

FILIP SOBIŃSKI

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PROFESSIONAL SUMMARY

Final-year Business Administration undergraduate specialising in Finance, with a strong quantitative and economic foundation, applying academic training to real estate financial analysis, underwriting, and due diligence. Incoming Real Estate Investment Intern at Syrena Real Estate (January 2027).

EDUCATION

University of Amsterdam

Sep 2024 - Jun 2027 (expected)

BSc Business Administration, Finance Specialisation (Final Year) | GPA: 7.5/10

Key modules: Principles of Economics and Business 1 & 2 (Economics of Taxation track), Economics, Finance 1 & 2, Financial Accounting 1, Management Accounting 1, Quantitative Data Analysis 1 & 2, Business Research Methods, Project: Quantitative Research, Information and Data Management

The University of Hong Kong

Sep 2026 - Dec 2026

Exchange Programme

Coursework: Real Estate Finance, Family Office and Asset Owners, Macroeconomics

American School of Warsaw

Graduated 2023

IB Diploma Programme | Higher Level: Computer Science, Economics, Business Management

WORK EXPERIENCE

Syrena Real Estate, Warsaw, Poland

Jan 2027

Incoming Real Estate Investment Intern

- Confirmed full-time internship in real estate investment, commencing January 2027.

Ipopema Securities S.A., Warsaw, Poland

Jul 2026 - Aug 2026

Sales, Trading & Brokerage Intern

- Constructed and actively managed a model equity portfolio tracking WSE-listed securities, monitoring performance against benchmarks and adjusting positions based on evolving market conditions.
- Compiled and summarised daily Warsaw Stock Exchange news and corporate announcements into concise internal briefings for the sales and trading desk.
- Redesigned Excel-based data templates and built a Power Query/macro-based automated system for collecting and processing WSE block trade data, replacing a daily manual data entry process and saving approximately 15 minutes per day while improving reporting accuracy.
- Formulated and presented investment recommendations on WSE-listed equities, drawing on fundamental analysis, market data, and sector trends.

Sivanet sp. z o.o., Warsaw, Poland

Jun 2024 - Sep 2025

Junior Financial Analyst

- Built and maintained project-level financial models, including DCF valuations, IRR and NPV analysis, cash flow waterfalls, and sensitivity scenarios, supporting the underwriting of over €200M in real estate transactions across a multi-asset Polish portfolio spanning residential, PRS, and PBSA.
- Conducted development underwriting for active projects, incorporating LTV, DSCR, and interest coverage ratios to assess debt capacity and investment viability, and contributed to joint venture structuring discussions by working through JV assumptions.
- Supported acquisition due diligence: compiled financial data packages, reviewed project documentation, and flagged risk factors to senior stakeholders including the CFO and CEO.
- Performed market research and location analysis, including site-level demand drivers, comparable transactions, and NOI benchmarks, across Polish metro markets.
- Summarised and presented the National Bank of Poland's monthly real estate market condition reports to the board of management, translating macroeconomic research into a form that could directly inform investment decisions.

SKILLS

Financial Modelling: DCF, IRR, NPV, Cash-on-Cash Return, Sensitivity & Scenario Analysis, Cash Flow Waterfalls, NOI Analysis, Development Underwriting, Debt Capacity Analysis (LTV, DSCR, Interest Coverage)

Valuation: Comparable Transactions Analysis, NOI-Based Valuation, Portfolio Valuation, Market & Location Analysis

Due Diligence: Financial Due Diligence Support, Deal Documentation Review, Risk Assessment, Investment Memo Preparation

Software & Tools: Excel, Power Query, macros, PowerPoint, SPSS, Python (Basic)

Languages: Polish (Native), English (C1)

CERTIFICATIONS

Private Equity & Venture Capital, Bocconi University (Online), 2024. Fund structures, LBO mechanics, deal sourcing, and valuation methods.

Capital Markets Knowledge, Ipopema Securities S.A., 2026. Capital markets operations, instruments, and trading mechanics across equities and fixed income.