

ROMAN FORTUNA

MRICS, Chartered Surveyor
Board Member
CP Roman Fortuna sp zoo



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CP Roman Fortuna Sp. z o.o.
KOLMEX Building
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Poland

Roman has completed projects, among others, for the following clients in Poland, Italy, Hungary, Czech Republic, Latvia and Russia.

- AAREAL Bank,
- AIRO Catering Services,
- Amway,
- Apollo-Rida,
- AIG/Lincoln,
- BPH,
- BPH SA,
- BPH Bank Hipoteczny
- Bank PKO BP,
- BIG Bank Gdański/
Millenium Bank,
- Bayerische Vereinsbank
AG,
- Brau Union BBAG,
- Caterpillar,
- Clorox,
- CEIDCO/TKG
International,
- Commercial Union,
- Coca-Cola,
- Decoma,
- Depfa,
- Deutsche Bank,
- Eurohypo Bank,
- Firumu Real Estate
- Fujifilm,
- Fazer,
- Giraud,
- General Electric,
- GTC,

PROFESSIONAL EXPERIENCE

Roman Fortuna has 14 years experience of the polish commercial property sector services in Poland. He started his professional career at international real estate consultants' companies joining Price Waterhouse Real Estate Group in 1993. In 2004 he founded CP Roman Fortuna Sp. z o.o. and became Board Member.

Roman has been extensively engaged on property valuation, agency services regarding warehouse / production, office and retail properties, acquisition of commercial properties on behalf of multinational and Polish firms, both market researches and property market analysis regarding various sectors of real estate market as well as feasibilities studies of commercial developments.

**SIGNIFICANT INSTRUCTIONS
SIGNIFICANT VALUATIONS**

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International developer property portfolio in Central Europe (30 locations)	350,000
Warehouse and production property portfolio for Bank	40,000
Portfolio of dozen or so warehouse and logistic parks	320,000
Portfolio of five development sites for shopping centers' developer	500,000
Office building Saski Point	10,000
Office building Media Business Center	30,000
Office buildings PZU Tower and City Gate	70,000
Microsoft office building	9,000
Warehouse park Bokserska Distribution Center	15,000
Warehouse park Żerań Park	50,000
Warehouse park Diamond Business Park Warsaw	30,000
Mixed office and warehouse park Platan I	30,000
Planned shopping centre in Warsaw	40,000
Portfolio of 40 retail properties for bank	-
Portfolio of 4 leisure properties	40,000
Leisure property in Sardinia, Italy	-
Portfolio of 9 industrial properties used by brewery	200,000
Production factory of total buildings' and land area	450,000
Three production properties for bank	135,000
Production property in Szczecin	30,000
Development site zoned shopping center	95,000
Development site owned by Bank	200,000
Listed Property in west part of Poland	7,000
Residential development property	400,000
Two prestige tenement houses in Warsaw City Center for developer	3,000
Sport Stadium in Poznań	65,000
Fair value of few thousand fixed assets and buildings for pharmaceutical company of total buildings and lands area	1,300,000
Fair value of production property owned by company from electronic industry factory	60,000
Fair value of about 1000 fixed assets and buildings for pharmaceutical company of total buildings and lands area	100,000

SIGNIFICANT MARKET ANALYSIS

Modern office space market in Warsaw for bank
Modern office space market in Gdańsk, Gdynia and Sopot, Wrocław, Katowice, Łódź for developer
Office space market in Szczecin and Poznań for bank
Office Properties market in Łódź, Szczecin, Poznań for bank
Polish warehouse market for international developer

- Heitman Int. Found,
- Honda Poland,
- HypoVereinsbank,
- ING Real Estate,
- IVG,
- ITI Group,
- Jeronimo Martins,
- Kimball Electronics,
- Kingspan,
- Kulczyk Holding,
- LIM Joint Vrniture,
- LSG Sky Chefs,
- Marley,
- Metro Group,
- Mitsubishi,
- Navigant Consulting,
- Neste,
- Nowakowski Piekarnie,
- PC Jutrzenka,
- Pilkington,
- Polmicon,
- Platan Group,
- Prospect Estates,
- PSC,
- PZU Grupa,
- Raab Karcher,
- Smiths Industries,
- Syngenta,
- Saint Gobain,
- Tarus Holding,
- TrizecHahn,
- Tyrolit,
- TK Development,
- Texaco,
- TVN,
- Unigate,
- USA Embassy,
- Union Miniere,
- Wagony Świdnica,
- WBK - Bank Zachodni,
- Wejchert Invstments,
- Wurth,
- Valeo,
- Viterra,
- ZF Polpharma.

Polish modern warehouse market for international developer

Warehouse Market in Warsaw and Wrocław for international developer

Development sites market for shopping centers in Poland for international retail developer

Retail development sites market in Poland for global car production company

Development sites market for zoned supermarkets in Poland for global retailer

Development sites market for mixed warehouse- office use in Poland for international production concern

Residential market near Warsaw for international developer

Residential market in Warsaw for international developer

SIGNIFICANT TRANSACTIONS

Acquisition of several retail development sites in Poland on behalf of Texaco

Acquisition of about. 5.0 ha industrial site for Valeo in Skawina

Acquisition of about. 4.0 ha industrial site for international company from automotive industry

Leasing of about 5.000 sqm modern warehouse space in DBPP for AIG/Lincoln by Energis

Marketing and leasing of several thousand sqm of modern warehouse space in OBC and WDC

Leasing of industrial property in Bielsko Biala for Smiths Industries, tenant representation services

Leasing of Valeo Distribution head office In Poland, tenant representation services

Leasing of regional Raab Karcher logistic centre in Warsaw (Saint Gobain Group), tenant representation services

Leasing of regional Saint Gobain Dystrybucja Budowlana two retail property in Warsaw, tenant representation services

Leasing of retail premises Veromoda in Poland, tenant representation services

EDUCATION

Roman is a Civil Engineer with master degree. In 1993 he was graduated from Warsaw Polytechnic at postgraduate diploma at Property Valuation. In 2002, after completing a postgraduate diploma in Property Valuation and Management from Sheffield Hallam University in UK, he became a Chartered Surveyor, MRICS (Member of the Royal Institution of Chartered Surveyors in London, UK).

PROFESSIONAL QUALIFICATIONS

- Member of the Royal Institution of Chartered Surveyors,
- Polish Licensed Property Valuer,
- Polish Licensed Property Agent.

ACHIEVEMENTS

- Actually a Member of Standard Committee regarding adapting property valuation standard for balance/accounting purposes in Poland (KSW.1) to International Accounting Standards (IAS).
- In 1995 - 2001 a Board Member of Warsaw Association of Property Valuers';
- In 1995 - 1999 a member of the Arbitrary Commission of Polish Federation of Valuers' Associations
- Since 1998 speaker in many polish and international conference regarding real estate properties
- Since 1997 a member of Warsaw Association of Real Estate Agents
- Since 1996 lecturer at courses and postgraduate studies at Warsaw Polytechnics and Warsaw University
- In 1994 a member of the Team of Experts preparing Polish version of the property valuation standards "TEGOVA";
- Author of many publications regarding real estate market;