

Portfolio Property X 2025 program

28th May 2025

Day 0. ! - Portfolio X-Cycling Day - 27 May - The next milestone of the Portfolio X-Cycling experience is here this year!

We're gearing up for the third time to boost the pace of the market players! Cycle with us from Budapest – or join from Lake Velence or Akaratya – all the way to Balatonfüred, the site of Hungary's freshest business experience conference! Portfolio's Cycling Day is once again dedicated to sustainability, sport, ESG, relaxed networking, and real challenges. Let's raise the pace of Hungarian business life together – on two wheels! **Our Portfolio X-Cycling Day event is free for all participants of the Portfolio Property X 2025 conference; however, all participation fees collected will be donated to charity.**

28 May - Registration

Session I - What's Changing Today?

Moderator: Kata Tóth, Conference project leader, Portfolio

09:00 - 09:55 „Let the networking in” - Kick-off coffee break in one of the country's most beautiful gardens

09:55 - 10:00 Photo highlights of the X-Cycling Day heroes - A cheerful opening before a key business day

Speaker:

Gergely Ditróy, Business Development Director, Portfolio

10:00 - 10:20 What Can We Hold On To? - A macroeconomic overview and reflection on the first half of the year

Speaker:

István Madár, Senior Analyst, Portfolio

10:20 - 10:35 Bringing the Crystal Ball Back to Life! - Property market status report

Speaker:

Gábor Borbély, Director, CBRE

10:35 - 11:15 Stabilising Unpredictability - How are market leaders responding?

Moderator: **Dr Dániel Ódor MRICS**, Partner, Taylor Wessing

Conversation participants:

András Ábrahám, Project Director, Skanska Hungary

Mátyás Gereben MRICS, Country Manager, CPI Hungary

Lóránt Kibédi Varga MRICS, Managing Director, CBRE Hungary

Álmos Mikesy, Deputy CEO, Gránit Alapkezelő

11:15 - 11:45 EnergyX - Energy supplies in the crossfire

Moderator: **Márk Balástyai**, Chief Executive Officer, Futureal Energy

Conversation participants:

Zsolt Somogyi, Co-Founder, CEO, Parkl Digital Technologies Kft.

Zsolt Veres, Country General Manager, Schneider Electric Hungária Zrt.

11:45 - 12:00 Presentation

Speaker:

Péter Pál, Executive Director, Re-Energy

12:00 - 12:45 „Office Wars” - The Office Market’s Battle in a Changed World

Moderator: **Dávid Horváth**, Director, Head of Workplace Services, Colliers

Conversation participants:

Amarilla Cseke, Leasing and Asset Director, Skanska Hungary

Anita Hancz MRICS, Sales Director - Offices, Wing Zrt.

Zoltán Király, Architect, TIBA Építész Stúdió

Tibor Ruzsinszki, ingatlan befektetési igazgató, Gránit Alapkezelő

Csilla Vattay, Head of Leasing, GTC Hungary

Networking lunch

Session II

Moderator: Kata Tóth, Conference project leader, Portfolio

14:00 - 14:35 NeXt Balaton! - Tourism and Real Estate Development in One of the Country's Most Strategic Regions

Moderator: **Dr. Benedek Kovács**, Partner, Head of Real Estate, Baker & McKenzie Budapest

Conversation participants:

Andrea Róna, Group Director of Development, Danubius Hotels

dr. Domonkos Schneller, Chairman, Magyar Kerékpáros Szövetség

Dr Ernő Takács, Chairman, IFK

14:35 - 15:10 Housing Market in Turmoil - A Surge of Subsidies and Risks All at Once powered by RICS

Moderator: **Gergely Nagy**, Corporate Regional Manager, OTP Bank

Conversation participants:

Ádám Banai PhD, MRICS, Executive director for monetary policy instruments, financial stability and foreign reserve management, Magyar Nemzeti Bank

Ákos Kiss, CEO, Property Market

Viktor Máté, Director, Real-Estate Expert, BDO Corporate Finance

15:10 - 15:50 Resurrection Postponed!? - Classic vs. Alternative Investment Products

Moderator: **Adorján Salamon MRICS**, CEO, ESTON International

Conversation participants:

Máté Galambos, Business Development Director, Colliers

Gábor Kutas, Founder, CEO, Recorde Alapkezelő

Attila Madler, Asset Management Director, CPI Hungary

Szabolcs Szimler, Director, International Real Estate Transaction, Indotek Group

The pétanque court at the Díszkert awaits you!

Play solo or in pairs – courtesy of **CBRE!**

Coffee X early champagne break

Session III

Moderator: Kata Tóth, Conference project leader, Portfolio

16:10 - 16:50 "MIPIM All-Stars" - Focus on Logistics and Industrial Real Estate

powered by IFK

Moderator: **Gábor Borbély**, Director, CBRE

Conversation participants:

Virág Marossy, vezérigazgató, Debreceni Vagyonkezelő Zrt.

Rudolf Nemes, CEO, HelloParks

Tamás Pirint, CEO, Logicon Invest Hungary Kft.

Ádám Székely, Managing Director, Owner, Innovinia, IFK, Vice-chairman

16:50 - 17:30 Where Are Market Leaders Focusing? - Property Development X Financing X Construction

Moderator: **Gergely Ditróy**, Business Development Director, Portfolio

Conversation participants:

Ferenc Furulyás, Managing Director, iO Partners Hungary Kft.

János Gárdai, CEO of Futureal Development & SSP / Group Asset Management Director, Futureal Group

Miklós Gyertyánfy MRICS, Chief Executive Officer, Granit Polus

László Wolf, Member of the Board, Deputy Chief Executive Officer, OTP Bank Plc., Commercial Banking Division

Networking, Experiences, and Standing Reception Late Into the Night

At the end of a full day of professional programs, we'll have the chance to discuss the most exciting industry topics in a relaxed atmosphere – the perfect setting for building successful new business relationships. The high-quality

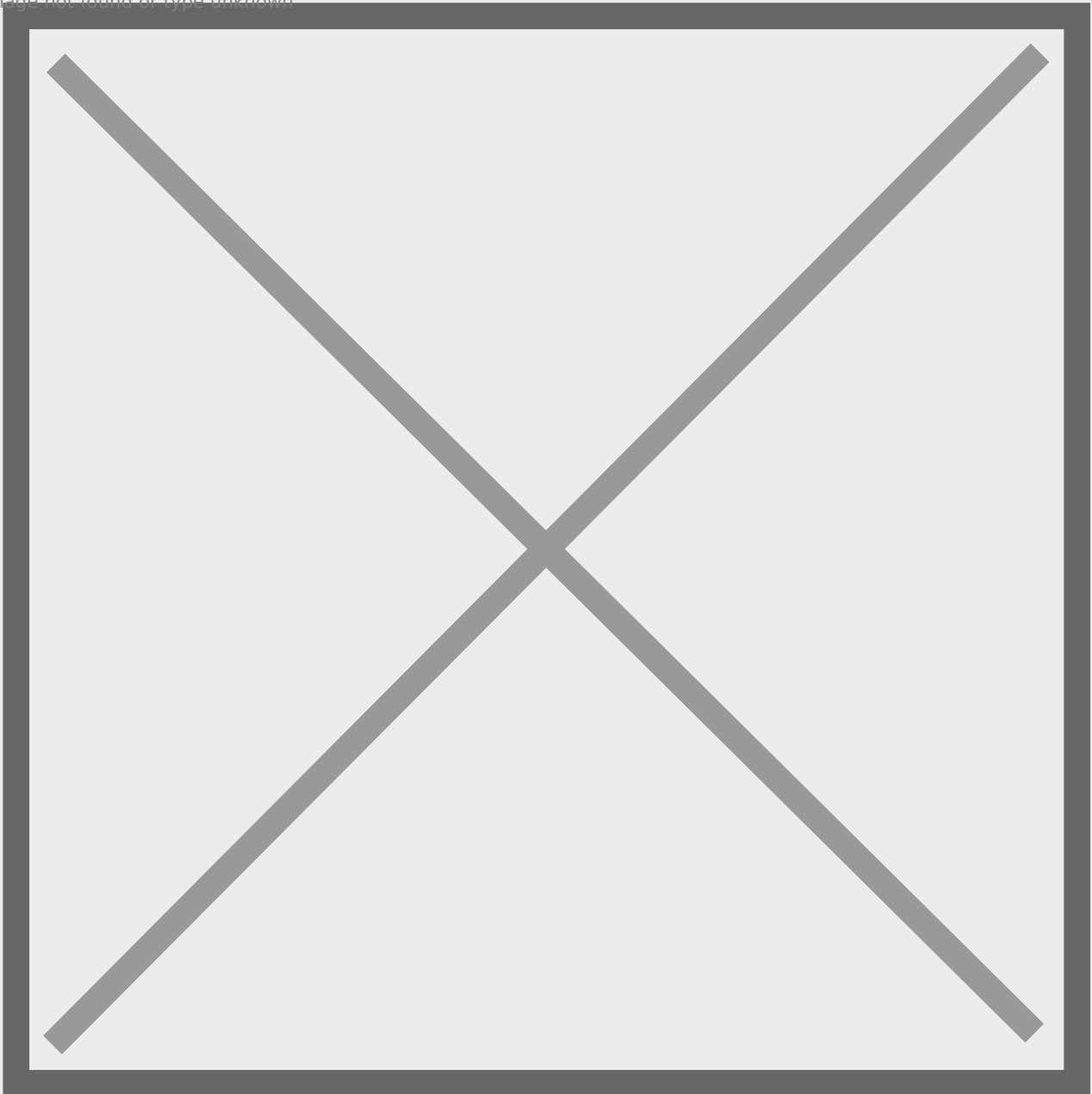
Balaton vibe will be enhanced with delicious bites and a vibrant selection of drinks.

Starting from 5 PM, our guests are welcome at the **Futureal & HelloParks Champagne Bar**, and of course, we haven't forgotten about cocktail lovers either!

The **pálinka tasting** will be brought to us by **Márton & Lányai** – stay with us and enjoy!

Meet and toast with the key players of the real estate market - all in true Balaton style!

Image not found or type unknown



29th May 2025

Morning networking " Stretch X Run " - powered by Taylor Wessing

Property & Facility Managment Forum X Brunch

Moderator: Roxána Pásztor, Sustainability Project Leader, Portfolio

09:15 - 09:25 Wake Up with Menti - Morning Mini-Survey

Focus on Property Management and Operations

**09:25 - 09:40 What Does the FM Sector Want? - Let's Start with the
Challenges of the Operations Market**

Time To Sum Up the Difficulties and Necessary Actions!

Speaker:

Gábor Décsi MRICS, LEO, benchmarking group leader, DOME Facility Services
Group, Managing Director

09:40 - 09:50 Előadás

Speaker:

Gábor Szarvas, ügyvezető, Greenbors Consulting Kft.

09:50 - 10:40 A Competitive Edge or Survival? - What Makes Modern Operations Work?

The world of real estate is diverse; there is no question about that. There is room for everything from luxury to Z-grade across any function. But what are the current options in the premium 'A' and 'B+' categories—the cream of the market—when it comes to technical equipment, service quality, data collection, energy efficiency, ESG compliance, cost optimisation, health maintenance, or even the integration of AI?

Moderator: **Zsuzsa Pálfalvi**, Director of FM - NEO Property Services, ESG Working Group Leader - LEO

Conversation participants:

Krisztina Deutsch MRICS, Director of Leasing and Marketing, Etele Plaza

Ákos Héjj MRICS, ügyvezető igazgató, Generali Ingatlan

András Sólyom, ügyvezető igazgató, SmartFM Ingatlanüzemeltető Kft

Gábor Szarvas, ügyvezető, Greenbors Consulting Kft.

Csaba Szij, Deputy-CEO, B+N Referencia Zrt.

10:40 - 11:30 The Cycle of Adaptation - The Shell Means Almost Nothing → Service and Content Rule the Game!?

In recent years, our properties have undergone a radical transformation—primarily in terms of technical sophistication and the services offered. The shell, that is, brick, concrete, and glass, matters less and less. What counts more is sustainability, measurability, health, comfort, and a quality environment. Or is that easier said than done?

Moderator: **Valter Kalaus MRICS**, Managing Partner, Newmark VLK Hungary

Conversation participants:

Miklós Egri, Group COO – Group Chief Operating Officer, GTC Hungary

Antal Garamvári, Deputy Director of RE Sales, Erste Asset Management

Zsolt Hintenberger MRICS, Managing Partner, Realiscon

Zsolt Kákosy MBA FRICS, Senior Director, Head of Property Management, Icon Real Estate Management Kft.

Zoltán Mikó, CEO, Future FM

Throwback: Property X 2024 Highlights

