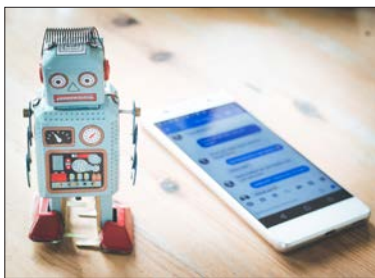


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news

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special



Artificial intelligence is currently on everyone's lips. For many people, it raises either exaggerated hopes or exaggerated fears. AI can be helpful in many cases, it can do some things better than humans, but it cannot replace humans.

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events



Established events are celebrating anniversaries, others are expanding their spectrum and adapting to the challenges of the times. It's worth taking a closer look.

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DEAR READERS!



After the summer break, SPH Newsletter is back again. The autumn continues with more events than in the previous weeks. The largest of these in the property and investment sector has been Expo Real in Munich for many years. Despite some prophecies of doom, the trade fair will once again take place in seven halls this year and a glance at the constantly updated list of exhibitors shows that the number and internationality of the exhibitors is once again impressive.

The conference programme is also constantly updated. Two of the topics in the Expo Real Forum can already be found in this edition: Thinking about AI and, in this context, the topic of cyber security. Of course, there will be many more panels, lectures and presentations. The conference programme in 2024 is probably bigger than ever before.

Last spring, I wrote the article 'Camping site instead of yacht?' about Mipim. Well, the trade fair lake in Munich is not suitable for yachts, but the outdoor area at Messe München is suitable for camping. This year, for the first time, a temporary campsite for mobile homes will be offered there during Expo Real. Yes, times are changing.

You can find detailed information about everything on the Expo Real homepage. We will be covering at least some aspects in the next issue, which will be published before the trade fair. Already looking forward to seeing what Expo Real will be like in these changed times is

Yours,



Andreas Schiller

NEWS FROM CEE/SEE



The Miro office building on Șoseaua București-Ploiești in Bucharest's Băneasa district was developed by Speedwell and will be completed in 2021.

HILI PROPERTIES BUYS REMAINING STAKE IN BUCHAREST OFFICE BUILDING

Hili Properties, the real estate arm of Hili Ventures, has secured the remaining 25% shareholding of the company which owns the Miro office building in northern Bucharest. The company has initially purchased 75% of the project from Speedwell in 2022. The office project has a leasable area of 23,000 sqm.

REVETAS SELLS TRIGRANIT TO CZECH INVESTOR

Revetas Group has announced the sale of TriGranit to DRFG Investment Group for an undisclosed sum. TriGranit has over two decades of operations and has completed nearly 50 landmark projects, adding 1.7 million sqm of leasable area across seven countries in the CEE/SEE region. As part of the transaction, TriGranit will continue to operate under its established brand, encompassing the entire development area of the group.

The two companies have an existing collaboration. Since last year, they have been jointly developing a logistics park in the group's portfolio, located in western Poland. TriGranit will implement DRFG group projects and continue previously contracted projects such as Millennium Gardens in Hungary and Bonarka for Business B4B in Krakow. Additionally, TriGranit will continue working with Revetas group on ongoing developments.

TEWOX BUYS TWO RETAIL PARKS FROM CAPITAL PARK GROUP

Tewox, managed by the Lords LB asset management company from Lithuania, has announced the acquisition of two additional retail parks in Poland from Capital Park Group.

The newly acquired retail parks in Łódź and Radom span nearly 10,000 sqm and host around 30 tenants. This investment marks Tewox's third venture into the Polish market, bringing its total holdings to eight retail parks encompassing 55,700 sqm of retail space.

PANATTONI SECURES FINANCING FOR PANATTONI PARK BIERUŃ

Panattoni has obtained EUR 10.5 million in financing from Alior Bank to support the construction of Panattoni Park Bieruń I in Upper Silesia. The new industrial centre, covering nearly 20,000 qm, is slated for completion in February 2025.

Panattoni Park Bieruń I is located 2.5 km from the centre of Bieruń, 1.5 km from National Road 44, and 17 km from the intersection of the A4 motorway and the S1 expressway. The ongoing construction of a junction on the S1, which connects to Bielsko-Biała, will further enhance the park's connectivity to local, national, and international markets.



Central Business Tower

Office Building
Frankfurt

Helaba | 



Cantata

Residential
Washington, D.C.
USA



Tour Sequana

Office Building
Issy-les-
Moulineaux
France



Varso Place

Office Building
Warsaw
Polen



Windmill Green

Office Building
Manchester
Great Britain



Glories

Portfolio
Barcelona
Spain



The Flow Building

Mixed Use Property
Prague
Czech Republic

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Values with impact.



Towarowa 22 in Warsaw's Wola district is a mixed-use project being developed by AFI Europe and Echo Investment. The first construction phase is the Office House building.

PEKAO AND SANTANDER BP GRANT LOAN FOR TOWAROWA 22 PROJECT

A consortium led by Bank Pekao and Santander Bank Polska has extended a EUR 103.4 million construction and investment loan to AFI Europe and Echo Investment for the Office House building in Warsaw, along with a PLN 20 million VAT working capital loan. The first phase of the Towarowa 22 mixed-use project is set to be completed by spring 2025.

Office House, the initial component of the Towarowa 22 project, is being developed between Towarowa, Pańska, and Miedziana streets in Warsaw. This nine-storey building will provide 31,000 sqm of office and retail space.

CTP BUYS INDUSTRIAL PROJECTS AND LAND FROM GLOBALWORTH IN ROMANIA

Industrial developer CTP has completed the purchase of six industrial projects and a land bank from Globalworth in Romania for an undisclosed sum.

The purchased portfolio comprises industrial projects in Bucharest, Arad, Pitești, Oradea and Timișoara. As part of the deal, CTP also purchased 30 ha of land for further potential developments in Western Romania.

CZECH INVESTOR PATRIA ACQUIRES SLOVAK INDUSTRIAL PARK

Garbe Industrial Real Estate CEE has completed the sale of Garbe Green Park Piešťany in Slovakia. The nearly 28,000 sqm industrial park is fully leased. The buyer is Patria investiční společnost, a.s., part of ČSOB. After the sale, Garbe will remain the property manager in Green Park. The value of the transaction was not published.

CPIPG SECURES REFINANCING OF THREE OFFICE ASSETS IN WARSAW

CPI Property Group Poland has concluded a green refinancing transaction with Aareal Bank amounting to more than EUR 277 million for three office properties in Warsaw. The funds received will be used for the refinancing of three Warsaw office properties: Warsaw Financial Center, Equator IV and Eurocentrum. The transaction was carried out in accordance with the principles contained in Aareal Bank's Green Finance Framework specifying the lending institution's criteria for granting green financing.

SCALLIER SELLS RETAIL PARK IN ROMANIA

Polish group Scallier has sold its retail project Funshop Park Turda in Turda to BT Property Alternative Investment Fund for an undisclosed amount. The project has a leasable area of over 9,000 sqm. The deal marks the fund's entry in the retail market, where it aims to expand in the next period. BT's fund was launched in 2022 and currently has assets of EUR €32 million. Its portfolio comprises real estate in Romania with a leasable area of over 40,000 sqm.



Format office complex was developed by Torus and has been completed in 2022. The private equity fund Greenstone has now acquired an 80% stake in the building.

TORUS SELLS FORMAT OFFICE BUILDING IN GDAŃSK

Private equity fund Greenstone has acquired an almost 80% stake in a special purpose vehicle owning the Format office building in Gdańsk. The vendor was Torus. The price has not been disclosed. Format, which offers nearly 16,000 sqm of office space, is located at the border of Oliwa and Przymorze district.

REVITALISATION PLANNED FOR WARSAW'S HISTORIC TELEPHONE AND TELEGRAPH BUILDING

Zeitgeist Asset Management is preparing the revitalization of the Telephone and Telegraph Office building in Warsaw at 45 Nowogrodzka Street. When completed in 1933, the building reached 42.5 m in height and was the tallest skyscraper in the capital.

The Telephone and Telegraph Office building is an outstanding example of functionalist architecture in pre-war Warsaw. It was to become Poland's first project constructed with a steel frame structure.

CONSTRUCTION WORK BEGINS ON PANATTONI PARK GDAŃSK CITY AIRPORT

Panattoni has begun work on Panattoni Park Gdańsk City Airport, a new project in the district of Pomerania. The development is being built on a speculative basis and will comprise two modern distribution buildings with a combined area of over 18,400 sqm.

Being located in the direct vicinity of Gdańsk Airport and within 3 km of the Tricity bypass, the centre has connections to both local and international transport infrastructure. It is around 20 km from the seaport and the Baltic Hub Deepwater Container Terminal while being just 13 km from the centre of the city. Panattoni Park Gdańsk City Airport will comprise two buildings, one of 14,702 sqm and the other of 4,351 sqm.

CROMWELL PROPERTY GROUP SELLS POLISH RETAIL PORTFOLIO TO CZECH INVESTOR

Real estate investor and fund manager Cromwell Property Group announced the sale of six retail centres across Poland, held by the Cromwell Polish Retail Fund (CPRF), to Star Capital Finance for EUR 285 million. The portfolio totals more than 219,000 sqm and includes rights in six shopping centres: Janki in Warsaw, Kometa in Toruń, Korona in Wrocław, Tulipan in Łódź, Ster in Szczecin and Rondo in Bydgoszcz.

MLP GROUP SECURES FINANCING FROM ING BANK ŚLĄSKI

ING Bank Śląski S.A. has agreed to provide MLP Group funding totalling EUR 26.8 million, to be used to finance new investment projects in the MLP Poznań and MLP Poznań II logistics parks and to refinance existing liabilities under bank loans. MLP Poznań is located in Koninko, near the S11 expressway connecting Poznań and Katowice. The park is situated approximately 16 km from the centre of Poznań and 4 km from the A2 motorway. Ultimately, it will provide almost 90,000 sqm of warehouse and production space to be built on an area of 20 ha.



Passerinvest has laid the foundation stone for the Hila project in Prague's Brumlovka (Prague 4). The usage concept envisages office space, rental housing units, retail and services.

PASSERINVEST LAUNCHES CONSTRUCTION OF OFFICE PROJECT IN PRAGUE

With the ceremonial knocking of the foundation stone, Passerinvest Group started the construction of a new office and mixed-use building in Prague's Brumlovka. The building will offer a combination of approximately 20,500 sqm of offices for rent (2nd-8th above-ground floors), 71 rental housing units (9th-15th above-ground floor) and a commercial area of ca. 2,000 sqm on the ground floor. The four underground floors will then provide approximately 420 parking spaces intended exclusively for the tenants of the building, including preparations for charging stations for electric cars. The planned completion of the office part is estimated at the end of 2026, and the full construction, including the residential part, is expected to be completed in the spring of 2027.

SWEDISH INVESTOR ACQUIRES WARSAW OFFICE BUILDING FROM SKANSKA

Skanska has sold the Studio B office building in Warsaw for EUR 86 million to Stena Real Estate AB, an international property company that is a part of the privately owned Swedish Stena Group.

This is already the third transaction between the two parties in CEE. Studio B is part of an office complex designed by Danish Arrow Architects and Polish Grupa 5 Architekci. The first phase offers a leasable space of 17,600 sqm. The construction of the first building started in September 2021 and is just being completed this quarter.

Studio is located in the Wola district in Warsaw, between two metro stations – Rondo ONZ and Rondo Daszyńskiego. Construction of the second phase started in the fourth quarter of 2023 and is scheduled for completion in the fourth quarter of 2025. In total, the project will offer a leasable area of approximately 43,000 sqm.

AUSTRIA TREND HOTEL IN LJUBLJANA SOLD

Generali Adriatic Value Fund, SIF, Peakside Capital and Generali Investments Slovenia have sold the Austria Trend hotel located in the capital of Slovenia. The fund purchased the hotel in 2019 from the Austrian company CA Immo. The buyer is the Serbian company Agromarket d.o.o.

Austria Trend is a 4-star facility located in the capital of Slovenia, right next to the Ljubljana ring road. The hotel offers 214 rooms and 12 apartments, as well as numerous amenities for guests including a restaurant, fitness and wellness area with saunas, a conference centre with 11 rooms, and both surface and underground parking.

PANATTONI: CONSTRUCTION START OF A NEW INDUSTRIAL PARK NEAR ŁÓDŹ

Panattoni is launching the construction of a new speculative centre in the Łódź region. The project is to have an eventual size of close to 30,000 sqm. The new park is to be constructed in the town of Zgierz, just 14 km from Łódź and around 5 km from the Emilia junction on the A2 motorway. Additionally, the new S14 expressway runs close to the site. A total of 13,600 sqm is to be developed in the first stage with this space scheduled for completion in January 2025.

STAFFING



left: Jakub Budyh
right: Emilia Dębowska

JAKUB BUDYCH has joined Peakeside as Business Development Director and will be responsible for the company's expansion in Poland. Jakub Budyh is an experienced professional with several years of experience in the commercial real estate industry. Prior to joining Peakeside, Jakub Budyh was associated with 7R, where he played a key role in co-creating and executing sales strategies, managing investor relations, and seeking new investment opportunities. His prior experience also includes roles at Cushman & Wakefield in their capital markets and valuation department, as well as work for Knight Frank and PricewaterhouseCoopers. He graduated from the Poznań University of Economics, Faculty of Management, with a degree in capital investment and corporate financial strategies and completed postgraduate studies in real estate valuation at the Warsaw University of Technology. For nearly 10 years, he has also held a professional license as a real estate appraiser.



left: Marcin Klammer
right: Tewfik Sabongui

EMILIA DĘBOWSKA has been promoted to the position of Head of Sustainability Europe within Panattoni and will be responsible for sustainable development across all of Europe. Emilia Dębowska has been working in commercial real estate for 15 years having previously begun her professional career in the banking sector. She has been with Panattoni for almost 10 years. Emilia Dębowska graduated from the Institute for Sustainability Leadership (CISL) at the University of Cambridge. She completed a postgraduate course from the Warsaw School of Economics at the Collegium of Management and Finance. She also holds a degree in management and marketing from the WSB National Louis University.



Nina Stapf

MARCIN KLAMMER is new Managing Director of the Polish Council of Shopping Centres (PRCH). Marcin Klammer managed a number of companies in the real estate, consulting and engineering sectors. He served as Chairman of the Board at HB Reavis, BNP Paribas Real Estate and Arcadis/EC Harris.

TEWFIK SABONGUI, CEO of the Czech branch of the real estate consultancy Colliers, will expand his responsibilities and take over the management of the Slovak office as well. The current managing director in Slovakia, Richard Urvay, left his position by the end of April. Tewfik Sabongui previously worked for the international consultancy Jones Lang LaSalle for over 14 years, first in management positions and then in senior management. Then, in 2017, together with Petr Žalský and Eduard Forejt, they founded their own real estate consulting company, Threesixty. A year later, however, the company merged with the Czech branch of Colliers International, with Tewfik Sabongui first becoming Managing Director and later CEO.

NINA STAPF is new Head of the Real Estate Management Specialists department at Deka Immobilien since 1 April 2024. The business graduate is responsible for asset management for the entire hotel and retail portfolio as well as relationship management with the major tenants of Deka Immobilien's property funds. Nina Stapf succeeds Björn Niehuss, who has taken over as Head of the Real Estate Management Germany unit. Nina Stapf previously headed the fund management of Deka-ImmobilienEuropa for eight years.

LETTINGS



AFI KARLÍN, PRAGUE

CZECH REPUBLIC 

Wolf Theiss, a law firm active in Central, Eastern, and South-Eastern Europe, will move to AFI Karlín in October, occupying two floors totaling 1,350 sqm. Additionally, European media and entertainment company Sky CP Limited is establishing a development centre on the 1,350 sqm in the building. The AFI Karlín office complex, also known as Butterfly, was completed in early 2018 and is located near the Křižíkova metro station. It offers 23,000 sqm of leasable space.

BATORY I, WARSAW

POLAND 

ZST (Zintegrowane Systemy Techniczne), based in the Batory I building, has decided to expand its office and has signed a lease agreement for an additional 400 sqm. As a result of the expansion, it will occupy a total of 1,700 sqm. ZTS has been a tenant in the Jerolimskie Avenue building since 2016. Batory Building I is a six-storey office building, completed in 2000 and offering 6,600 sqm of leasable space.

OXYGEN PARK, WARSAW

POLAND 

Adara, a distributor of ingredients of the German specialty chemicals company Evonik, has decided to move into Oxygen Park. The company has leased 366 sqm of office space in Building A in the Warsaw complex. Another tenant is LSI Software, a provider of IT systems. The company has leased 400 sqm of office space. Oxygen Park, owned by Golden Star Group, is located on Aleje Jerolimskie, and offers 18,300 sqm of space in two buildings.

SKYLIGHT & LUMEN, WARSAW

POLAND 

Decerto has moved into a new office in Warsaw's Lumen building, owned and managed by Globalworth Poland. Decerto has taken over 1,000 sqm of office space. The Lumen building is part of the Skylight & Lumen office complex on Złota Street in Warsaw. The complex and offers a total of more than 49,000 sqm. Both buildings were included in Globalworth's portfolio in 2018.

SKYLINER, WARSAW

POLAND 

Skyliner in Warsaw, has new tenants. The US technology giant Xperi will move into Karimpol's skyscraper at Daszyńskiego Roundabout. The company will occupy nearly 3,000 sqm of space. Skyliner will also house the new headquarters of Process Solutions, a company active in business outsourcing. The tenant will use approximately 1,000 sqm of space. And a renewable energy developer in Poland will occupy the entire 7th floor, approximately 1,500 sqm. This means Skyliner I, offering 21,000 sqm of leasable space, is fully let. Stage II of the complex at Rondo Daszyńskiego is underway, with completion scheduled for the end of 2026. The second tower will have 24,000 sqm of leasable space on 28 floors.

BONARKA FOR BUSINESS, KRAKÓW**POLAND** 

Revetas Capital announced that KION has extended its lease agreement in Bonarka for Business B4B office complex. KION leases a total of 3,900 sqm office space in Buildings E & F. Bonarka for Business is an office park in Kraków, with 8 office buildings providing a total GLA of 76,627 sqm.

BRAIN PARK, KRAKÓW**POLAND** 

Volvo Tech Hub will occupy 10,000 sqm of space at Brain Park C in Kraków. The office complex, owned by Echo Investment, provides a total of 43,000 sqm of office space and nearly 10,000 sqm of green space. It is located at the junction of Pokoju Avenue and Fabryczna Street, in Kraków's Śródmieście district. Brain Park was designed by the Baumschlager Eberle Architekci Kraków studio.

IMAGINE, ŁÓDŹ**POLAND** 

The international audit, tax, technology, business and transactional advisory services company EY has extended its lease agreement for over 1,400 sqm of office space in the Imagine complex in Łódź. EY joined the tenants of the Imagine office complex in Łódź in 2019. The offices of the Łódź branch are located in building A of the Imagine complex, located at the intersection of Piłsudskiego and Śmigłego-Rydza avenues. Imagine office complex consists of three buildings. The two six-storey buildings offer a total of 17,200 sqm of commercial space - 14,800 sqm of office space and 2,400 sqm of retail and service space. The third building includes an above-ground parking garage, offering 356 parking spaces and 49 double bicycle racks.

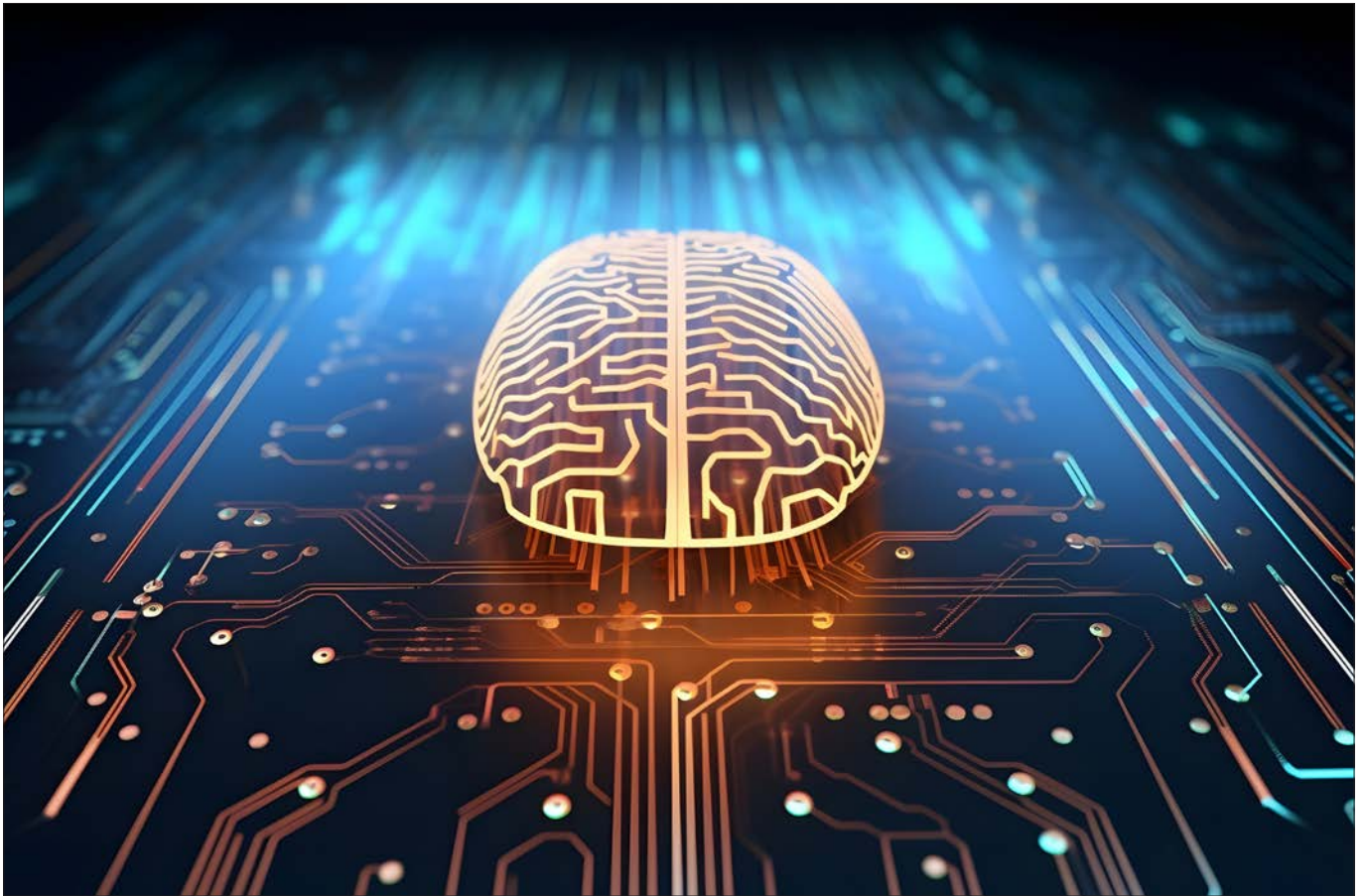
RED TOWER, ŁÓDŹ**POLAND** 

Warimpex has expanded its coworking offer in the Red Tower building in Łódź. There is now 600 sqm of flexible space on the 11th floor, which is managed by Memos. The company now already has four floors of flex space in the Red Tower building, bringing the total to around 2,400 sqm of space. Located on 148/150 Piotrkowska Street, Red Tower offers on 20 floors 12,400 sqm of leasable space. The building has been constructed in 1978 and was purchased by Warimpex in 2022.

SKYTOWER, BUCHAREST**ROMANIA** 

Flanco Retail, a Romanian retailer of electronic and household appliances, announces the move of its headquarters to SkyTower in Bucharest, the tallest building in the country. Flanco occupies the entire 11th floor of SkyTower, spanning over 1,150 sqm. SkyTower Bucharest, owned by Raiffeisen Property Holding International (RPHI), stands 137 meters tall with 37 floors and a 60-meter underground structure for storage and parking. The tower comprises 50,400 sqm of space.

ARTIFICIAL INTELLIGENCE – HYPE OR OF HELP?



Artificial intelligence can be the dawn of a new age of digitalisation. However, it cannot replace people.

Artificial intelligence has been a hotly debated topic ever since ChatGPT found its way into the public. What some see as a technological milestone and the dawn of a new era is viewed with great suspicion by others.

Since the ChatBot ChatGPT was introduced in 2022, politicians, social scientists, philosophers and John Doe, as well as some who are specifically involved in the development and application of artificial intelligence, have been discussing whether the next step in digitalisation, the application of artificial intelligence, or

in short: AI, is a curse or a blessing for humanity, where dangers could lurk and where limits need to be set.

AI is by no means a completely new development; it has already been used in many areas for some time, for example in computer games, search engines and translation programmes, in the automotive industry, in the field of robots, but also in many areas of science and research.

But what exactly is artificial intelligence? The term intelligence is defined as the capacity for abstraction, logic, understanding, self-awareness, learning, emotional

knowledge, reasoning, planning, creativity, critical thinking, and problem solving. In contrast, artificial intelligence can be defined in a somewhat less complex way as a learning system. AI is trained by feeding it with data in order to make predictions and assess their accuracy. The next step is to see how well the trained model makes accurate predictions with new data that it has never seen before.

What AI does not have: self-awareness. And what it is not able to do: to find creative solutions. It can only produce paintings modelled on van Gogh if it has been trained with van Gogh paintings before-

hand. Nor should we expect AI to make ethical and emotional decisions.

So there is no reason to fear that AI will make humans superfluous, nor to hope that AI is the solution to all problems. Like

means that only limited use cases were assumed when training the respective AI working in the background.

The property industry is often regarded as conservative and rather hesitant when

for example, allows a much more accurate assessment of potential and risks in order to make decisions.

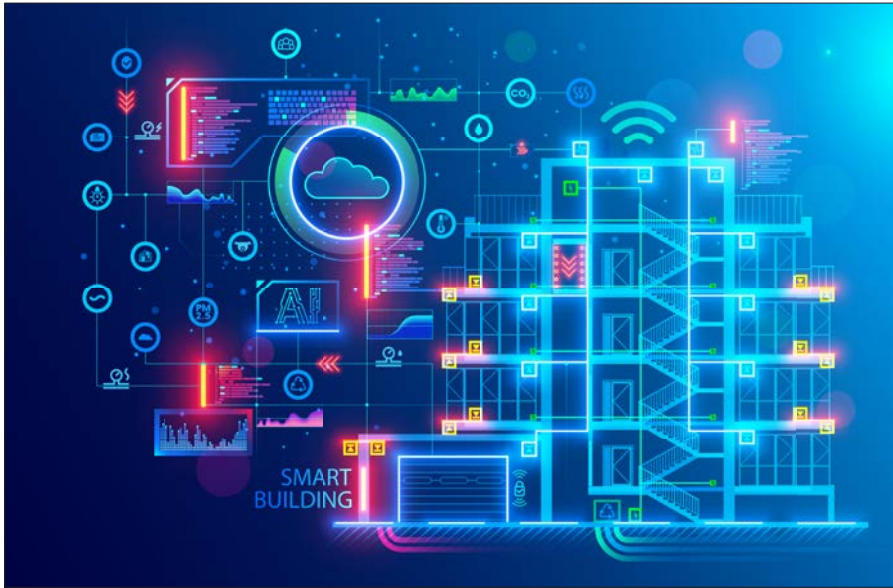
AI can be put to good use in many time-consuming and repetitive tasks, it can take over administrative tasks, it can improve interaction with tenants/customers and generally contribute to greater efficiency in business processes. This applies to portfolio and asset management as well as property and facility management and letting and marketing.

Issues that already played a role in digitalisation are resurfacing in connection with the use of AI. These include acceptance by employees and clients/customers as well as questions of data security and data protection.

Like any technical innovation, AI also arouses diffuse fears and reservations. Yes, it will bring changes to the world of work, but it will also make things easier. Yes, it will place new demands on employees, whereby interdisciplinary competences – interface competences between technical and commercial areas – as well as so-called soft skills – adaptive thinking and problem-solving competences – will increasingly be in demand.

For customers, on the other hand, the more transparent the application of AI is and the better the respective AI masters a highly individualised interaction, the higher the level of acceptance will be. To stick with the example above: A ChatBot that drives you mad because it is inadequately trained in possible customer needs and interaction is unlikely to contribute to acceptance. The quality of AI solutions is therefore also a decisive criterion.

Data protection is a much-discussed topic and there are also clear regulations on the subject. However, large amounts of sensitive data are often used in the training and application of AI. The more sensitive the data, the stricter the data protection requirements.



Building automation in smart buildings already makes extensive use of AI.

digitalisation, it is a technical tool that can be used for both good and bad.

As any AI is only as good as the data with which it has been fed and trained, an effective application ultimately depends on those who develop the corresponding system. The developers, in turn, are dependent on a briefing that is as precise as possible.

One way of clarifying the requirements is to develop possible so-called use cases – scenarios that can occur when a user tries to achieve a specific goal with the help of the AI system under consideration.

All of us have probably despaired at a chatbot that can only provide answers to run-of-the-mill questions, but unfortunately you have a rather unusual enquiry. In these moments, it is tempting to describe artificial intelligence as artificial stupidity. But it is not the chatbot who is stupid. It

it comes to applying technical innovations. A healthy scepticism is certainly not the worst thing, and it can also be advisable not to chase after every new development straight away, but to wait and see.

On the other hand, digitalisation has found its way into the industry since long and AI applications are nothing new. In the field of building automation in particular, AI is primarily used in energy and floor-space management as well as in building security. Here, AI uses interfaces to the outside world to optimise itself, take on complex tasks independently and continue to learn during operation.

But it's not just operational tasks where AI can be helpful. Wherever large amounts of data need to be analysed and complex data patterns need to be recognised, AI is superior to any human brain. Utilising this ability in portfolio analysis,

In the property sector, it is often tenant data that is processed by AI and tenant profiles that can be created, for which the implementation of data protection regulations must be observed. However, although AI in particular has triggered many discussions about data protection, it is AI applications that can help to comply with the complex, if not to say: complicated regulations.

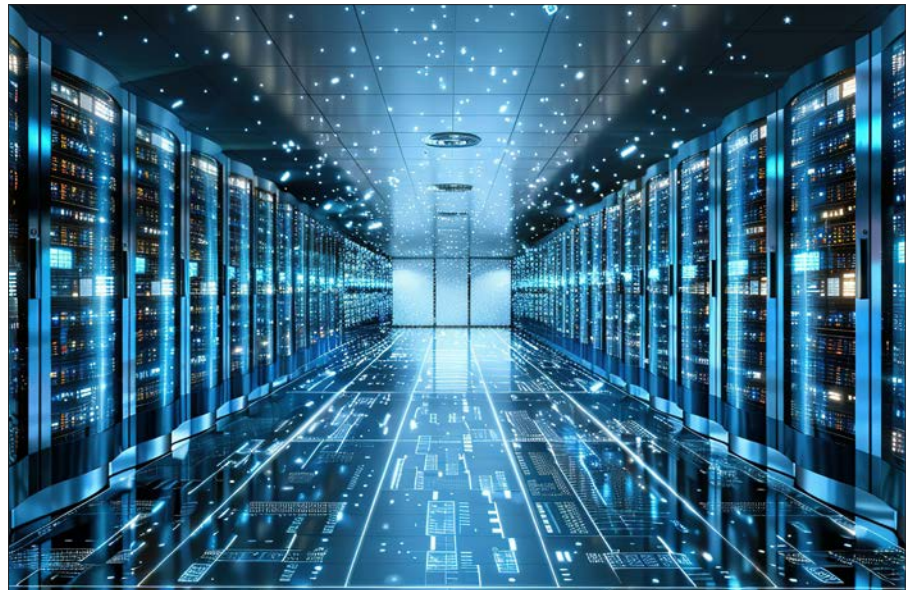
In view of the large amount of data processed by AI, cyber security is becoming even more important. However, as with data protection, AI itself can also be helpful here.

For example, AI-based solutions for data discovery can scan all storage locations and automatically classify the data. Because AI finds patterns and anomalies in large amounts of data quickly and reliably, it is ideal for detecting threats. It can monitor network traffic in real time and immediately notify the employees responsible for data security in the event of suspicious activity.

The AI does not rely on predefined threat patterns, but learns over time what is normal in the network of the respective company and recognises deviating and potentially dangerous activities.

As helpful as AI applications are, not everything should be left to AI. A human should still make the final decision.

To illustrate this with an example from medicine: AI can recognise deviations in



The downside of AI is the enormous energy consumption in data centres.

medical imaging better than any doctor, so it delivers the better results. However, the decision as to whether this deviation requires treatment and how it should be treated is only optimal if not only the AI makes a treatment suggestion, but also the doctor is involved. In other words, the human has to remain in the driver's seat.

And there is another issue that should not be ignored. Although AI can help to optimise the use of energy and resources, it is itself an 'energy guzzler'. This applies in particular to the 'learning phase' of AI, but also to a large extent during use. However, energy consumption also means a high CO₂ footprint if renewable energies are not used exclusively.

For example, Google's CO₂ emissions rose by 13% in 2023, despite the increased use of wind and solar energy. Microsoft also announced in its latest environmental report that its CO₂ emissions last year were 29% higher than in 2020.

The International Energy Agency (IEA) assumes that the total electricity consumption of data centres could double compared to 2022 to 1,000 TWh (terawatt hours) in 2026, which is roughly equivalent to Japan's electricity requirements. This means that any energy savings made possible by AI to protect the climate will be at least partially cancelled out. | **Christiane Leuschner**

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WORTH A LOOK

Established events celebrate anniversaries, others expand their spectrum and adapt to the challenges of the times.

The Institute of the Regions of Europe IRE in Salzburg can look back on 20 years. Founded in 2004, the first 'Conference of European Regions and Cities', now the 'Salzburg Europe Summit', was held in the same year. From the very beginning, the aim was to strengthen subsidiarity in Europe, promote cross-border cooperation and connect the European regions.

For this reason, IRE is organising a ceremony at the Salzburg Residenz on the evening before the start of this year's Salzburg Europe Summit. While the evening will be dedicated to looking back on 20 years of IRE, this year's conference will focus on the EU and its further development. Topics will be 'The EU: No future without reform', 'EU enlargement: A geopolitical necessity', 'How does the EU remain competitive?', 'The EU on the way into the Energy-Union?' and 'Illegal migration to Europe: An unsolvable issue?', a topic that is currently often exploited by populists. A final dialogue is dedicated to a topic that is common to cities and smaller municipalities: 'How do we revive empty town centres?'

Salzburg Europe Summit
20.-22. October 2024
Salzburg Congress
Salzburg, Austria
www.salzburg-europe-summit.eu

The annual 'Cities of Tomorrow' conference organised by AHK Romania has been taking place for eleven years and has always been held in Bucharest. This year, the 12th conference dedicated to the sustainable development of Romanian cities and regions is being held for the



Further information about the events presented here can be found on the internet.

first time in one of the regional centres, more precisely in Oradea in the west of the country.

Not without reason, as not only the capital, but also the country's regional cities have undergone rapid development and modernisation in recent years. But how can we go 'Beyond infrastructure for sustainable urban living?' This question is probably not only on the minds of Romanian city officials.

Cities of Tomorrow
14.-18. October 2024
(Workshops online)
24.-25. October 2024
Oradea Fortress
Oradea, Romania
www.citiesoftomorrow.ro

Real Corp will also be celebrating an anniversary next year: the '30th International Conference on Urban Plan-

ning and Regional Development in the Information Society' will take place in Graz, Austria's second-largest city and third-largest metropolitan region as well as the country's fastest-growing conurbation over the past ten years. The motto of the 30th Real Corp is: 'Urban Innovation – To boldly go where no cities have gone before' with the subtitle 'Medium sized cities and towns as major arena of global urbanisations'. In fact, cities will have to take completely new paths in order to deal with the requirements of climate protection and the consequences of climate change and increasing urbanisation and to develop economic and social resilience.

Real Corp
30th International Conference on Urban Planning and Regional Development in the Information Society
14.-16. April 2025
FH Joanneum University of Applied Sciences, Graz, Österreich
www.corp.at