

# Trends in real-estate markets and valuation challenges in pre and post pandemic times

*By Bogdan MITROI*

Organised by the World Association of Valuation Organisations (WAVO)

This 2<sup>nd</sup> WAVO WEBINAR will be conducted in ENGLISH

## Synopsis

The presentation provides an overview of real estate markets perceptions of pandemic effects in different segments, with insights on trends observed in specific sectors in different geographical regions, focusing on income generating properties from a valuation professional's perspective.

## OPENING REMARKS

**President, World Association of Valuation Organisations (WAVO)**



Opening remarks by Dr Adrian CRIVII, WAVO Executive President 2022-2024

## DISTINGUISHED SPEAKER

### **Bogdan Mitroi**

ANEVAR Certified valuer EI, MAA - EPI, EBM, VE-EPI



With over 10 years of experience in the real estate valuation market, both in banking and consulting sector, Bogdan Mitroi is an active valuation professional in Romania. He started the valuation career back in 2010, after majoring in a technical field and holding an engineering degree in electrical engineering and a master's degree in energetics.

For the first 5 years he specialized in real estate and equipment valuation for secure lending purposes in Raiffeisen Bank and Alpha Bank Romania, as internal valuer. Between 2015 and 2021 he was part of the Transaction and Advisory team of EY Romania as senior valuer and valuation project manager, performing and managing various projects in the valuation field.

Starting 2021, he is Valuation Director with Colliers Romania, coordinating business and equipment valuation team.

Bogdan obtained the first certification in valuation field as real estate certified valuer becoming a member of ANEVAR - The National Association of Romanian Authorized Valuers - the sole professional organization in Romania that organizes, coordinates and authorizes the way in which professional valuers work, as well as representing and protecting professional interests of its members.

Machinery and equipment, and business valuation certification followed in 2013 and 2017 as natural development for a valuation enthusiast.

Passionate in valuation, he also acceded as accredited member, real estate valuation reviewer and ANEVAR lecturer for future valuation professionals' preparation.

## WAVO WEBINAR

Date	Time	Programme
<b>Thursday, 10<sup>th</sup> November 2022</b>	6.45pm	<b>Attendees to login for registration</b>
	7.00 pm	<b>Welcome Speech by Dr Adrian CRIVII, President (WorldAssociation of Valuation Organisations) WAVO</b>
	7.05 pm	<b>Bogdan Mitroi</b>  <b>Synopsis:</b> Global spread of the medical crisis generated by the new virus in 2020 has caused disruptions in most of the world's markets. The real estate market experienced short-term fluctuations and long-term changes in perceptions, requiring repositioning of future strategies. Physical restrictions, current needs and changing individual priorities have had different effects in different parts of the world. In this seminar, Bogdan will provide an overview of the macro trends observed in the main segments of the real estate market - offices, commercial, industrial/logistics and residential. With occupancy rates dropping in a fast pace in the first months in office and commercial location, new trends of coworking spaces emerged worldwide and is forecasted to grow significantly in the next years, with a faster pace in Asia and U.S. Hotels and restaurant businesses took the biggest hit for several consecutive months all over the world, but should this be the trigger for a risk premium to be considered on long term in valuation of real estate? And how long will it take for the market to recover? In the first year after restrictions' cancellations, Bogdan sees yields backwards evolution in many European countries for income generating properties. The effects of the pandemic boost the suburban and rural residential market as more people trade urban congestion for more spacious and affordable housing around big cities. What should we take from these perceptions, as valuation professionals when it comes to market value snapshot? During this webinar Bogdan will try to get a bird's eye view of the above subjects, share different perceptions with our colleagues from across the world and find synergies from a valuation professional's perspective.
7.45 pm	<b>Q &amp; A</b>	
	8.00pm	<b>End of WEBINAR</b>

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## REGISTRATION IS FREE FOR WAVO MEMBERS

**Non-WAVO Members: 15 USD per pax**

WAVO Members: 1.0 CPD HOUR

**Online Registration:** <https://www.sisv.org.sg/event-details.aspx?eventid=2826>