



Ibiza
Gran Hotel

27-28 May
2026

v.26 Decoding the future



PROGRAM
2026
Visions
for better decisions
8th edition

To register and more information: www.square-prop.com



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v.26 *Decoding the future*

SQUARE is a fresh and unusual proposal especially created for the leading players of the property industry in Europe, with the participation of infrequent world-class speakers. An event designed to meet, learn, share experiences and network in a different, distended, and friendly way in a unique place like Ibiza.

SQUARE is more think tank than conference, designed for the fast-changing world of real estate and built to address across the board issues.

Attendees are not an audience, they are contributors. All sessions at SQUARE devote at least 15-20 minutes to an open and lively debate/-discussion between the floor and the stage.

And **this year SQUARE can happen to be more interactive than ever before**, as “the Mediterranean Networking Experience” (maritime excursion and lunch in Formentera) will take place from 2:00 pm onwards on Day 2 (Thursday), instead of on Day 3 (Friday) as it had been in previous editions.



Day 1
Wednesday
27 May

The Learning & The Networking Experiences



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12.45 pm

Doors Open & Registration.
Welcome Lunch in the Gran Hotel's gardens.

2:00 pm

Welcome & Opening Remarks



Struan Robertson
Chairman EMEA Real Estate,
Gaming & Lodging
Bank of America Securities
Paris



Chantal Clavier
Partner and Head of RE
Heidrick & Struggles
London



Josep Mª Pons
Founder
SQUARE
Barcelona

Day 1
Wednesday
27 May

2:30 pm



Global Social Shifts. Where Is the World Heading?

What global shifts are underway, and what's really happening around the world beneath the headlines? Which emerging social trends are accelerating, and how will they reshape demand, values, and corporate policies?

In this session we will connect the dots between demographics, attitudes, culture, work, consumption, and trust, to understand what could matter most for real estate over the next 5–10 years.

Struan Robertson
Chatting with:



Ben Page
IPSOS' Global CEO 2009-2025
Visiting Professor
at King's College
London

3:30 pm Break

3:45 pm



AI & Data Centers: Learn It All from True Industry Leaders

AI is rewriting the global playbook and the winners will be those who understand the infrastructure behind the intelligence. This session brings very true industry leaders into the room to unpack what's really driving the next wave: energy, connectivity, speed to market, scale, and the new geography of digital power.

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Day 1
Wednesday
27 May

We'll explore how big this market can become, what quality looks like in a fast-moving cycle, and what sophisticated investors should watch next: returns, timing, constraints, and the risks that could redefine the hottest asset class of the decade.



Roger Orf
Chairman
Pelham Partners
London
Chatting with:



Andy Power
President & CEO
Digital Realty
Dallas



Ismael Clemente
CEO
Merlin
Madrid



Rod Evans
EMEA Vice President
Nvidia
London

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4.45 pm Coffee & Refreshments Break



Day 1
Wednesday
27 May

5.15 pm



**Beyond Geopolitics:
Wars Around the Corner?**

The world has entered a new era where conflict is no longer a headline risk, but a market force. From Europe’s security reset to the current escalation involving Iran and the Gulf, wars are reshaping energy flows, trade routes, supply chains, inflation and, consequently, interest rates and investor confidence.

Therefore, is geopolitics still what matters, or are wars now the real name of the game? Beyond the current wars, what other conflicts could be around the corner? How much does Europe really need to increase its defense budgets? How serious is the threat of war with Russia for Europe?

This most unique session will try to decode what those questions may mean for policy, capital allocation, and long-term stability.

Struan Robertson
Chatting with:



Admiral (ret) Rob Bauer
*NATO’s Chair of the Military
Committee 2021-2025
Amsterdam*

6.15 pm Break



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Day 1
Wednesday
27 May

6.30 pm

Decoding the Future of RE with Three Most Renowned Players

Real estate is entering a cycle where “business as usual” will probably not be enough. In this session, two standout players will share how they read the next 5 years: where conviction is operating, where capital is quietly repositioning, and which fundamentals are being rewritten by wars, rates, regulation, demographics, and technology.

Expect a candid, senior-level conversation on what will define outperformance. The goal is clarity, not theory: how top decision-makers are shaping strategy now, and what that means for anyone allocating capital or developing in the years ahead.

Struan Robertson

Chatting with:



Jim McCaffrey
Managing Director
Eastdil Secured
London



Aldo Mazzocco
CEO
Generali RE
Milan

7.30 pm

Closing Remarks Day 1 takeaways

by:

Chantal Clavier
Partner and Head of RE
Heidrick & Struggles
London

Struan Robertson
Chairman EMEA Real Estate
Bank of America Securities
Paris

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Day 1
Wednesday
27 May

7:45 pm End Day 1

8:15 pm Buses departing to a special by-the-sea location for dinner and an unforgettable networking experience.

9.00 pm Dinner at "Es Torrent".
11.30 pm



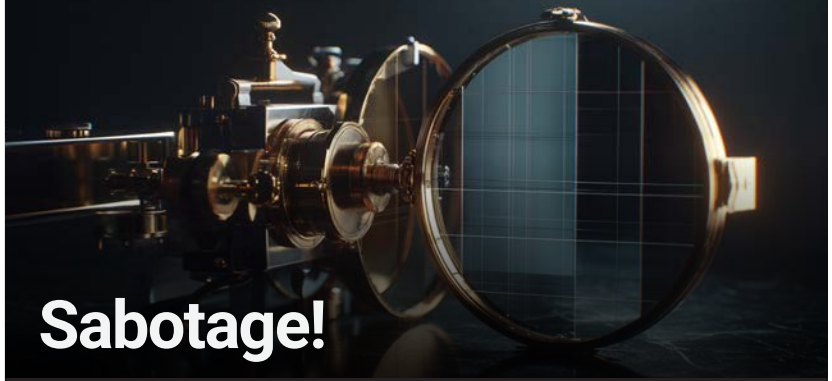
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Day 2
Thursday
28 May

The Learning & The Networking Experiences. Day 2

9:15 am



Sabotage!

Has the West deliberately thrown a spanner in the works and how can we fix it?

Introduced by:
Chantal Clavier



Howard Saunders

*Futurist
22nd & 5th
London*

10:05 am



Dark Yoga. The Rise of Special Interest Cities and Districts

In an ever more fragmented world and with western countries unable to reform, new forms of private cities, semi-sovereign or special-interest zones and districts are emerging. How do they work? Which ones are promising? What are thoughts behind these new forms of cities and urban developments? Will they prevail and prosper? A tour d'horizon of a new reality for the 21st century.



Thomas Sevcik

*Founder
Arthesia
Zurich*

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11:15 am



**Tech Changing Our Lives,
Changing Our Business.
A talk with two most successful unicorns.**

Technology is not just adding tools, it's reshaping behaviour: how we move, work, consume, and connect. And as daily life changes, cities change with it, pulling (B2C and B2B) real estate demand, design, operations and value in new directions.

In this session, two most successful unicorn founders share an inside view of what's actually shifting on the ground: mobility, access, convenience, trust, and the platforms redefining how services scale. They will not only explore how tech is transforming the way real estate is developed and operated end to end but also they will discuss more profound matters like the importance of (de)regulation and the fostering of entrepreneurship.



Gloria Carreño
Co-Head of Investment Banking – Spain & Portugal
Goldman Sachs
Madrid
Chatting with:



Juan De Antonio
Founder & CEO
Cabify
Madrid



Alister Moreno
Founder & CEO
Clikalia
Madrid

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12:20 pm

Next-Gen Leaders: Shaping the Future of RE

The next-gen winners in real estate won't simply copy the playbook of the last cycle. A new generation of developers, operators and investors is breaking through. The question is: what's in their mind?

This session will put their thinking on the table. How do they see the future of the industry? Do or don't they disagree with today's giants? What do they prioritize: ESG, speed, resilience, operating platforms, data, partnerships, new typologies, new geographies? Expect a forward-looking conversation on strategy, conviction, and the direction of business from people already proving it in market.



Borja Sierra
Executive Vice President
Savills Spain
Madrid
Chatting with:



Jonathan Willén
Founder & CEO
Europi Property Group
Stockholm



Raoul Malhotra
Founder & CEO
Orka Investments
London



Rebeca Guzman
Co-Founder
Curate Real Estate
London

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Day 2
Thursday
28 May

1:15 pm

What Did We Learn?
Key Takeaways from Two Days
of Figuring Out The Unknown

by:

Chantal Clavier
Partner and Head of RE
Heidrick & Struggles
London

Struan Robertson
Chairman EMEA Real Estate
Bank of America Securities
Paris

2:00 pm

End of Learning Program.
Transfer to the docks to embark for Formentera.

Extended Program

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For those willing to extend their networking with peers, on our last day we always organize a special luncheon at one of the hottest "chiringuitos" (Spanish word for a restaurant "very much on" the beach) on the neighboring island of Formentera (30 minutes away on a motorboat ride).

3:15 pm

Lunch in Formentera



5:45 pm

First boats leave Formentera

7:30 pm

Last boats depart from Formentera



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