







Property Forum 2025
15th jubilee edition
September 25-26, 2025
Sheraton Grand hotel, Warsaw

September 25th, 2025			
	Ballroom A	Ballroom B	Ballroom CDE
9.00 a.m.	The opening of registration for guests		
09.30 a.m. – 11.00 a.m.	 OPENING SESSION Reset or acceleration? Strategies, served raw: investments, legislation, future		
11.00 a.m. – 11.30 a.m.	Break		
11.30 a.m. – 12.30 p.m.	SECTORS OF THE PROPERTY MARKET Propertynews.pl Talks: Hotels 11.30 a.m. – 12.10 p.m. (Re)starting hotels – the future of the hotel market in Poland after a period of volatility 12.10 p.m. – 12.30 p.m. MICE anew. Meetings that build brands and promote persons	 INVESTMENTS Poland vs. rest of the world – how to win the competition for foreign investments?	TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT – PropTech Festival
12.30 p.m. – 1.30 p.m.	Break		
1.30 p.m. – 2.30 p.m.	SECTORS OF THE PROPERTY MARKET Data centres and technological investments – a new pillar of the property market?	 SECTORS OF THE PROPERTY MARKET Propertynews.pl Talks: Dormitories, PRS 1.30 p.m. – 2.00 p.m. Private dormitories – are they going to become a new class of assets in portfolios of investment funds? 2.00 p.m. – 2.30 p.m. Housing crisis – an opportunity for PRS?	INVESTMENTS The irresistible city. Urban fabric as a magnet of the future
2.30 p.m. – 3.00 p.m.	Break		
3.00 p.m. – 4.00 p.m.	3.00 p.m. – 4.30 p.m. SECTORS OF THE PROPERTY MARKET The office property market in Poland 4.0 – new needs, new locations, new standards of investments	 3.00 p.m. – 4.30 p.m. SECTORS OF THE PROPERTY MARKET The housing sector after the boom – the new reality of developers, the government, and clients	FINANCING Where to look for capital to finance investments? Banks, stock exchange, REITs and Polish capital, alternative sources of funding
Ufficio Primo (the room under the dome)			
7.00 p.m.	EVENING GALA Prime Property Prize Gala and the final of the PropTech Festival competition		

September 26 th , 2025			
	Ballroom A	Ballroom B	Ballroom CDE
9.30 a.m.	The opening of registration for guests		
10.00 a.m. – 11.00 a.m.	SECTORS OF THE PROPERTY MARKET Propertynews.pl Talks: Flats, condos and hotels 10.00 a.m. – 10.30 a.m. Flats and premium condos – the new face of luxury 10.30 a.m. – 11.00 a.m. Polish resorts under pressure. Where does potential for growth end and problems begin?	 FINANCING Polish capital in the property market – how to stimulate it?	TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT Energy transition
11.00 a.m. – 11.30 a.m.	Break		
11.30 a.m. – 12.30 p.m.	SECTORS OF THE PROPERTY MARKET Revitalisation 2.0. How to create value within old walls in a forever changing property market?	 THE 15TH ANNIVERSARY OF PROPERTY FORUM AND PROPERTYNEWS.PL The 15th anniversary of Property Forum and PropertyNews.pl	SECTORS OF THE PROPERTY MARKET Offices in retreat? Not quite yet
12.30 p.m. – 1.30 p.m.	Break		
1.30 p.m. – 2.30 p.m.	SECTORS OF THE PROPERTY MARKET Propertynews.pl Talks: Retail	  THE 15TH ANNIVERSARY OF PROPERTY FORUM AND PROPERTYNEWS.PL The 15th anniversary of Property Forum and PropertyNews.pl	TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT Facility Management 4.0 – technology and ESG in facility management
2.30 p.m. – 3.00 p.m.	Break		
3.00 p.m. – 4.00 p.m.		  INVESTMENTS Propertynews.pl Talks: Warehouses and airports 3.00 p.m. – 3.15 p.m. Airport as a driving force of investment 3.15 p.m. – 4.00 p.m. Warehouses in CEE – the market is booming but not everywhere	TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT Management and ESG 3.00 p.m. – 3.30 p.m. Fire under control. How do fire regulations affect building design and management? 3.30 p.m. – 4.00 p.m. Crisis-resistant properties

📻 broadcast 🌐 PL|EN simultaneous interpretation
Ballroom ABCDE
September 25th, 2025 | 9.30 a.m. – 11.00 a.m.
OPENING SESSION

09.30-09.35

Opening of the Property Forum

- **Małgorzata Burzec-Lewandowska**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group
- **Robert Posytek**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group

09.35-09.40

- **Wojciech Kuśpik**, President of the Management Board, PTWP Group

09.40-11.00

Reset or acceleration? Strategies, served raw: investments, legislation, future

An opening round. Same questions, different perspectives. A sound start of Property Forum 2025 A debate where leaders of the property market answer the same questions related to three critical areas: investments, legislation and the future of properties:

- How to effectively attract global investments to Poland? Are they a prerequisite for a further development of the property market in Poland? How to stimulate domestic private capital and involve Polish investors in a long-term growth of the property market?
- What legislation could stimulate investment in the commercial and residential property market today without compromising the quality of projects or the safety of clients?
- What mega trends are currently shaping the market of commercial and residential properties? Is the market ready for what will come? Where to invest money: data centres, PRS, warehouses? When time is limited, precision and boldness matter. Without courtesy, no shortcuts.

A round of questions and a clash of perspectives for the end. A space enabling the exchange of arguments and responses to other people's claims. Properties of tomorrow start with questions being asked today!

The following persons have been invited to participate in the discussion (alphabetical order):

- **Marek Dobrzycki**, Partner, Panattoni
- **Louis Durand-Viel**, VP Asset Management Northern Europe, Essendi
- **Maciej Dyjas**, Co-owner, Managing Partner, Griffin Capital Partners
- **Kamil Kowa**, Managing Director, Savills Poland
- **Monika Morali-Majkut**, Chairwoman of the Supervisory Board, Atlas Ward
- **Marek Roefler**, President of the Management Board, Dantex Holding

Host:

- **Małgorzata Burzec-Lewandowska**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group
- **Robert Posytek**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group

Ballroom A

September 25th, 2025 | 11.30 a.m. – 12.30 p.m.

SECTORS OF THE PROPERTY MARKET

Propertynews.pl Talks: Hotels

- **11.30 a.m. – 12.10 p.m. (Re)starting hotels – the future of the hotel market in Poland after a period of volatility**

After a period ripe with challenges, the situation in Poland's hotel market has improved, as the market is entering a stage of transition – the needs of guests have changed, as they seek flexibility, personalized experience and technology. Is the market headed for a recovery or a total restart? What models of financing and management will prove effective in the current market? Which formats – apart hotels, condo hotels, economy, or luxury – are going to survive? How do changes in business trips and tourism affect the strategies of hotels?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Władysław Grochowski**, President of the Management Board, Grupa Arche
- **Marcin Siudy**, CFO, PHH Hotele i Resorty
- **Dominik Sołtysik**, COO Eastern Europe, Essendi
- **Krzysztof Woźniczko**, CEO, Lift Digital

Host:

- **Aneta Wieczorek-Hodyra**, Editor, PropertyNews.pl

• **12.10 p.m. – 12.30 p.m. MICE anew. Meetings that build brands and promote persons**



Today, MICE is much more than just meetings and training. It has become almost commonplace for companies to use MICE as a tool for fostering their organisational culture, attracting talent, and deepening their relationships with business partners. Apart from conference rooms, they are looking for experience – the place, format, context. How is the market of events changing? What is in the offer of conference hotels and what are guests really looking for? Why do clients for MICE take their custom outside major cities?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Daria Bogacka**, Creative Director, Co-founder, Libre Group
- **Michał Kozak**, President of the Management Board, Hotel Arłamów SA
- **Marcin Stolarz**, President of the Management Board, PTWP Event Center Sp. z o.o.

Host:

- **Aneta Wieczorek-Hodyra**, Editor, PropertyNews.pl

 broadcast  PL|EN simultaneous interpretation

Ballroom B

September 25th, 2025 | 11.30 a.m. – 12.30 p.m.

INVESTMENTS

Poland vs. rest of the world – how to win the competition for foreign investments?

Until recently, Poland was Central and Eastern Europe's leader when it comes to attracting FDI, but over time a few contenders have entered the race. Romania, Hungary, and the Baltic states have also had some success in attracting foreign capital. How can Poland maintain its competitive edge and revive the property market? Which cities are going to benefit from new development projects? What sectors – production, BPO and SSC services, or technologies, data centres, research and development – have the greatest potential? Infrastructure, public incentives, and the future of the office sector in the face of global challenges.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Piotr Fijolek**, Co-Managing Partner, Griffin Capital Partners
- **Marek Noetzel**, Operational Director, NEPI Rockcastle
- **Wojciech Rydel**, Manager, Investment Support Department, Polish Investment and Trade Agency SA
- **Joanna Sinkiewicz**, Managing Director at Accolade Poland, Group Commercial Director, Accolade
- **Agnieszka Sygitowicz**, President of the Board, Polish-Taiwanese Chamber of Commerce and Industry

Host:

- **Jacek Ziarno**, Chief Editor, Magazyn Gospodarczy Nowy Przemysł

Ballroom CDE

September 25th, 2025 | 11.30 a.m. – 12.30 p.m.

TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT –

PropTech Festival

Presentations of the best technologies for real estate (order of presentations):

- **Gosia Makowska**, Country Manager Poland, Airfi Poland
- **Mikołaj Szymański**, Business Representative, BuiltMind
- **Henryk Zawisła**, founder, EasyFootings, creator of the Plus-Energy Index project (PEI)
- **Karolina Bronszewska**, Marketing and Innovation Director, RONSON Development, EBOK RONSON
- **Katarzyna Matus**, General Manager; Jerzy Herse, CEO, Nyquista Herse
- **Tom Ogrodzki**, CEO, REDD PLATFORM
- **Miłosz Szmajda**, CEO & Co-founder, Reline AI Sp. z o.o.
- **Wiktor Ziomek**, Business Development Executive, SINGU
- **Mariusz Stawiński**, Commercial Director, Solwena Sp. z o.o.
- **Bartosz Zamara**, Owner, Author, ZYX|ENS

Host:

- **Marcin Sawicki**, Journalist, TVN

Members of the jury (in alphabetical order):

- **Mateusz Bonca**, Chief Executive Officer, JLL Polska
- **Tomasz Buda**, Associate Director, Innovation Manager, Savills Polska
- **Małgorzata Burzec-Lewandowska**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group
- **Marek Chrobak**, President of the Management Board, the Association of Polish Architects
- **Agnieszka Giermakowska**, Director of the Department of Market Research and Advisory, ESG Leader, Newmark Poland
- **Robert Grudzień**, Co-founder, ProperGate
- **Marcin Klammer**, Member of the Management Board, Director General, Polska Rada Centrów Handlowych [Polish Council of Shopping Centres]
- **Robert Posytek**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group
- **Natalia Świrska-Zaluska**, Startup Program Manager CEE, OVHcloud

 broadcast

Ballroom B

September 25th, 2025 | 1.30 p.m. – 2.30 p.m.

SECTORS OF THE PROPERTY MARKET

Propertynews.pl Talks: Dormitories, PRS

1.30 p.m. – 2.00 p.m. Private dormitories – are they going to become a new class of assets in portfolios of investment funds?

Lack of spare rooms in public dormitories, the growing popularity of Poland among foreign students, and new expectations of the youth have rendered private dormitories one of the most promising investments in the property market. What cities need them the most, offering the best conditions for such investments? Profitability, opportunities, risk. Inspiration from the west – what can we learn from our neighbours? Are private dormitories going to become a new class of assets in portfolios of investment funds?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Tomasz Dąbrowski**, Managing Director, Zeitgeist Asset Management Poland
- **Marcin Golly**, Investment Director, 1 Asset Management
- **Michał Stępień**, Country Manager, Speedwell Poland

Host:

- **Grażyna Kuryłło**, editor, PropertyNews.pl

2.00 p.m. – 2.30 p.m. Housing crisis – an opportunity for PRS?

The entire region is suffering from a lack of affordable residential properties. PRS is gaining on popularity, but can its growth continue in a highly regulated environment where the costs of financing are high? Could prefabrication allow to build faster, cheaper?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Maciej K. Król**, Chief Development Officer, Member of the Management Board, Resi4Rent
- **Dariusz Pawlukowicz**, Vice-President of the Management Board, Vantage Development SA
- **Paweł Sobień**, Corporate Clients Director, Santander Bank Poland

Host:

- **Dawid Zmuda**, Editor, PropertyNews.pl

Ballroom A

September 25th, 2025 | 1.30 p.m. – 2.30 p.m.

SECTORS OF THE PROPERTY MARKET

Data centres and technological investments – a new pillar of the property market?

As the digital transition is driving the growth of technological properties, data centres are becoming a key asset in Poland's cities and regions. What opportunities does this trend bring for developers, operators, and local government? What models of cooperation could accelerate the development of this industry in Poland? How to marry high demand for power with ESG goals and limitations of the grid? Can a surplus of heat from data centres be fed into municipal grids?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Janusz Gutowski**, Head of DC&Energy Projects Development, Axi Immo
- **Przemysław Konieczka**, Head of Operations, Fund Manager, Newport by Panattoni
- **Adam Ponichtera**, Managing Director, Data4 w Polsce
- **Tomasz Wojtylak**, Contract Execution Director, Atlas Ward

Host:

- **Marcin Sawicki**, Journalist, TVN

Ballroom CDE

September 25th, 2025 | 1.30 p.m. – 2.30 p.m.

INVESTMENTS

The irresistible city. Urban fabric as a magnet of the future

How to create places that buzz with activity all day long? How to design mixed-use places that combine accommodation with services as well as social and leisure functionalities. Squares, streets, boulevards – can they regain their significance as hearts of local communities and centres of everyday life? What makes a city work and why can't it be one dimensional.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Ewa Fudali-Bondel**, Deputy Mayor of Dąbrowa Górnicza
- **Mariusz Jankowski**, Head, Investor Services Department, City of Katowice
- **Grzegorz Kwiecień**, Senior Project Manager – Chief Project Manager, Wilanów Park, Nhood Services Poland
- **Bartłomiej Oset**, Vice-President of the Management Board, NDI Development
- **Marta Sękulska-Wrońska**, Architect, CEO, Partner, WXCA
- **Dawid Sporysz**, Managing Director, NOHO Investment

Host:

- **Anna Sołomiewicz**, Editor, PropertyNews.pl, PropertyDesign.pl

 broadcast

Ballroom B

September 25th, 2025 | 3.00 p.m. – 4.30 p.m.

SECTORS OF THE PROPERTY MARKET

The housing sector after the boom – the new reality of developers, the government, and clients

After years of rapid growth, the sector of residential properties is entering a new phase. Data gathered in the years 2020-2025 indicate that there is much difference between regions and the needs of clients have become more demanding. Price is no longer a key criterion – equally important are quality, functionality, and the credibility of the developer. In the face of a slowdown, demographic shift and new legislation, professionals are favoured. How is this new reality navigated by companies, the government, and the market itself?

1:1 conversation:

- **Grzegorz Tomaszewski**, President of the Management Board, PFR Nieruchomości
- **Grażyna Kuryłło**, editor, PropertyNews.pl

The following persons have been invited to participate in the discussion (alphabetical order):

- **Adam Czerniak**, Vice-President, Krajowy Zasób Nieruchomości (National Properties Reserve)
- **Karol Dzięcioł**, Member of the Management Board, Develia SA
- **Mikołaj Konopka**, President of the Management Board, Dom Development
- **Bartłomiej Solik**, Vice-President of the Management Board, TDJ Estate
- **Grzegorz Tomaszewski**, President of the Management Board, PFR Nieruchomości

Host:

- **Robert Chojnacki**, Founder, Tabelaofert.pl

Ballroom A

September 25th, 2025 | 3.00 p.m. – 4.30 p.m.

SECTORS OF THE PROPERTY MARKET

The sector of office properties in Poland 4.0 – new needs, new locations, new standards of investments

Where new offices should be built and where the existing ones should be modernized? What does "attractive office space" mean? Office blocks as part of a mixed-use investment. What investments have the best prospects of attracting tenants and increasing in value? In CEE, on the rise are secondary cities that attract business with low costs of operation. Which locations are going to emerge victorious from the competition?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Łukasz Ciesielski**, Managing Director, Strabag Real Estate
- **Tomasz Michalczyk**, Head of Office Agency, AXI IMMO
- **Paulina Petyńska**, Leasing Director, Yareal Polska
- **Izabela Potrykus**, Head of Leasing Offices, CPI Property Group Poland
- **Sebastian Sala**, business unit director Antal, SSC/BPO
- **Marta Zawadzka**, Head of Leasing and Asset Management, Tri Granit

Host:

- **Aneta Wieczorek-Hodyra**, Editor, PropertyNews.pl

Ballroom CDE

September 25th, 2025 | 3.00 p.m. – 4.00 p.m.

FINANCING

Where to look for capital to finance investments in the property market? Banks, stock exchange, REITs and Polish capital, alternative sources of funding

High interest rates, banks' increasing selectivity and legislative pressure are decreasing the amount of capital available for the property market. Can the capital market, private equity funds, bonds and mezzanine financing assume the role of key funders? Will REITs eventually be launched in Poland, thus opening the Polish market to domestic capital and boosting its growth? What methods of financing do developers of commercial and residential properties choose? What instruments, structures and partnerships are coming to vogue in the new market reality?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Agata Gola**, Head of Property Finance at Construction & Property Finance Department, PKO Bank Polski
- **Magdalena Izdebska**, Deputy Director, Investment Banking Department, Noble Securities SA
- **Joanna Makowiecka-Gatza**, President of the Management Board, Pracodawcy RP [Employers of the Republic of Poland]
- **Radosław Świątkowski**, Co-founder, President of the Management Board, Reino Group
- **Tomasz Trzósł**, President of the Management Board, EPP Sp. z o.o.

Host:

- **Marek Paczuski**, Senior Director, Investment Services, Colliers

Ufficio Primo (the courtyard under the dome)

September 25th, 2025 | 7.00 p.m.

EVENING GALA

Prime Property Prize Gala and the final of the PropTech Festival competition

The Prime Property Prize statuettes are going to be presented at a formal gala under the dome of Ufficio Primo. At the 15th edition of Prime Property Prize, 12 awards will be presented in the traditional categories. Additionally, to celebrate the 15th jubilee of Property Forum, 5 special awards will be presented in distinction of companies and personalities that over the past 15 years have had a significant influence on the transition of Poland's property market, setting the trends in its development. Distinguished will be ambitious projects, investments, and personalities that have had a profound influence on the development of Poland's commercial and housing property market.

This year's gala will also see the awarding of PropTech Festival 2025 distinctions. PropTech Festival is an event for creators of innovative technologies for properties. Creative, innovative, advanced, tailored to the future and needs of the market – these words best describe the solutions that will be presented to managers of largest companies operating in the property market: developers, investors, facility managers and tenants.

Ballroom A

September 26th, 2025 | 10.00 a.m. – 11.00 a.m.

SECTORS OF THE PROPERTY MARKET

Propertynews.pl Talks: Flats, condos and hotels

- **10.00 a.m. – 10.30 p.m. Flats and premium condos – the new face of luxury**

The market for premium properties is growing, but the expectations of clients are changing. A prestigious location is no longer enough – what matters are technologies, ESG, and personalisation. What trends are going to shape luxury housing properties?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Mariusz Gajewski**, Head of Sales, Marketing and Communication, BPI Real Estate Poland
- **Agnieszka Kaleta**, Sales and Marketing Director, Monting Development
- **Dawid Sporysz**, Managing Director, NOHO Investment
- **Michał Zalewski**, Investment Manager, INA Management

Host:

- **Dawid Zmuda**, Editor, PropertyNews.pl

- **10.30 p.m. – 11.00 p.m. Polish resorts under pressure. Where does potential for growth end and problems begin?**

Resort hotels are growing stronger, but the challenges they face are becoming more imposing: seasonality, increasing costs, changing expectations of guests, and limited space. Are summer, winter and long weekends enough to keep them afloat throughout the year? The problem of urban chaos and insufficient infrastructure is becoming more severe. Where does the potential for growth of sea resorts end and barriers to investment begin?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Henryk Orfinger**, Chairman of the Supervisory Board, Dr Irena Eris
- **Jan Wróblewski**, co-founder, Zdrojowa Invest & Hotels

Host:

- **Aneta Wieczorek-Hodyra**, Editor, PropertyNews.pl

Ballroom CDE

September 26th, 2025 | 10.00 a.m. – 11.00 a.m.

TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT

Energy transition

Carbon neutrality, ESG, costs of energy, legislation... – energy transition is one of key factors determining the value, design and management of facilities. The obligations and requirements that developers, investors and owners of buildings must meet. The future of properties that will meet both the expectations of climate and the market. Energy transition as a practical investment alternative for developers and investors.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Maciej Dąbrowski**, Manager, Development and Energy Transition Department, Veolia Energia Warszawa
- **Andrzej Drożdż**, Facility Management Director, CPI Property Group
- **Bartłomiej Kisielewski**, architect, Partner, Horizonte Studio
- **Bartosz Marcol**, Sustainability i ESG Manager, Globalworth Poland
- **Rafał Pakuła**, Energy Sales Specialist for Business Clients, Tauron

Host:

- **Ilona Otoka**, Deputy Director, ESG and Sustainability, Savills Poland

 broadcast

Ballroom B

September 26th, 2025 | 10.00 a.m. – 11.00 a.m.

FINANCING

Polish capital in the property market – how to stimulate it?

Polish investors are willing to invest in properties, but they lack the tools, scale and predictable legislation. The lack of REITs, fragmentation of the market and legislative barriers limit the flow of capital to the market. What instruments could change the situation? What is blocking the development of local funds and investment vehicles? Is there still a chance for Polish capital to win at home?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Elżbieta Chmiel**, Member of the Management Board, PFR Nieruchomości
- **Tomasz Krzyk**, Director, Investment Banking Department, Noble Securities SA
- **Małgorzata Sablińska**, Business Development and Capital Raising Director, Accolade
- **Witold Zatoński**, Founding Partner, Syrena Real Estate

Host:

- **Jolanta Trzpiola**, Associate Director, Axi Immo Group

 broadcast

Ballroom B

September 26th, 2025 | 11.30 a.m. – 12.30 p.m.

THE 15TH ANNIVERSARY OF PROPERTY FORUM AND PROPERTYNEWS.PL

The 15th anniversary of Property Forum and PropertyNews.pl

Invited Participants (in alphabetical order):

- **Kamil Kowa**, Managing Director, Savills Poland
- **Renata Osiecka**, Founder, Managing Partner, AXI IMMO
- **Marek Roefler**, President of the Management Board, Dantex Holding
- **Jarosław Zagórski**, Managing Director, Ghelamco Poland

Host:

- **Małgorzata Burzec-Lewandowska**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group
- **Robert Posytek**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group

Ballroom A

September 26th, 2025 | 11.30 a.m. – 12.30 p.m.

SECTORS OF THE PROPERTY MARKET

Revitalisation 2.0 How to create value within old walls in a forever changing property market?

Almost 70% of all buildings in CEE are in need of modernisation. New investments are becoming more expensive, while financing them turns out to be a major challenge. Should investors abandon the concept of greenfield for the sake of modernising existing properties? Office blocks quickly go out of fashion, hotels are more frequently established in historical buildings, while city centres are in dire need of change that will help them serve their community and protect the architectural legacy. What challenges, costs and legislative barriers does such transformation entail? How practical is the support offered by the relevant institutions in Poland and how make sure that modernized objects offer both commercial and social value? How to carry out a strategic transformation of these properties so that they generate new value for modern tenants?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Radosław Górski**, Operational Director, Member of the Management Board, Atlas Ward
- **Piotr Grochowski**, Chief Architect, Arche Group
- **Katarzyna Kopszak-Dziurkowska**, Development Director, Member of the Management Board, Apsys Polska
- **Ada Walentek**, Director of Market, Real Estate and Asset Management Services, Nhood Services Poland
- **Szymon Wojciechowski**, President of the Management Board, APA Wojciechowski Architekci

Host:

- **Grażyna Kuryłło**, editor, PropertyNews.pl

Ballroom CDE

September 26th, 2025 | 11.30 a.m. – 12.30 p.m.

SECTORS OF THE PROPERTY MARKET

Offices in retreat? Not quite yet

In an era of hybrid work, the office is no longer a necessity – it must therefore become a choice. Companies still invest in offices but in a new formula – office as a service, flexible space. A recipe for a perfect office.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Cezary Błaszczyk**, Managing Director, HB Reavis Investments Poland
- **Thomas Jodar**, Head of Workthere, Savills Polska
- **Dominik Kuc**, Member of the Board, GrowSpace Foundation
- **Bartosz Trzop**, Founder, President of the Management Board, architect, Trzop Architekci

Host:

- **Karolina Markowska**, Chief Editor, PulsHR.pl

Ballroom A

September 26th, 2025 | 1.30 p.m. – 2.30 p.m.

SECTORS OF THE PROPERTY MARKET

Propertynews.pl Talks: Retail

Shopping centres as hubs connecting retail, services and technologies. Retail is currently undergoing a digital transition – shopping centres must keep up. E-commerce, integration of sales channels, order fulfillment within city centres, click & collect, personalized offer and data analysis in real time – it is no longer an innovation but a standard. At the same time, shopping centres are undergoing a transformation. Apart of being just retail outlets, they are a multifunctional platform enabling contact with the client. The new tenant mix includes much more than just fashion or food brands, having extended to car dealerships, offices of development companies, doctors' surgeries, or education facilities.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Marcin Klammer**, Managing Director, Polish Council of Shopping Centres
- **Magdalena Nazarewicz**, Business Development Director Europe, MR.DIY Poland
- **Marek Noetzel**, Operational Director, NEPI Rockcastle

Host:

- **Edyta Kochlewska**, Chief Editor, dlahandlu.pl

Ballroom CDE

September 26th, 2025 | 1.30 p.m. – 2.30 p.m.

TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT –

Facility Management 4.0 – technology and ESG in facility management



There is much more to facility management than just costs optimisation. More frequently, it involves digitalisation, automation, and ESG. How are AI, IoT and other technologies transforming FM? What benefits can be obtained from sustainable growth?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Michał Bryszewski**, Member of the Management Board, Head of Property & Asset Management, Savills Poland
- **Jacek Grelewicz**, President of the Management Board, Impel Mobi Group, Vice-President of the Management Board, Impel Synergies
- **Paweł Kozawski**, Business Development Director, Mobile Coverage Institute
- **Michał Litewnicki**, Sustainability & Innovations Manager, CPI Property Group Poland
- **Michał Maciejczak**, Director, Head of Facilities Management, Kaufland Poland
- **Agnieszka Niezgodzka**, Associate Director Asset Management, Accolade

Host:

- **Aneta Wieczorek-Hodyra**, Editor, PropertyNews.pl

 broadcast  PL|EN simultaneous interpretation

Ballroom B

September 26th, 2025 | 1.30 p.m. – 2.30 p.m.

THE 15TH ANNIVERSARY OF PROPERTY FORUM AND PROPERTYNEWS.PL

The 15th anniversary of Property Forum and PropertyNews.pl

Invited Participants (in alphabetical order):

- **Przemysław Krych**, Founder, Cornerstone Investment Management
- **Jan Wróblewski**, co-founder, Zdrojowa Invest & Hotels

Host:

- **Małgorzata Burzec-Lewandowska**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group
- **Robert Posytek**, Editorial Director – Real Estate, Architecture, Interiors, PTWP Group

Ballroom A

September 26th, 2025 | 3.00 p.m. – 4.00 p.m.

TECHNOLOGIES, ESG AND NEW MODELS OF MANAGEMENT

Management and ESG

- **3.00 p.m. – 3.30 p.m. Fire under control. How do fire regulations affect building design and management?**

The draft of new regulations significantly improving fire safety in buildings represents real changes for investors, designers, and contractors. Which buildings are affected by the proposed changes? What needs to change in terms of materials, documentation, and industry practices? Will the regulations affect the investment process? Experts, developers, and company representatives discuss the real consequences and best practices.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Dariusz Gołębiowski**, Vice-President of the Management Board, PZU LAB SA
- **Monika Hyjek**, Fire Safety Expert, ROCKWOOL
- **Marek Siara**, Member of the Management Board, Cracow Council of FSNT-NOT, Expert on Fire Safety Systems

Host:

- **Anna Sołomiewicz**, Editor, PropertyNews.pl, PropertyDesign.pl

- **3.30 p.m. – 4.00 p.m. Crisis-ready properties**

Changing climate, challenges faced by the power industry, wars, floods and risk posed by infrastructure demand more from properties – apart from pleasing the eye, they are also supposed to be “resilient”. Shelters, active facades, water reserves, micro energy sources... – what other boxes should a building tick to be “crisis-ready”?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Marek Kuryłowicz**, Executive Director, Kuryłowicz & Associates
- **Michał Leszczyński**, Head of Legal Department, Polish Association of Developers

Host:

- **Anna Sołomiewicz**, Editor, PropertyNews.pl, PropertyDesign.pl

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Ballroom B

September 26th, 2025 | 3.00 p.m. – 4.00 p.m.

INVESTMENTS

Propertynews.pl Talks: Warehouses and airports

3.00 p.m. – 3.15 p.m.

Airports as a driving force of investment

Nowadays, airports are not only part of transportation infrastructure but also a driving force of urban and business development, attracting offices, logistics operations, warehouses, hotels, apart hotels and even residential and medical investments. Directions for development of major airports and potential for investments in properties. How to invest (in the shadows, or...) in the light of a runway.

The following persons have been invited to participate in the discussion (alphabetical order):

- **Joanna Bryx-Ogrodnik**, Director of Development Investments Department, Centralny Port Komunikacyjny
- **Adam Sanocki**, Member of the Management Board for Strategy and Marketing, Polskie Porty Lotnicze SA

Host:

- **Adam Sierak**, Editor, WNP.pl

3.15 p.m. – 4.00 p.m.

Warehouses in CEE – the market is booming but not everywhere

Poland and Czechia are still leaders of logistics in Europe. However, investors are becoming more selective. Which is the right way – giant production halls for reshoring or compact centres of urban distribution (last mile)? Key question: which warehousing formats will survive market selection and prove profitable?

The following persons have been invited to participate in the discussion (alphabetical order):

- **Joanna Bryx-Ogrodnik**, Director of the Development Investment Office, Central Communication Port
- **Michał Chodecki**, Director, Head of Industrial, Savills Poland
- **Andrzej Potyra**, Head of Żabka Property Fund, Żabka Group
- **Adam Sanocki**, Member of the Management Board for Strategy and Marketing, Polish Airports SA
- **Paulius Stulgaitis**, Fund Manager, EIKA Asset Management
- **Ewa Zawadzka**, Head of Development, MDC²

Host:

- **Adam Sierak**, Editor, WNP.pl