



Capital shifts towards Southern Europe and strategic asset classes take centre stage at The District 2026

More than 450 international leaders and experts from firms including Tikehau, Starwood, LaSalle, TPG, Ardian, Nuveen, Barings and Savills IM will examine the key macro trends shaping the market, with a particular focus on living and affordable housing, data centres, offices and the impact of AI

The District 2026 will bring together more than 15,000 international professionals at IFEMA Madrid from 22 to 24 September

Madrid, 25 June 2026. [The District](#), Europe's leading real estate event from a capital markets perspective, has opened registration for its fifth edition, which will take place at IFEMA Madrid from 22 to 24 September. Over three days, the event will bring together more than 15,000 international professionals from investment funds, sovereign wealth funds, private equity firms, family offices, SOCIMIs, banks, alternative finance providers, developers, owners, operators, consultancies, brokers, public authorities and technology companies. Participants will have the opportunity to identify new opportunities, forge partnerships and discover the projects set to shape the next European real estate cycle.

As part of the event, **The District World Summit 2026** will provide the framework for the content programme, bringing together more than 450 international fund leaders and experts. They will explore some of the challenges redefining the market, from affordable housing and new capital structures to living, artificial intelligence, data centres, logistics, infrastructure and emerging assets classes. Confirmed speakers include **Amroy Lal**, director at LaSalle; **Jon Asumendi**, Senior Vice President of acquisitions at Starwood Capital Group; **Geoffroy de Pourtales**, director at TPG Real Estate; **Michael Abel**, founder and CEO of Greykite; **José Carlos Torres**, managing director at Barings; **Elena Campelo**, head of the Urban Development Division at the European Investment Bank; **Pedro Coelho**, CEO of Square; **Emilio Velasco**, head of real assets at Tikehau Capital; **Francisco Ramirez**, head of Spain and Portugal at Savills IM; **Luis Huete**, director at Ardian; **Marta Cladera**, managing director at Nuveen; and **Juan Manuel Acosta**, CIO at Rockfield, among others.

Juan Velayos, president of The District, said: *“European real estate is entering a phase in which capital will be more selective, but also more strategic. Affordable housing, the evolution of living, artificial intelligence and the growth of assets such as data centres, infrastructure and logistics show that the sector is broadening its horizons and seeking new ways to respond to structural demand. Under the theme ‘Where Capital Takes the Lead’, we want The District 2026 in Madrid to become the meeting place for the leaders making the decisions that will transform the next real estate cycle.”*

New investment models and strategic assets

Living will retain a prominent position on the agenda due to its ability to respond to structural demand and the limited supply of high-quality institutional assets across Europe. The programme

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will examine the transition from opportunistic capital towards long-term investment vehicles, as well as the growth of PBSA, flex living and senior living. These segments are becoming increasingly attractive because of their connection with new ways of living, urban mobility, population ageing and professionally managed accommodation.

In the case of senior living, Eurostat estimates that 22% of the EU population was aged 65 or over at the beginning of 2025, reinforcing the long-term potential of residential models linked to care and service provision.

At the same time, data centres are consolidating their position as one of the most strategic asset classes linked to the expansion of artificial intelligence and digitalisation. They offer long-term contracts, stable rental income and direct exposure to the growth of the digital economy. Interest is also returning to assets such as offices, retail, logistics and industrial property, driven by the shortage of prime stock, the transformation of property uses and the relocation of supply chains.

Capital, technology and new investment geographies

Artificial intelligence will also play a leading role due to its cross-cutting impact on real estate. The sessions will examine how its adoption has moved beyond the experimental stage and is already being integrated into investment, asset management and disposal processes. Applications range from automated underwriting and AI-assisted due diligence to predictive maintenance and dynamic rent optimisation.

This transformation is enhancing the analytical capabilities of asset managers and accelerating their ability to identify opportunities with greater precision and speed.

Capital continues to shift towards markets with stronger growth potential, with Southern Europe, particularly Spain, Portugal, Italy and Greece, gaining prominence among asset managers, funds, developers and operators seeking solid fundamentals and greater scope for growth.

Real Estate experts will examine how this trend forms part of the broader reshaping of capital markets. Family offices, high-net-worth investors, private equity funds and private debt vehicles are playing an increasingly important role in real estate equity and financing transactions, requiring fundraising and capital-raising strategies to adapt to more flexible structures and new return expectations.

About The District (22–24 September 2026, Madrid): The District is the largest European event dedicated to real estate from an investment perspective. The summit features a Hospitality area and a content programme within The District World Summit — the global reference congress on capital structures in the real estate industry — comprising five auditoriums. It is the foremost meeting forum bringing together the different players across the real estate sector who are seeking opportunities and new property projects to drive urban transformation, with the aim of shaping the future of the industry in Europe. The District is an event organised by NEBEXT – Next Business Exhibitions.

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