by the contents of the invitation and may terminate the proceedings without selecting any bid or cancel this invitation at any time, without providing reasons and without incurring any legal or financial liabilities.
15. The Company reserves the right to cancel the proceedings without giving reasons.
16. The purchaser shall bear all costs associated with the acquisition of the perpetual usufruct right to the Property, including notary and court fees, as well as any applicable taxes.
17. The purchaser will reimburse the Company for the perpetual usufruct fees prepaid until the end of the calendar year on the date of the transfer of the perpetual usufruct right to the Property, and such reimbursement will be made in proportion to the remaining months in the calendar year.
18. The required documents in a sealed envelope, marked "bid for the purchase of Property located in Warsaw, ul. Golędzinowska" should be sent to the Company's address: Trakcja S.A., Aleje Jerozolimskie 100, II p, 00-807 Warszawa, or submitted in person to the Company Secretariat at Aleje Jerozolimskie 100, II p. by 14 August 2023, 12:00 p.m.
19. Information clause regarding the processing of personal data: [https://www.grupatrakcja.com/uploads/media/POLITYKA PRYWATNOŚCI KONTRAHENTÓW.pdf](https://www.grupatrakcja.com/uploads/media/POLITYKA%20PRYWATNO%C5%9ACI%20KONTRAHENT%C3%93W.pdf)
20. All information and informational materials regarding the Property will be made available upon signing a confidentiality statement. The Company's contact person is Karolina Sotkiewicz, +48 885 703 511,
 k.sotkiewicz@grupatrakcja.com.