

WARSAW

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Services

Corporate and Transactions

Corporate, Securities and
Commercial Transactions

Financial Services

International

Poland

Real Estate

Commercial Real Estate Finance

Industries

Financial Institutions

Education

University of Warsaw, Master of
Law, 1998

Bar Admissions

Poland

Languages

English

Polish

Spanish



Anna Kowalczyk- Pogorzelska

Associate

Anna Kowalczyk-Pogorzelska is a licensed legal advisor (radca prawny) who specializes in real estate, commercial, and administration law.

Her experience includes advising a variety of foreign and Polish investors on site acquisition and financing, development of real properties, leasing land and buildings, as well as advising domestic and foreign banks, financial institutions, and investors on establishing financial instruments in different stages of the investment process. She has participated in many investment projects, including logistic distribution centers and projects in the public-private partnership sector. She also participated in privatizing state-owned entities and assisted in major due diligence projects, particularly focusing on real estate title checks, as part of several privatization and mergers and acquisition transactions.

Representative Matters

Retail Operator Construction

Provided legal advice on numerous development projects, including securing and subsequent purchase of land or lease of land and buildings; assistance during the construction process of expansion of supermarket chain in Poland.

Petrol Station Operator Construction

Provided legal advice, including securing and subsequent purchase of land and buildings; assistance during the construction process of expansion of petrol station chain in Poland.

Fast Food Restaurant Chain Construction

Provided legal advice, including securing and subsequent purchase of land and buildings; assistance during the construction process of expansion of fast food

Anna Kowalczyk-Pogorzelska

chain in Poland.

Bank and Development Company Real Estate Finance

Assisted borrowers and lenders in connection with granting construction and investment loans and transfer of receivables.

Health Care Consulting and Development Company Public-Private Partnership

Represented international investor in competing for a public tender to create a public-private partnership with a local government to design, construct and operate a geothermal center.

Office Building Operator Acquisition and Sale of Property

Represented a building operator in purchasing and selling office buildings in Warsaw.

Shopping Center Operator Leasing

Complex consultancy during negotiated leases of the office space for the client.

Household Products Manufacturer Leasing

Negotiated leases for the logistic distribution centers of Poland's leading household products manufacturing and selling company.

Digital Platform Operator and Broadcaster Leasing

Negotiated leases for office space for the leading broadcasting company in Poland.

Honors

University of Cambridge, studies on English and European Law

Professional Activities

Warsaw District Bar of Legal Counsels, Admitted 2003

American Bar Association

Speeches

"Zakres czasowy ochrony w ubezpieczeniach medycznych (triggery ubezpieczeniowe - wyzwania)," VII Mi dzynarodowa Konferencja Hospital Management. Wyzwania 2013, Warsaw, 20-21 June 2013

"The implementation of PPP projects in the new legal conditions--construction of public car parks in the system of concessions for construction works and services," (Co-Presenter Konrad Marciniuk), 7th International Trade Fair of Municipal and Road Infrastructure, Warsaw, Poland, October 16, 2009, Warsaw, Poland

Anna Kowalczyk-Pogorzelska

Publications

- "Projektowane zmiany w u ytkowaniu wieczystym" – PMR no. 11 (188), 3 November 2016
- "Zmiany w zakresie ochrony gruntów rolnych w granicach administracyjnych miast" – PMR no. 1 (166), 8 January 2015
- "Nowe ubezpieczenia szpitali po nowelizacji," (Co-author Agata Apanel), Medinfo 2012
- "Postępowanie przed wojewódzkimi komisjami do spraw orzekania o zdarzeniach medycznych," (Co-author Agata Apanel), Medinfo 2012
- "Czy samodzielne publiczne zakłady opieki zdrowotnej mogą pobierać opłaty od pacjentów?" Medinfo 2012
- "Taniej i szybciej z pozwem zbiorowym," Gazeta Prawna, April 28, 2009
- "Szczególna ochrona najemców," Facility Manager no. 3, June 2008
- "Wykonalność decyzji administracyjnej," Gazeta Prawna nr 133 (1242) 9-11 lipca 2004, dodatek Prawo i Życie
- "Foreign acquisition of property in Poland," British Chamber of Commerce, artykuł dla portalu internetowego British Chamber of Commerce, 18-12-2002 (www.bpcc.org.pl)
1. *Projektowane zmiany w u ytkowaniu wieczystym* – PMR no. 11 (188), 3 November 2016

Articles

POLAND: Private Rented Sector – Mobility and Flexibility