Property Forum 2026
28-29 September 2026
Sheraton Grand hotel, Warsaw

simultaneous interpreting PL|EN **Live Broadcasts & Recordings**

28 September 2026			
	BALLROOM A	**BALLROOM B**	**BALLROOM CDE**
9.00 a.m.	The opening of registration for guests		
9.30 a.m. - 11.00 a.m.	OPENING SESSION The resilience and timelessness of properties		
11.00 a.m. - 11.30 a.m.	Break		
11.30 a.m. - 12.30 p.m.	CITY AND SPACE Warsaw. City, revitalisation, and the map of the capital city	MACROECONOMICS AND CAPITAL Poland among top economies. How to attract investments and make them stay in Poland for longer?	MACROECONOMICS AND CAPITAL Energy and operational self-reliance
12.30 p.m. - 12.45 p.m.	Break		
12.45 p.m. - 1.45 p.m.	CITY AND SPACE Warsaw. The revitalisation of Warsaw's Praga Północ district. A city closer to its residents.	WAREHOUSES, INDUSTRY, LOGISTICS Warehouses, logistics, industry. Poland in competition for European operations	PROPERTY TALKS 12.45 p.m. - 1.15 p.m. Property Talks. Flexibility, adaptability, and interdisciplinarity of properties. 13.15 p.m. - 1.45 p.m. Property Talks. Demographics and the changing profile of the user
13:45-14:30	Break		
2.30 p.m. - 3.30 p.m.	CITY AND SPACE A city to invest or to live in? The new scramble for land.	COMMERCIAL SECTORS Offices. Which way to go? New development, modernisation, or repurposing?	PROPERTY TALKS 2.30 p.m. - 3.00 p.m. Property Talks. Selectivity and quality instead of scale 3.00 p.m. - 3.30 p.m. Property Talks. Relationships and long-term quality
3.30 p.m. - 3:45 p.m.	Break		
3.45 p.m. - 4.45 p.m.	MACROECONOMICS AND CAPITAL Polish capital in need of fuel. How to finance the development of the property market?	COMMERCIAL SECTORS Hotels. The market is booming, but it is becoming increasingly selective	CITY AND SPACE Recycled properties. The second life of buildings and new functions of a city
7.00 p.m.	Prime Property Prize Awards Gala		

29 September 2026			
	BALLROOM A	**BALLROOM B**	**BALLROM CDE**
9.30 a.m.	The opening of registration for guests		
10.00 a.m. - 11.00 a.m.	FLATS AND LIVING Premium flats. Luxury redefined	FLATS AND LIVING PRS, dormitories, senior living. Is living in Poland finally maturing?	COMMERCIAL SECTORS Data centres. Infrastructure for the new economy.
11.00 a.m. - 11.30 a.m.	Break		
11.30 a.m. - 12.30 p.m.	WAREHOUSES, INDUSTRY, LOGISTICS	COMMERCIAL SECTORS Retails parks. A success story of	COMMERCIAL SECTORS Offices. More than square metres. What does the tenant of today really need?

POLSKIE TOWARZYSTWO WSPIERANIA PRZEDSIĘBIORCZOŚCI SA
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NIP: 954-21-99-882 REGON: 273754180 KRS: 0000316388 Sąd Rejonowy Katowice-Wschód w Katowicach, Wydział VIII Gospodarczy - Krajowego Rejestru Sądowego Kapitał zakładowy: 803 455,00 zł

	Logistics close to the customer. Warehouses, cities and last mile delivery	the format or a risk of saturation?	
12.30 p.m. - 1.15 p.m.	Break		
1.15 p.m. - 2.15 p.m.	COMMERCIAL SECTORS Trade without autopilot. The client votes faster than an Excel spreadsheet.	MACROECONOMICS AND CAPITAL Who is buying Poland today? Funds from the CEE at the table.	FLATS AND LIVING Residential housing: a new chapter. What is really driving demand today?
2.15 p.m. - 2.30 p.m.	Break		
2.30 p.m. - 3.30 p.m.		COMMERCIAL SECTORS Property & asset management. How to maintain the value of a property in a time of change?	

28 September 2026

28 September 2026 | 9.30 a.m. - 11.00 a.m. | Ballroom ABCD
OPENING SESSION

The resilience and timelessness of properties
How to design, finance and manage assets that are capable of weathering market, social and technological shifts? The market of properties is no longer a simple game of scale, cheap capital and growth on autopilot. Those who are faster to recognize risk and better adjust their assets to the current market situation will gain an advantage.

28 September 2026 | 11.30 a.m. - 12.30 p.m. | Ballroom B
MACROECONOMICS AND CAPITAL
Poland among top economies. How to attract investments and make them stay in Poland for longer?
Recommended by Rzeczpospolita

- Is Poland going to utilize new supply chains, AI, data centres, the defence and power industries, and the reconstruction of Ukraine?
- Do we have what it takes: energy, land, infrastructure and the ability to make quick decisions?
- Can lengthy procedures discourage investors and make them choose other markets?
- How can cities and regions prepare a viable investment product?
- Is Poland capable of anchoring new business just like other countries do?

28 September 2026 | 11.30 a.m. - 12.30 p.m. | Ballroom A
CITY AND SPACE
Warsaw. City, revitalisation, and the map of the capital city

- Which direction is the centre of Warsaw moving: The Wola district, the vicinity of the Palace of Culture and Science, the Praga district, or the vicinity of the Main Railway Station?
- Is Warsaw developing a joint city centre or a few competing centres?
- How are new investments, transport, public space and mixed-use changing the map of the city?
- Is the business heart of Warsaw's city centre becoming a place to live as well?
- What role will urban planning, railway, underground and the quality of selected partners play?

28 September 2026 | 11.30 a.m. - 12.30 p.m. | Ballroom CDE
MACROECONOMICS AND CAPITAL
Energy and operational self-reliance
Is energy becoming a key factor determining the value of a property? How to find the right balance between energy efficiency and increasing ESG requirements? Is operational self-reliance a competitive advantage or simply a necessity?

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28 September 2026 | 12.45 p.m. - 1.45 p.m. | Ballroom B
WAREHOUSES, INDUSTRY, LOGISTICS
Warehouses, logistics, industry. Poland in competition for European operations
WNP.pl recommends

- Has Poland become a European hub instead of being a mere CEE market?
- How are the presence of Chinese companies, nearshoring, defence, e-commerce, Port Polska, and nuclear reshaping demand?
- Will a warehouse deprived of energy, intermodal capabilities and services become a product of second choice?
- How is the significance of light production, value added and automation increasing?
- Will Poland attract more value, or will it just become a logistics base for Europe?

28 September 2026 | 12.45 p.m. – 1.45 p.m. | Ballroom A
CITY AND SPACE
Warsaw. The revitalisation of Warsaw's Praga Północ district. A city closer to residents.

- Can the Praga Północ district undergo revitalisation without driving away its current residents?
- How to marry the protection of legacy, new investments, flats, services, and public space?
- Can revitalisation improve the quality of life instead of just increasing the price of properties?
- What role can the city, private investors, housing cooperatives, tenants and local business perform?
- Can Praga become a role model for more responsible transformation of a district?

28 September 2026 | 12.45 p.m. – 1.45 p.m. | Ballroom CDE
PROPERTY TALKS

- **Flexibility, adaptability, and interdisciplinarity of properties.**
- **Demographics and the changing profile of the user**

12.45 p.m. - 1.15 p.m. Property Talks. Flexibility, adaptability, and interdisciplinarity of properties.
How to design properties that can be repurposed without losing value? Can mixed-used and hybrid spaces become a standard in all sectors, or will they remain the domain of selected locations? How in practice can we combine living functions, work, services, and competences of architecture, technologies, and business within one project?

1.15 p.m. - 1.45 p.m. Property Talks. Demographics and the changing profile of the user
How to design properties for five generations present in the same market but differing in needs and lifestyles? How are the expectations of users towards their workplace, living space, and leisure changing? How will the aging of society influence the structure and function of the property market?

28 September 2026 | 2.30 p.m. – 3.30 p.m. | Ballroom B
COMMERCIAL SECTORS
Offices. Which way to go? New development, modernisation, or repurposing?

- Is there still place for new offices in Poland, or is the market entering a period of selective supply?
- Warsaw vs. regional cities. Which locations have the greatest potential?
- How to design offices that will remain cost-effective, energy-efficient and functional 10-15 years from now?
- What is the competitive advantage of developers? The address, architecture, ESG, flexibility, infrastructure, or relationship with the tenant?

28 September 2026 | 2.30 p.m. – 3.30 p.m. | Ballroom A
CITY AND SPACE
A city to invest or to live in? The new scramble for land.

- How to marry cities, industry, logistics, offices, retail, and greenery?
- Is a lack of planning driving the prices of land up?
- How will rail, public transport, and the metropolitan fringe change the map of investments?
- Can mixed-use architecture solve the problem of land deficit?
- Who should decide on the purpose of top locations?

28 September 2026 | 2.30 p.m. – 3.30 p.m. | Ballroom CDE
PROPERTY TALKS

- **Selectivity and quality instead of scale**
- **Relationships and long-term quality**

2.30 p.m. - 3.00 p.m. Property Talks. Selectivity and quality instead of scale
The era of building for scale is over. What is replacing it? What defines the quality of properties? Is it standard, technologies, user experience, location, flexibility, or the resilience of the asset? To what extent are users ready to pay a premium for a better product and long-term value?

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3.00 p.m. - 3.30 p.m. Property Talks. Relationships and long-term quality
Can relationships with tenants and users become a primary factor in the value of a property? How to build loyalty and trust in a world characterized by increasing competitiveness and rapidly changing needs? Should a property be perceived as a platform for services, experiences and relationships instead of offering usable space only?

28 September 2026 | 3.45 p.m. – 4.45 p.m. | Ballroom B
COMMERCIAL SECTORS
Hotels The market is booming, but it is becoming increasingly selective

- Which formats and locations offer the largest potential and which ones pose a threat of overinvestment?
- How is the cost of construction, energy, labour and financing changing the profitability of investments and decisions made by investors?
- Will the future belong to resorts, lifestyle hotels, and mixed-use projects that combine multiple streams of revenue?
- How is the expanding MICE sector affecting hotels' design and the client's expectations towards their offer?

28 September 2026 | 3.45 p.m. – 4.45 p.m. | Ballroom A
MACROECONOMICS AND CAPITAL
Polish capital in need of fuel. How to finance the development of the property market?
Recommended by Parkiet
Why has Polish capital still not lived up to the scale of the market?

- What could be the role of bonds, the public market, and banks in financing developers? Are commercial REITs the missing link in Poland's capital market?
- Should the private investor finance property purchases with bonds, REITs, or funds?
- What role could Warsaw Stock Exchange, Investment Fund Companies (pol. TFI), Employee Capital Plans (pol. PPK), Collective Investment Undertakings (pol. OKI), investments companies, banks, and private capital play in it?
- Who will own and finance top properties in Poland ten years out?

28 September 2026 | 3.45 p.m. – 4.45 p.m. | Ballroom CDE
CITY AND SPACE
Recycled properties. The second life of buildings and new functions of a city

- Will repurposing existing buildings become one of the leading trends in the development of the property market?
- What facilities have the greatest potential of repurposing: offices, factories, shopping centres, hotels, churches, schools, or public facilities?
- Could repurposed building become a viable answer to land scarcity, soaring costs of construction, and pressure exerted by ESG requirements?
- How far can we go in repurposing historical buildings, without compromising their historical and architectural significance?
- Who should be responsible for unleashing the potential of vacant buildings: cities, private investors, operators, local communities, or all of them together?

28 September 2026 | 7.00 p.m.
EVENING GALA
Prime Property Prize
This year will see the 16th edition of Prime Property Prize. The competition recognizes those who build value that goes beyond a single project: those who set quality standards, respond to the evolving needs of users, create top-tier assets, and make decisions that shape the development of the commercial and residential property market in Poland.
Prime Property Prize aims to distinguish those who – through the scale of their operation, quality of investments, bold decisions, long-term thinking and impact on cities, users, and the economy – transform the market.

29 September 2026

29 September 2026 | 10.00 a.m. - 11.00 a.m. | Ballroom A
FLATS AND LIVING
Premium flats. Luxury redefined

- What is today's definition of luxury in terms of housing?
- Is the location and standard of finishing enough for a property to be deemed premium?

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- How is the significance of quality of life, privacy, services available in the neighbourhood, design, and experience increasing?
- How are the expectations of premium clients changing?
- Will the premium sector remain resilient to market volatility, or will it also be subject to the new market selectivity?

29 September 2026 | 10.00 a.m. - 11.00 a.m. | Ballroom B
FLATS AND LIVING
PRS, dormitories, senior living. Is living in Poland finally maturing?

- Is the “living sector” in Poland becoming a class of assets in its own right?
- What is blocking PRS: land deficit, financing availability, legislation, costs, or operators?
- Will dormitories become the strongest segment in the “living sector”?
- Is senior living a response to demographic trends, or still a niche?
- How to price assets where the operator is the key?

29 September 2026 | 10.00 a.m. - 11.00 a.m. | Ballroom CDE
COMMERCIAL SECTORS
Data centres. Infrastructure for the new economy.

- Are data centres becoming one of the key segments of the property market?
- How does the development of AI and digital services affect demand for data centres?
- What challenges do investors face in the context of energy, location, and technical infrastructure?
- Can data centres become a new, stable class of investment assets?
- Are data centres aligned with the strategy of assets resilience?

29 September 2026 | 11.30 a.m. - 12.30 p.m. | Ballroom A
WAREHOUSES, INDUSTRY, LOGISTICS
Logistics close to the customer. Warehouses, cities and last mile delivery

- Will the development of e-commerce and fast deliveries change demand for warehouses in cities and around conurbations?
- How to align urban logistics with traffic flow, noise control, greenery and cities’ space policies?
- Can small formats prove an important complement to large logistics parks?
- Where does logistics ends and competition for top plots in a city begins?
- How to design logistics hubs that are business-effective and acceptable to a city?

29 September 2026 | 11.30 a.m. - 12.30 p.m. | Ballroom B
COMMERCIAL SECTORS
Retails parks. A success story of the format or a risk of saturation?

- Where do retail parks have the greatest potential of growth?
- Is the market bordering on saturation in regional cities?
- How are the expectations of tenants towards location, scale, and quality of retail parks changing?
- Will parks remain the safes format in retail, or are they going to become increasingly different?
- What will determine the value of a retail park: location, tenant mix, everyday shopping, or cost resilience?

29 September 2026 | 11.30 a.m. - 12.30 p.m. | Ballroom CDE
COMMERCIAL SECTORS
Offices. More than square metres. What does the tenant of today really need?
PulsHR.pl recommends

- Is an office still a workplace, or a means to attracting employees?
- How is the role of an office changing in hybrid organisations?
- Are tenants interested in surface area, flexibility, experience, or effectiveness?
- How should owners of offices respond to cost pressure, ESG, and new requirements of employees?
- Which office blocks can prove their functionality?

29 September 2026 | 1.15 p.m. - 2.15 p.m. | Ballroom B
MACROECONOMICS AND CAPITAL
Who is buying Poland today? Funds from the CEE at the table.

- How do funds from the CEE perceive Poland today?
- Is Poland a strategic market or just a lucrative opportunity after the market correction?
- What is purchasable today: warehouses, retail space, living space, offices, mixed-use, or data centres?
- How does Poland compare to Czechia, Romania, Hungary, and Austria?
- Does regional capital better identify local risk factors?

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COMMERCIAL SECTORS
Trade without the autopilot. The client votes faster than an Excel spreadsheet.
dlahandlu.pl recommends

- Can large shopping centres continue to growth through scale?
- How do demographics and local demand verify strategies of the owners of retail properties?
- Are tenant mix, locality, and low vacancy rate becoming the hard currency of the market?
- How is the role of a shopping centre evolving: from a shopping place to a local ecosystem of services?
- Do owners of retail properties really listen to the local customer?

29 September 2026 | 1.15 p.m. - 2.15 p.m. | Ballroom CDE
FLATS AND LIVING
Residential housing: a new chapter. What is really driving demand today?

- Is housing regaining balance or entering a new phase?
- What has a bigger impact on demand: interest rates, credit rating, prices, or demographics?
- How do developers adjust their strategies to expensive land and more risk-averse buyers?
- What is the major problem today: demand, supply, or affordability?
- How do migration and concentration in conurbations affect the map of demand?

29 September 2026 | 2.30 p.m. – 3.30 p.m. | Ballroom B
COMMERCIAL SECTORS
Property & asset management. How to maintain the value of a property in a time of change?

- How is the role of property and asset managers changing: from administration to asset value management?
- How to limit operational expenses without compromising quality and user experience?
- How are data, automation, and AI transforming facility management, tenant experience, and energy consumption?
- How to manage older assets that require refurbishment, repositioning, or repurposing?
- What is the ultimate value driver: costs, tenant profiles, energy efficiency, ESG, or asset management?

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