



GÖRSKIE
RESORTY

About the group



Górskie Resorty is a Polish hotel and development group, comprising 5-star and 4-star hotels, family resorts, and aparthotels located in the most attractive regions of Poland. Over the past ten years, we have significantly influenced the development of the Polish hotel market. Our knowledge and experience allow us to safely implement subsequent hotel projects using the Górskie Invest model.

We select our completed and future investment destinations based on the unique character of each location, making the Górskie Resorty hotels stand out from others in the region.

The Group's goal is to raise tourism standards in Poland and provide investors with the best possible return on their real estate investments. As a result, we are an essential element of innovation in the Polish hotel and investment market.

Dariusz Surynt
CHAIRMAN OF THE BOARD



A brand with over 11 years of experience

- Górskie Resorty is a Polish hotel and development group, comprising 5-star and 4-star hotels, family resorts, and aparthotels located in the most attractive Polish regions.
- Knowledge and experience allow the Górskie Resorty Group to safely implement subsequent hotel projects.
- The hotels and resorts within the Górskie Resorty Group stand out from others in the region.
- The Group's goal is to raise tourism standards in Poland and provide investors with the best return on their real estate investments.
- The Górskie Resorty Group is an integral part of innovation in the Polish hotel and investment market.

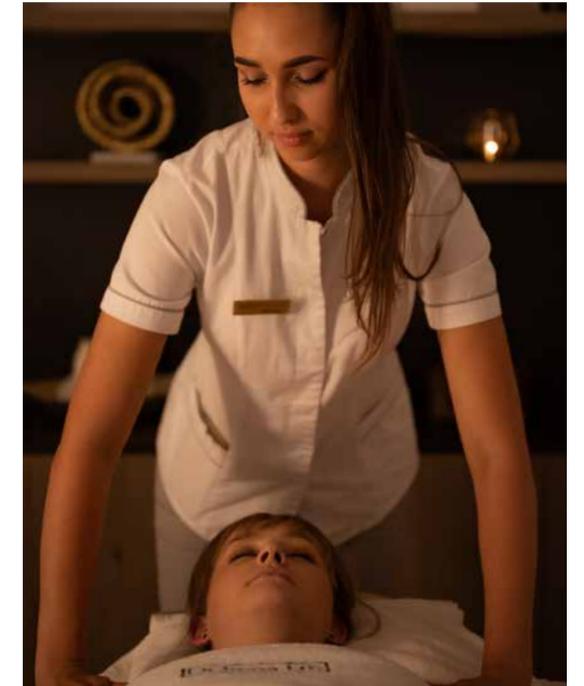


over
3000
apartaments
in 14 hotels



over
2000
employees

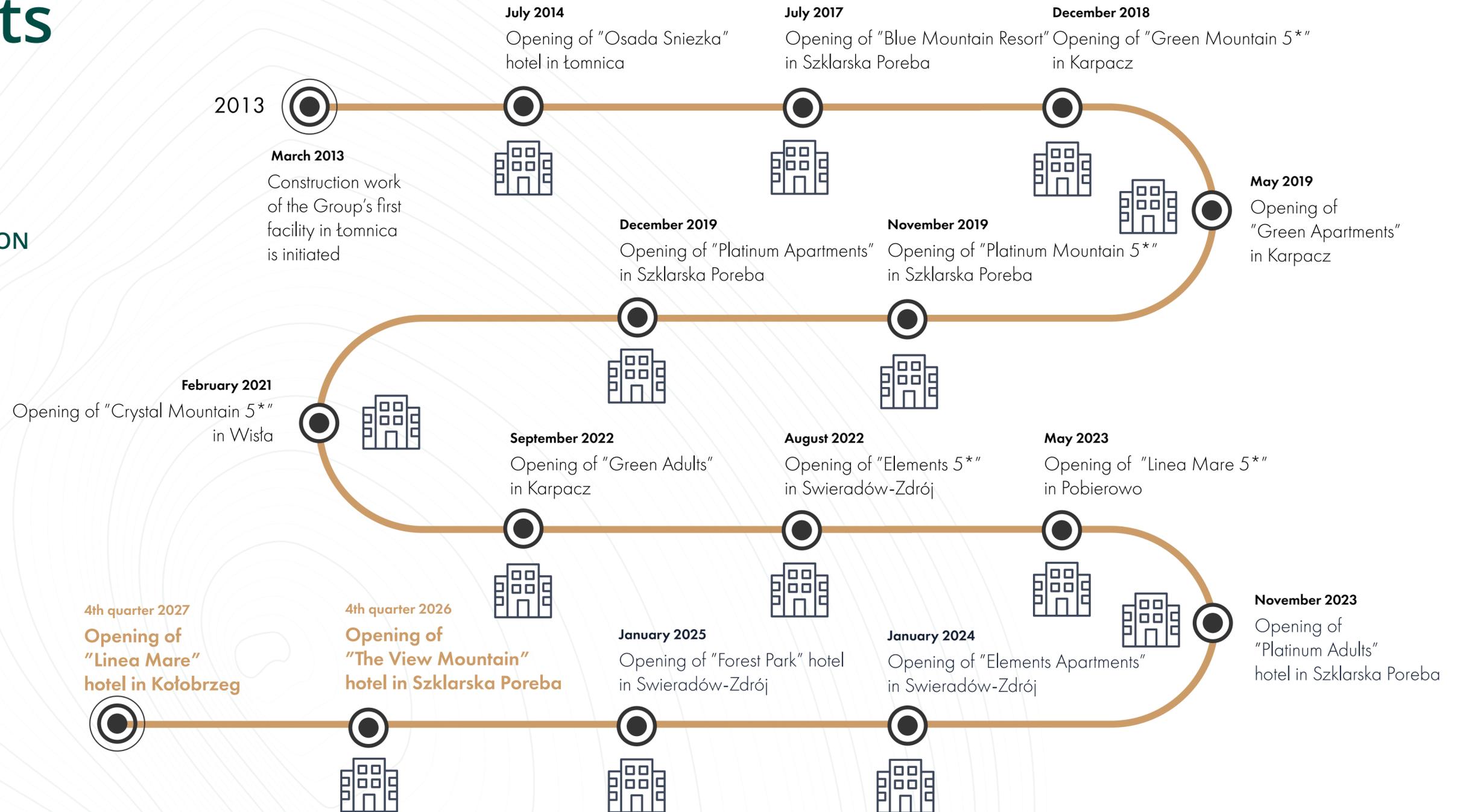
over
673mIn
paid rents



15 investments including five 5-star hotels

— ON-TIME INVESTMENT REALIZATION

Over 3,000 rooms and apartments located in top destinations and locations, the vast majority completed ahead of the schedule.

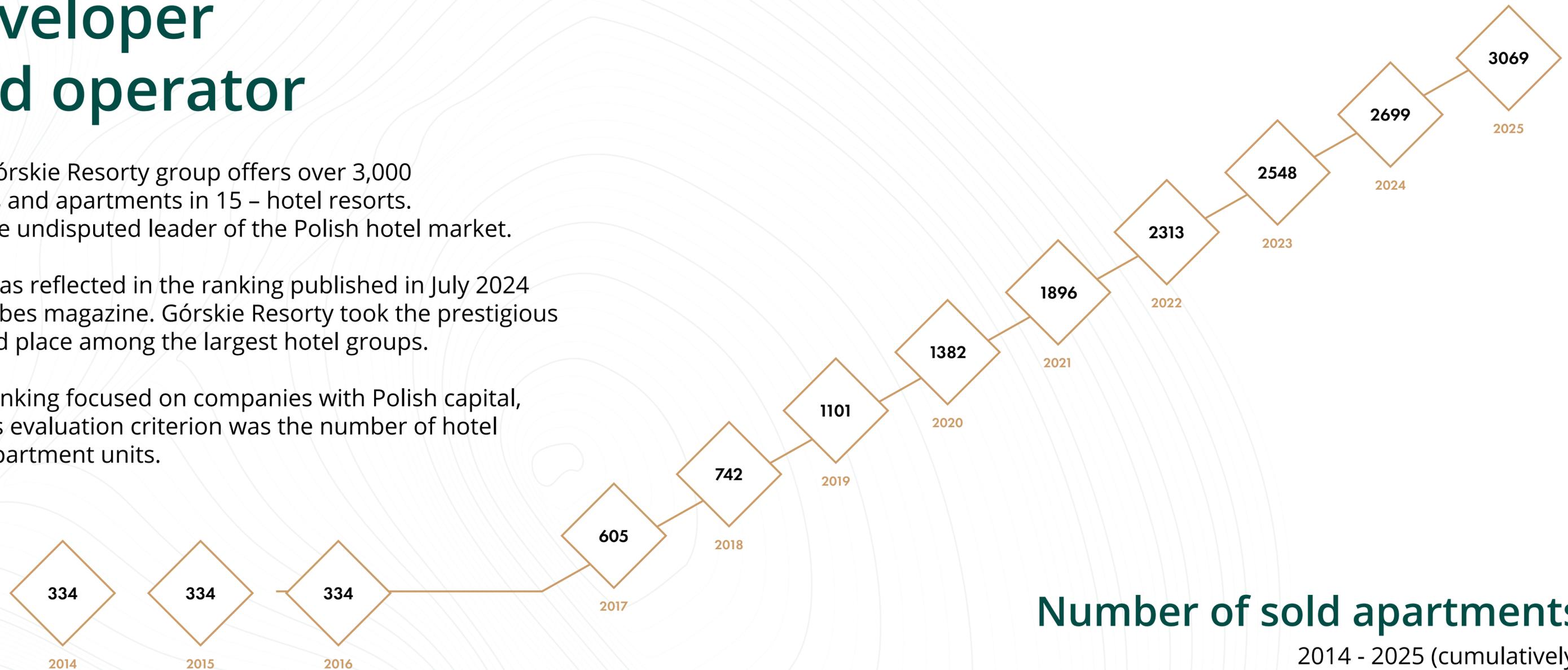


A reliable brand, an experienced developer and operator

The Górskie Resorty group offers over 3,000 rooms and apartments in 15 – hotel resorts. It is the undisputed leader of the Polish hotel market.

This was reflected in the ranking published in July 2024 by Forbes magazine. Górskie Resorty took the prestigious second place among the largest hotel groups.

The ranking focused on companies with Polish capital, and its evaluation criterion was the number of hotel and apartment units.



Number of sold apartments
2014 - 2025 (cumulatively)

Centralized operational and financial structure

A centralized operational and financial structure allows for full control over management processes across the entire group. The key areas such as more effective planning, uniform operating standards and faster decision-making are organized in one single center.

This ensures strategic coherence, cost optimization, and better resource utilization, which directly converts into the stability and long-term efficiency of the entire group.



Central Purchasing Department

Responsible for purchasing and commercial negotiations for all facilities in the group



Central Controlling Department

The department responsible for conducting audits and inspections within facilities



Central E-commerce Department

Ensuring consistency and online promotion of the resorts



Central Revenue Management Department

A department that constantly monitors the market and internally manages the pricing policy of all properties



Central Accounting and Finance Department

The group's internal department responsible for overseeing and controlling financial and accounting matters



Central Human Resources and Payroll Department

Internal department of the group responsible for the supervision and coordination of HR and payroll processes.

Departments and companies supporting operational activities

The companies and departments supporting operational activities are an integral part of the group's operations, enabling hotels to utilize specialized internal services instead of external providers.

This model allows for maintaining the highest quality, optimizing costs, and providing greater flexibility in responding to market needs.



Own department - Outsourcing

Department responsible for recruiting employees



Górska Pralnia (Mountain Laundry)

A company constituting part of the Group that provides professional laundry services of both hotel and restaurant linen



Central department - Conference Sales

Department responsible for acquiring and organizing training, conferences and banquets



Szwalnia (Sewing Company)

A company in the Group engaged in designing and sewing net curtains, curtains and hotel linen

Completed investments

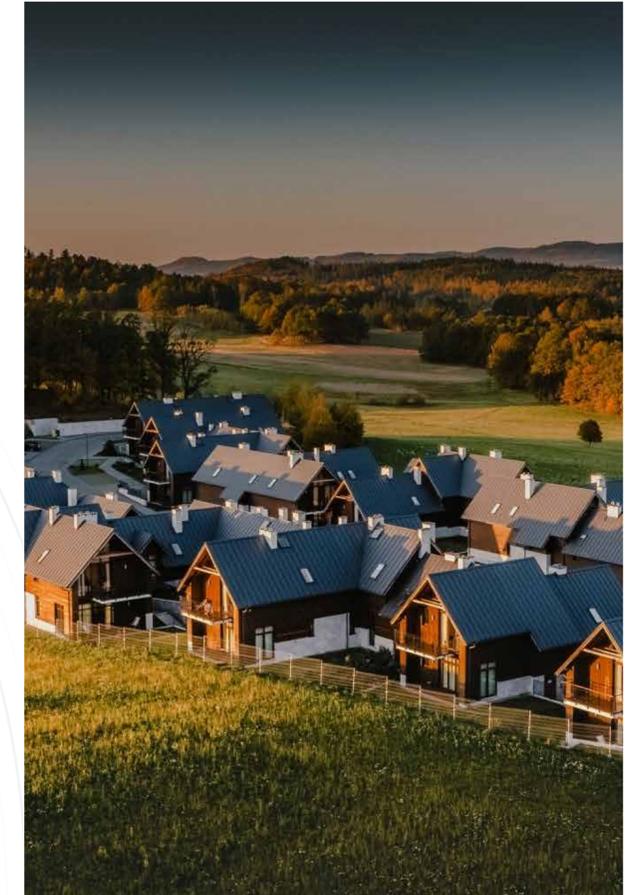
Completed investments



— since July
2014



“Osada Śnieżka” hotel:
apartment, hotel room, “Albero” Restaurant,
apartment with a fireplace,
indoor swimming pool,
“bird's-eye view” of “Osada Śnieżka”

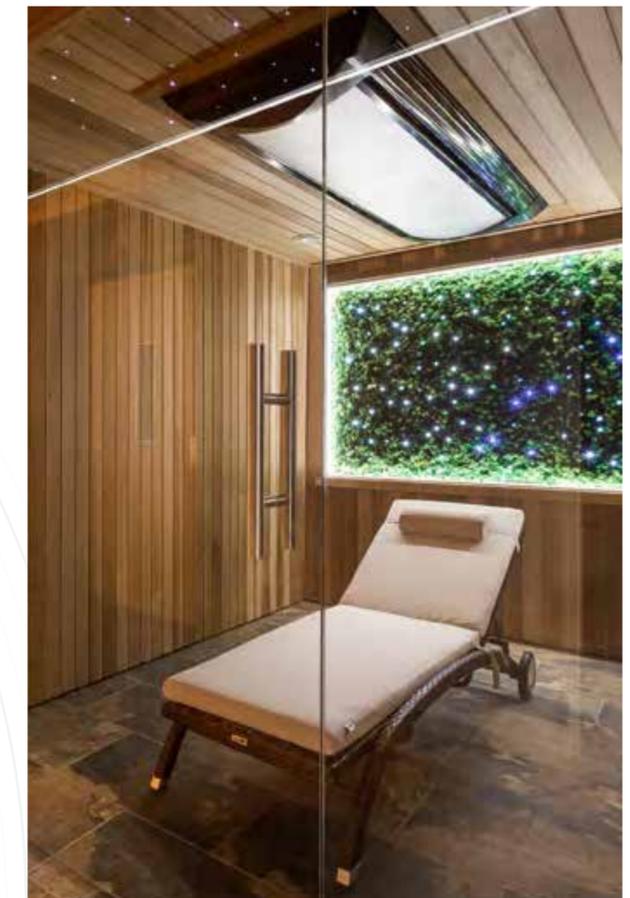


Completed investments



— since July
2017

“Blue Mountain Resort”:
indoor swimming pool,
all-year-round ski slope,
Suite type apartment, Blue Restaurant,
Aqua-park and Wellness zone



Completed investments



— since
December
2018

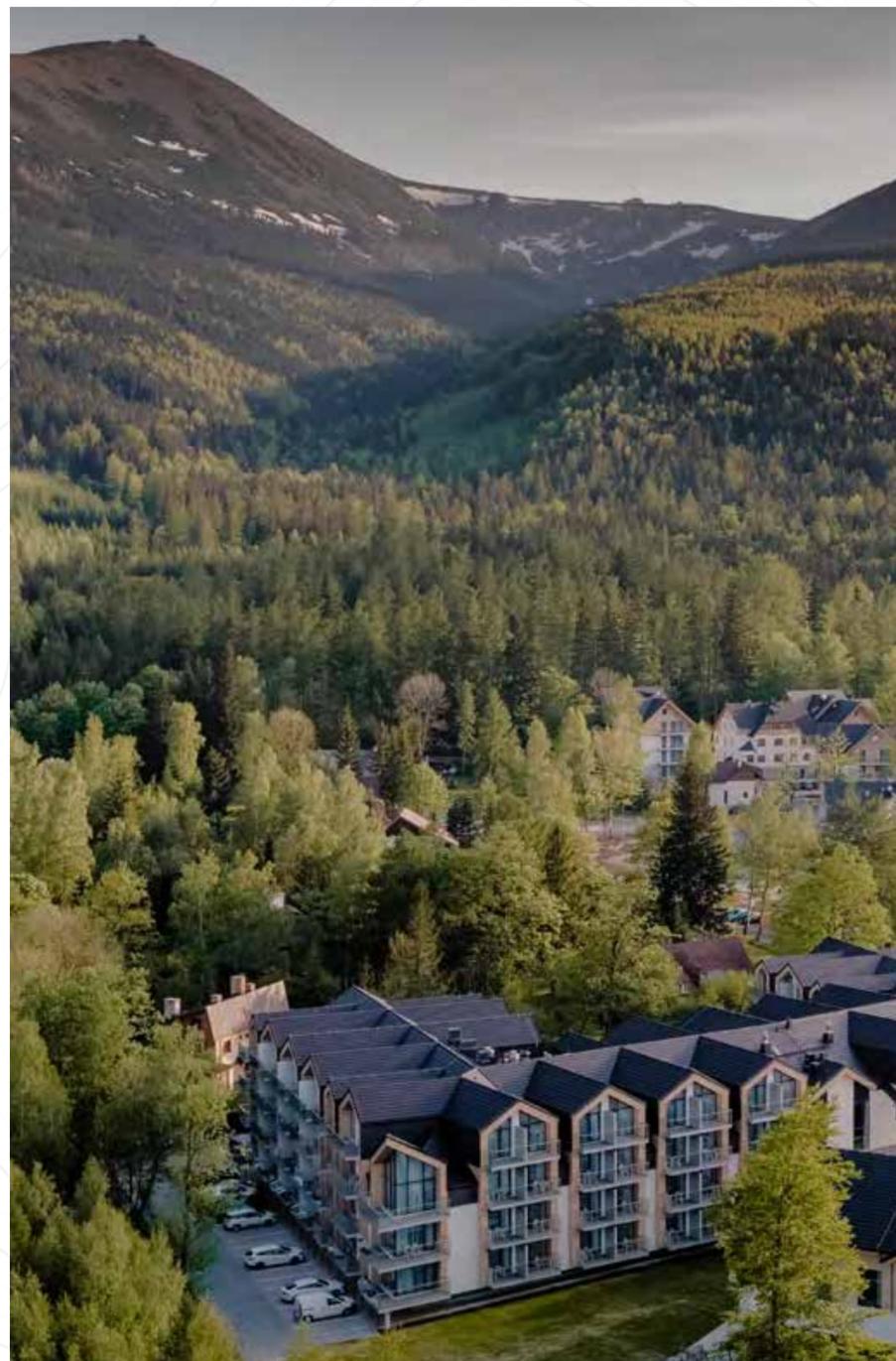


— since
May
2019



— since
September
2022

"Green Mountain Hotel 5*":
"bird's-eye view", hotel room,
conference room, spa zone,
main view of the hotel building,
Lobby Caf e & Bar



Completed investments



— since
November
2019



— since
December
2019



— since
November
2023

“Platinum Mountain Hotel & SPA”:
front desk, hotel room,
view of the main hotel building SPA zone,
“Piatti” Restaurant, “Regionalne Talerze”
 (“Regional Plates”) Restaurant

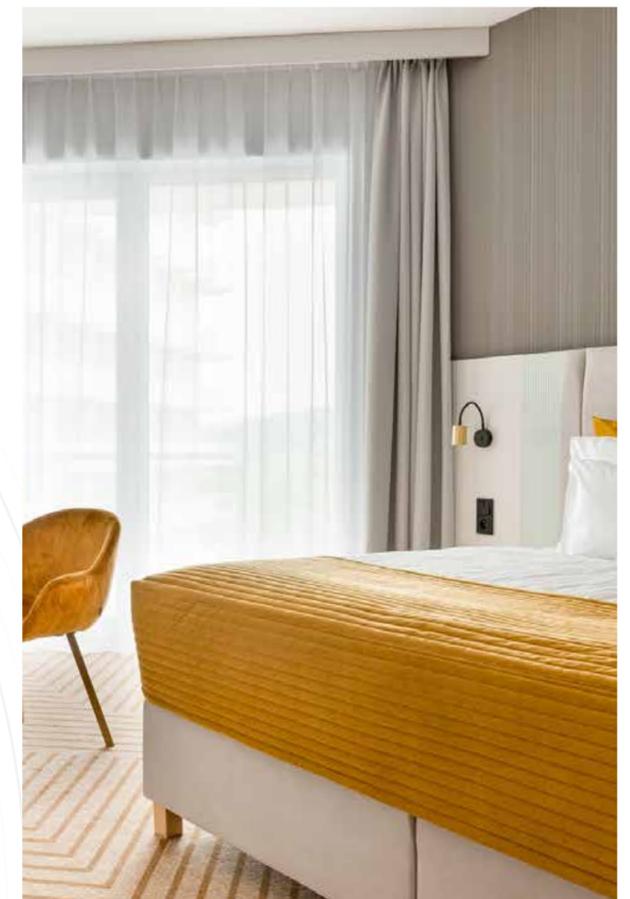
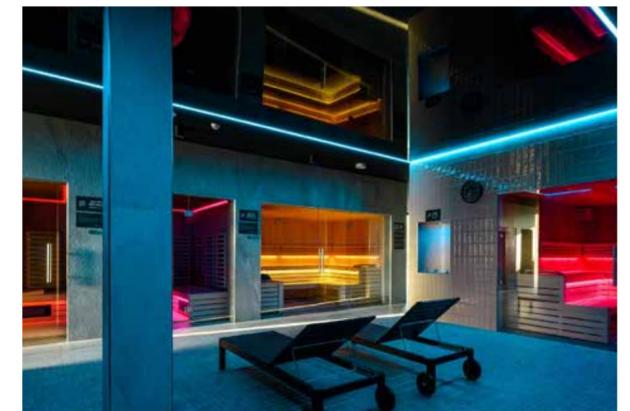
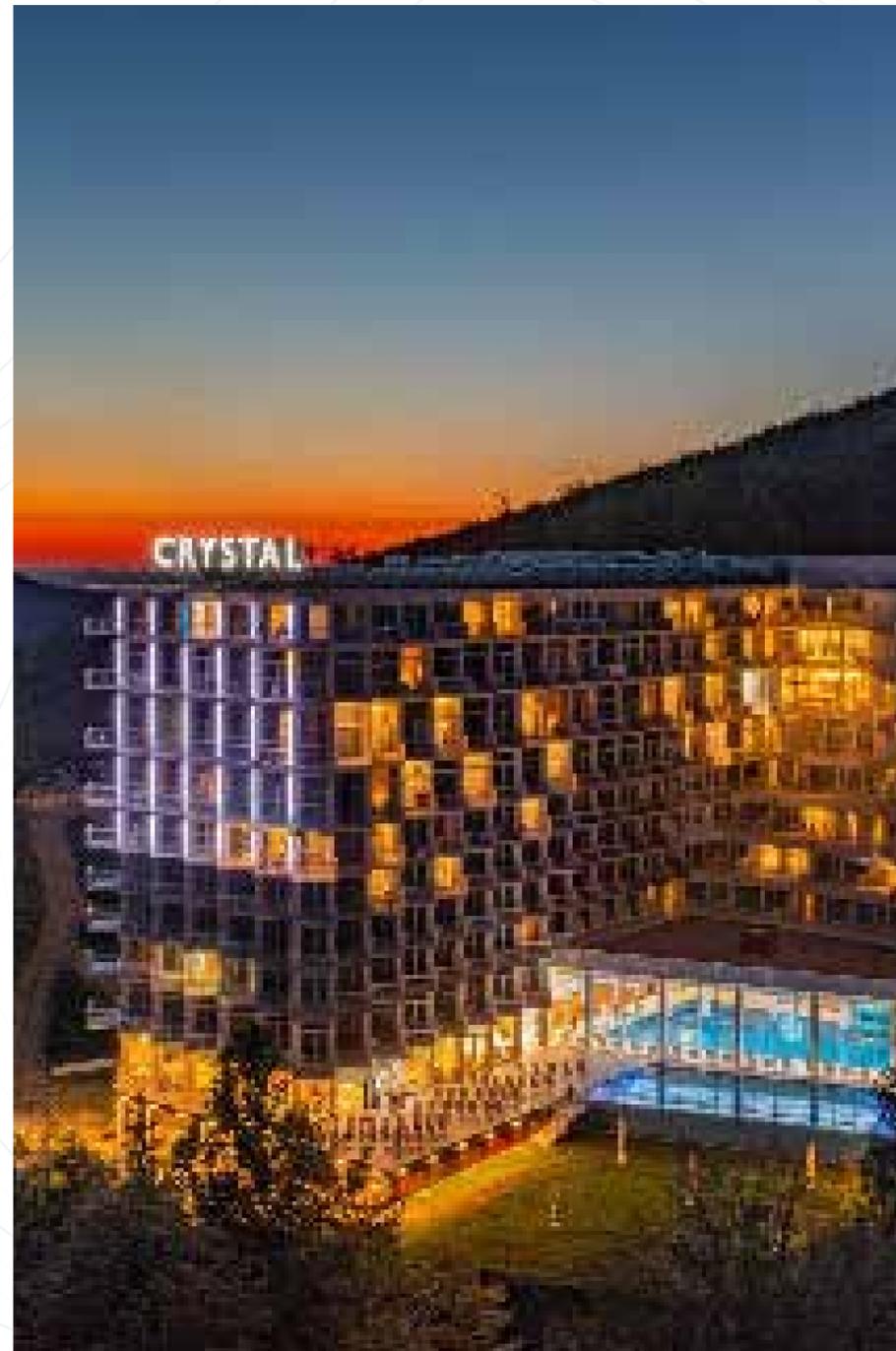


Completed investments



— since
November
2019

“Crystal Mountain”:
outdoor view of the facility,
conference room,
lobby bar, indoor swimming pool,
sauna zone, hotel room



Completed investments

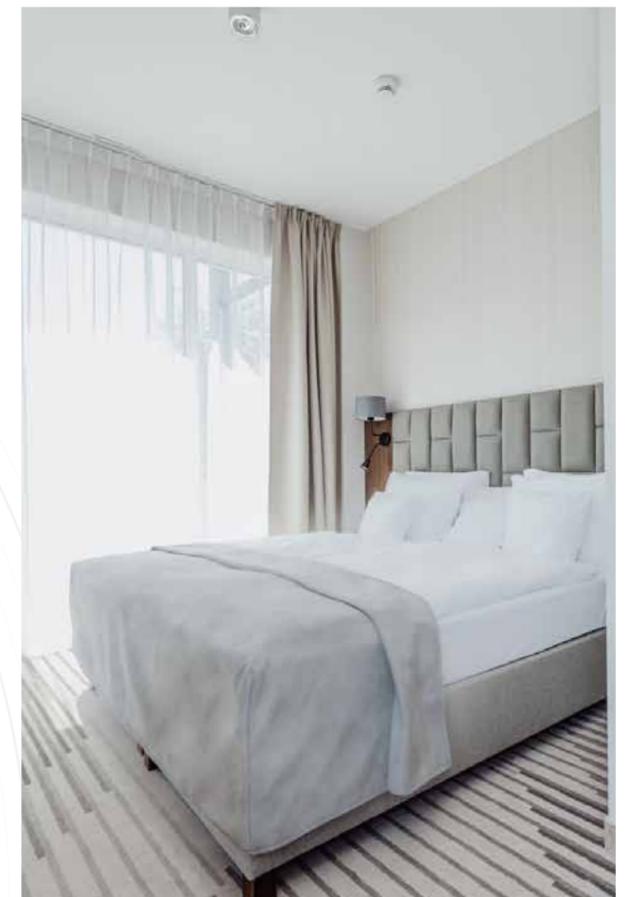
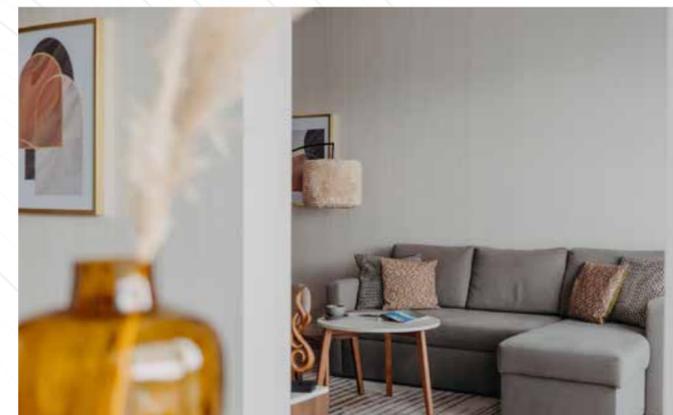
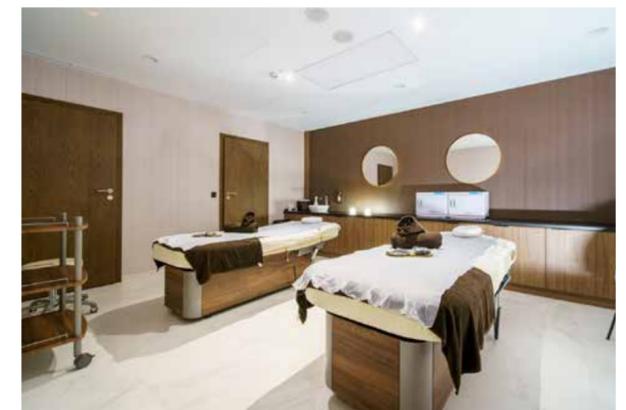


— since
August
2022



— since
January
2024

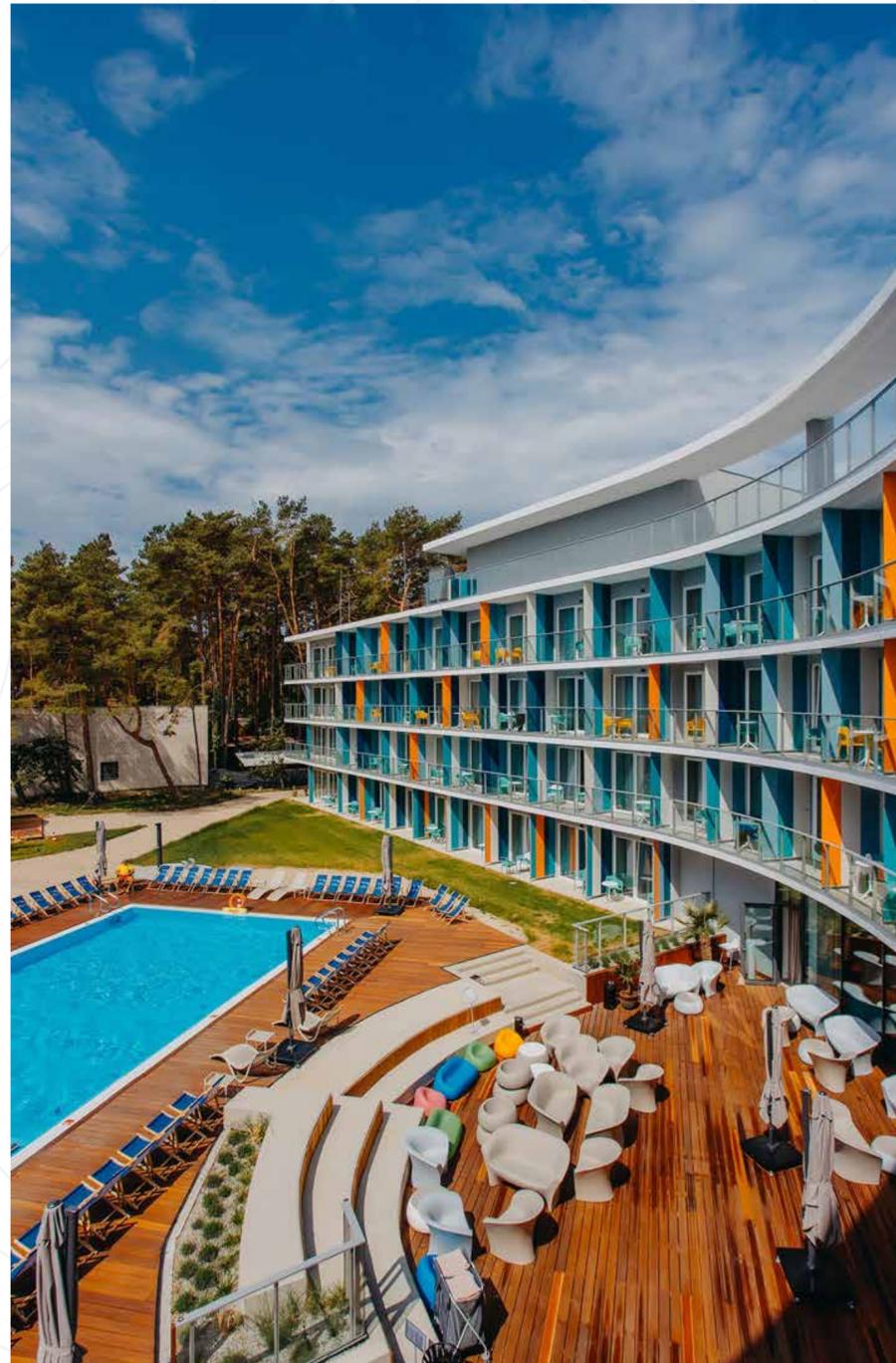
“Elements Hotel”:
view of the facility, Lobby bar,
apartment, outdoor swimming pool,
Sensus SPA, hotel room



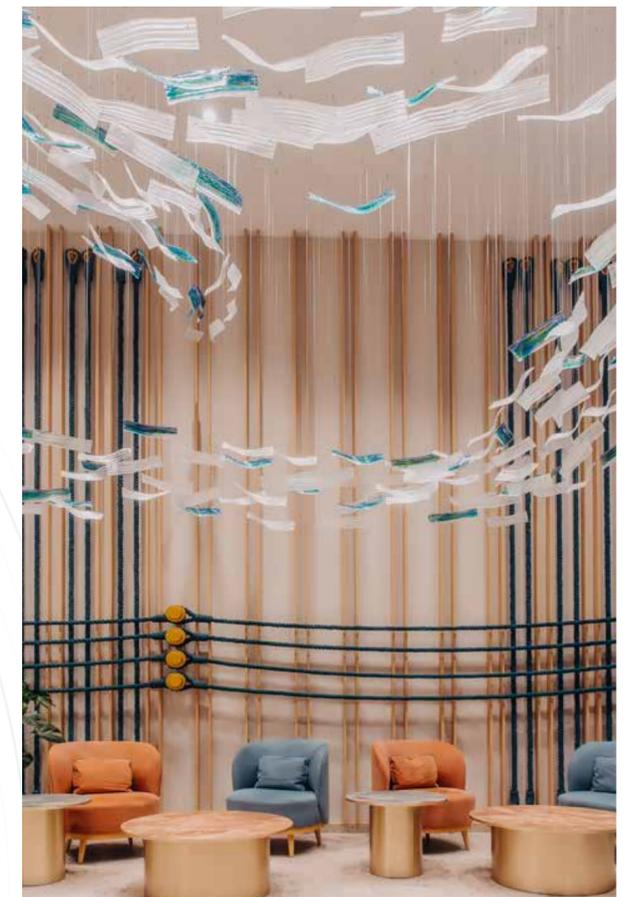
Completed investments



— since
May
2022



“Linea Mare”: view of the facility,
restaurant, indoor swimming pool,
hotel room, sauna zone, lobby



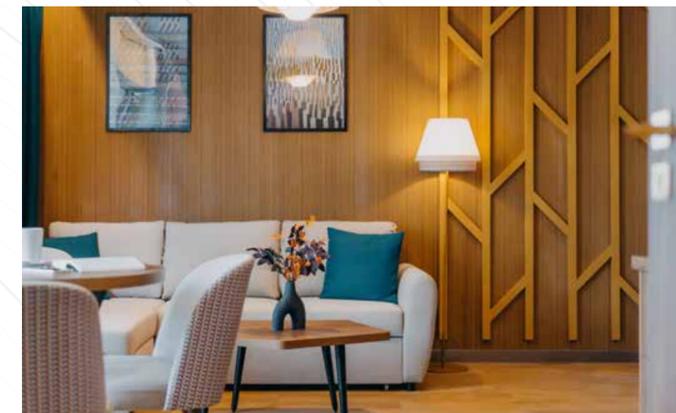
Completed investments



— since
February
2025



Forest Park: view of the property, water park,
hotel room, Forest Spa, conference center,
Lumina Multimedia Entertainment Center

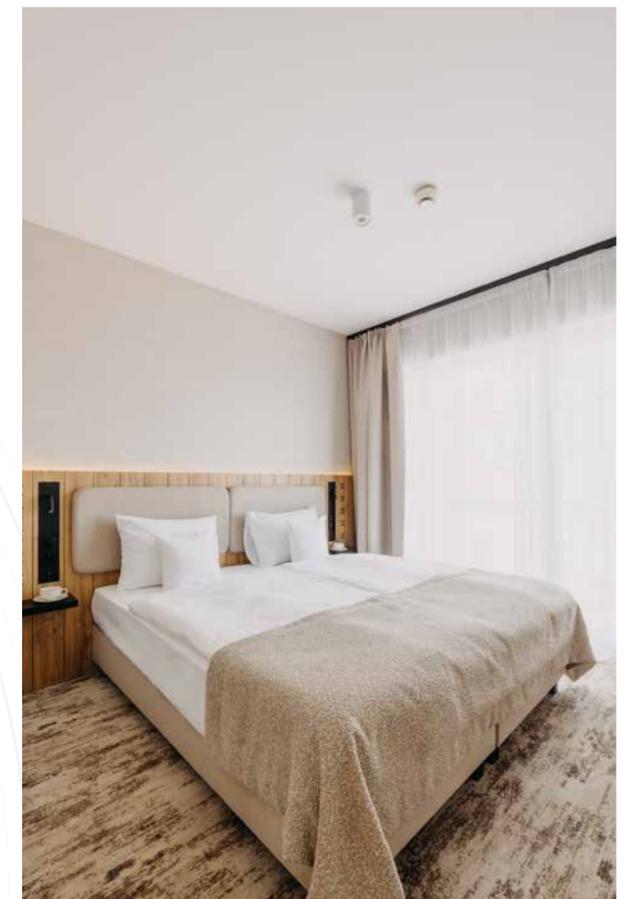
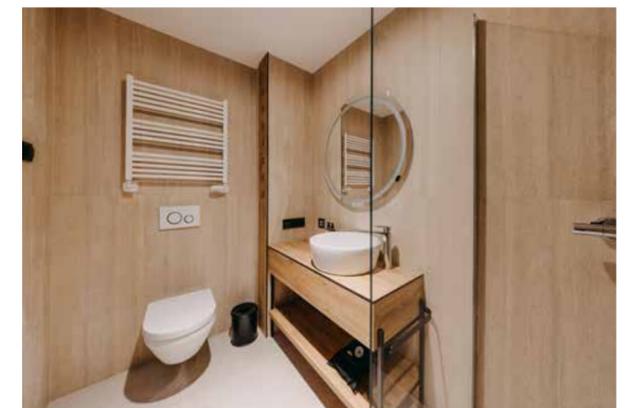
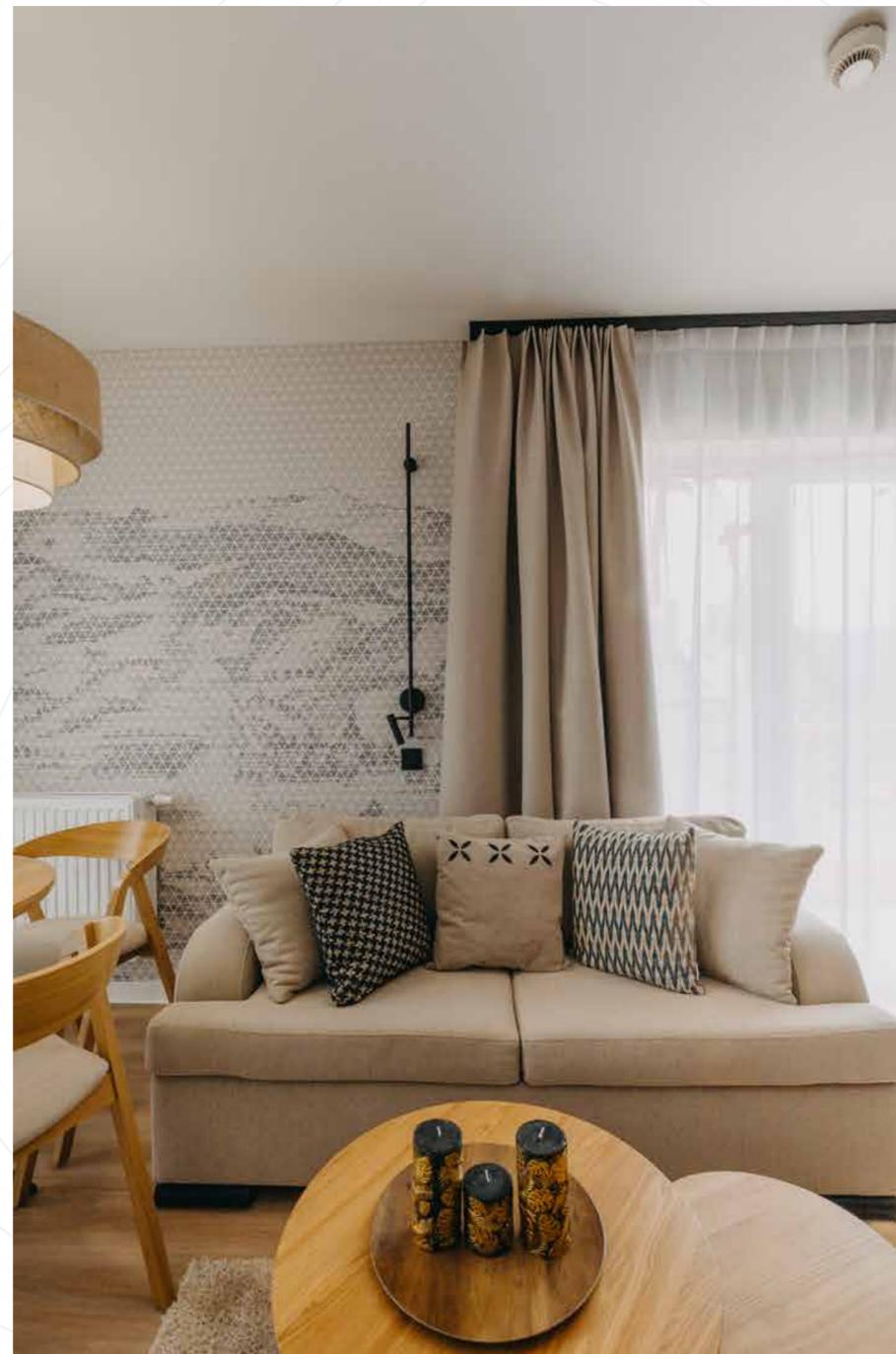


Planned investments



— planned
completion
in Q4 2026

The View Mountain
visualizations

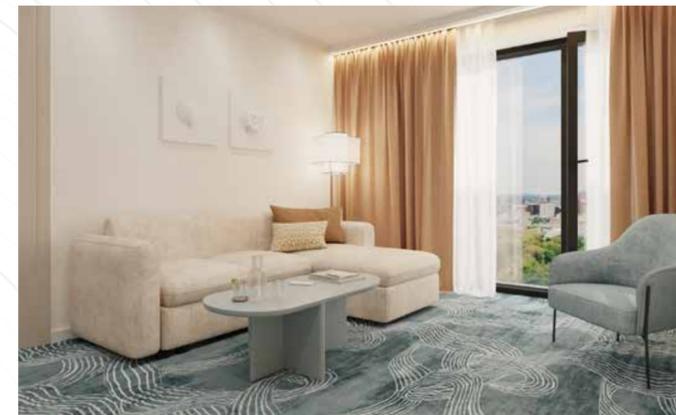


Planned investments

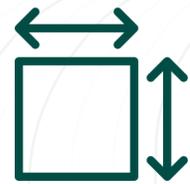


— planned
completion
in Q4 2027

Linea Mare Kołobrzeg
visualizations



Unique business meetings & conferences



3919 m²

of event
space



30

conference
rooms



3069

rooms
and apartments

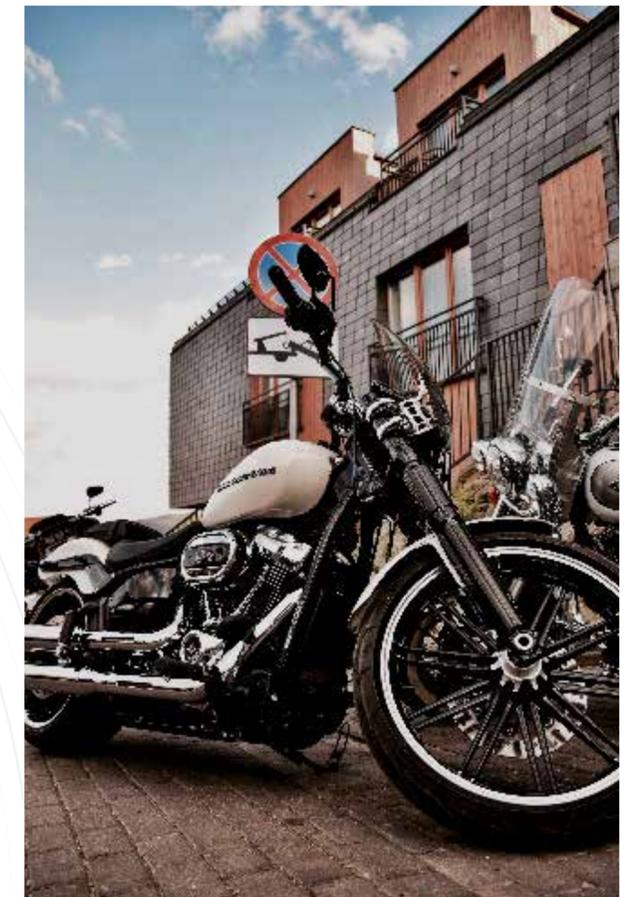


Positive Ways event held
at "Crystal Mountain 5*"





Events organized
in "Osada Sniezka" hotel



GÖRSKIE
RESORTY



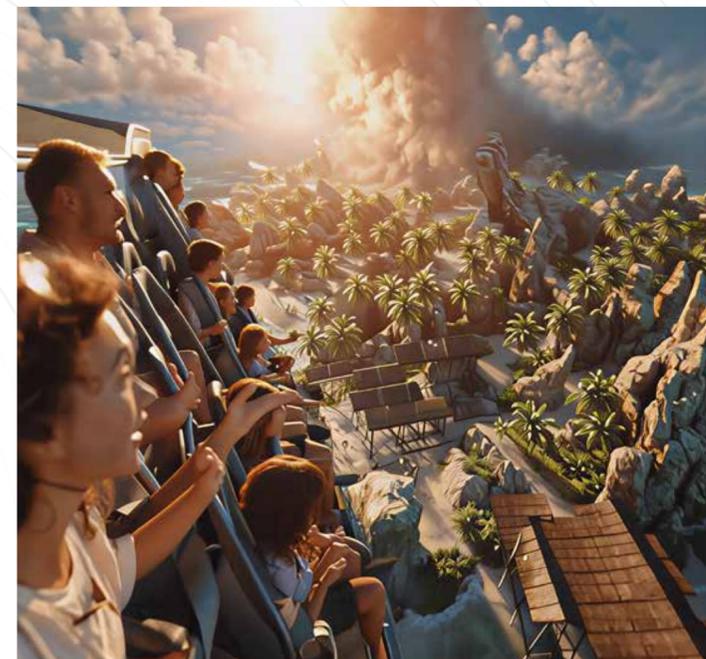
Premiere of the QUERION Hypermedia Amusement Park

— OPENING IN MAY 2026

QUERION Hypermedia Amusement Park is a global project that introduces a new level of quality in entertainment, recreational tourism, education, and events, combining modern technology with unforgettable immersive visitor experiences.

As magazynatrakcje.pl reports, "This is a new standard in imagining – this investment is a milestone in thinking about premium attractions. (...) Górskie Resorty is achieving what is standard in the West, but still a novelty here: total synergy. With accommodation, catering, and unique attractions, they enclose customers in a high-quality ecosystem. It is no longer a struggle to capture a customer for three hours – it is a fight for their entire weekend."

New investments will contribute to the increased traffic at tourist destinations in Poland. Querion will provide tourists with excellent entertainment, schools with education, and organizers of meetings, conferences and events (MICE) with new opportunities for their organization.



Planned investments



— Planned
completion
Q4 2027

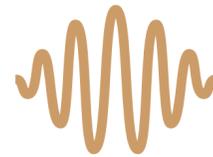
In addition to the upcoming Linea Mare Kołobrzeg investment, the Górskie Resorty Group, in collaboration with the TOM Group, plans to develop another investment in Kołobrzeg. It will be a 3-star family hotel under the Querion brand, integrated with a multimedia park.



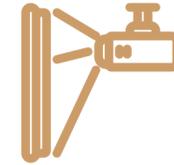
QUERION's sensory experiences



Air and water effects that simulate phenomena such as rain, water mist or strong gusts of air



Sensory and physical effects, including nudges in the back or vibrations in the seats



Visual and atmospheric effects that introduce scents, heat, lasers or snow simulations



Interactive effects that allow viewers to actively participate in the show by using elements in the seats

A PORTAL TO THE MULTIVERSE

It is like being transported to another world, full of colors, surprising images, and sounds that awaken the senses. Modernity, abstraction, and technology at your fingertips. It is an unlimited time for you and your imagination. This is where you leave everyday life behind and get immersed in the world created to stimulate your senses. And when you are ready, you can dive even deeper.



IMMERSIVE ROOM

Edutainment at the highest level, immersive visuals and sounds on a variety of topics – for example, space, nature, the elements... This attraction will transport you to a land of immersion so real, you will think it is real. Complete immersion in projections, a play of colors, sounds and vibrations. You are not just watching the show – you are becoming its part. It is a journey through one of Querion's worlds, an open door to another dimension. You will feel not only as an observer but also as a participant in the event. An unforgettable, visually beautiful, moving, and uplifting experience that teaches through physical and emotional engagement.

AI ZONE - INTERACTIONS WITH TECHNOLOGY

Artificial Intelligence – a partner at work, school, learning, and everyday life. That is why we have created Querion AI, a one-on-one meeting with artificial intelligence in a neural network that shows how it thinks and creates what is designed in your imagination. You ask a question – you get an answer. You share an idea – something extraordinary is born. This is no longer technology of the future, but of the present, happening right now. This experience will offer you a one-on-one encounter with artificial intelligence, showing you how it thinks, how it creates, and how it talks to you.





CINEMA 5D

A cinema that is more immersive than any theater you have ever been to. Cinema 5D is a spectacle that breaks the boundaries of visuals— it literally makes the world shown on the screen come out to you. The seats, the sounds, the smells, the movement – every detail is harmonized to make you feel part of the film. This is not a projection, it is a living experience, where the screen blurs and you are transported right into the story.

EXPLORER 270

Explorer will take you on a journey unlike any other. It is an exploration full of twists and turns, sensations that reach all your senses, and moments where you forget it is just an attraction. You will travel to places you wouldn't otherwise reach, experiencing their atmosphere, their space, and their dynamics. It is a journey that leaves a mark – emotional, intense, and unforgettable.



CIRCULUM 360

Circulum is a dynamic multi-sensory experience – a combination of driving, gaming, and film that activates the body and mind. Viewers become participants in the action, honing their reflexes, sharpening their perception, and shaping their decision-making. It is an attraction that constantly takes you further, faster, deeper – until you lose track of where reality begins and fantasy ends. Every turn, every moment of this journey is different, and you can feel that the whirlwind of experiences never ends. It is like entering a spiral of emotions – fascinating, surprising, quickening your heartbeat, and leaving you asking for more.



FLYING THEATER

Enter the world where gravity ceases to exist and the boundaries of reality blur in the clouds. Flying Theater is a journey through the skies where you become part of an extraordinary story. Sit in a suspended chair in front of a gigantic, curved screen that fills your entire field of vision. The platform will begin to move in perfect synchronization with the image, and you will feel the wind on your face, the scent of the places you pass by, and the delicate mist rising from a waterfall or ocean.

You will fly over majestic mountains, traverse metropolises flooded with light, and leap between continents – all in image quality that makes you forget where you really are and provides a total sensory immersion.



SIM RACING

Feel the thrill of revving your engine continents – all in image quality that makes you forget where you really are and provides complete sensory immersion. as you line up at the starting line of one of the world's most legendary tracks. Racing isn't just about racing – it's about complete immersion in the world of speed, adrenaline, and competition. Every corner, every maneuver becomes a personal challenge, and the sensation of speed gets your heart racing. It is an experience that gives you the illusion of becoming a professional racing driver – and it is not just about winning, but about the thrills you experience on the track.



Modern and proven business model – Górskie Invest

— Over 3 000 investors
trusted our model

Constantly growing investment value.
Annual indexation of rental payments.
Option to extend the lease agreement



Investment profit,
annual return rate
calculated based on the
price of the apartment
unit including furnishings



**Protection against
inflation,** year-over-year
rent value adjusted
for inflation



VAT refund
also possible
for individuals



Maintenance-free
thanks to management
by an experienced
hotel operator



10-year contract
with the option
to extend it for another
5 years



Security
Full ownership
of the apartment
with land and mortgage
register

Górskie Invest's business model by Górskie Resorty

**REGULAR RENT PAID
AND VAT REFUND**

We pay rent based on the full amount invested – both the price of the apartment unit and the parking space. Each apartment is delivered fully furnished and equipped, in line with the expectations of the hotel market. Additionally, because the unit is designated as an apartment rental, a full VAT refund is possible, for both private and business purchases. This guarantees real savings and a greater return on investment.

**10-YEAR LEASE
AGREEMENT**

We sign a 10-year lease agreement with the option to extend it for another 5 years – a guarantee of stable cooperation and investment security.

**COMPREHENSIVE MANAGEMENT
OF THE INVESTMENT PROCESS**

Internal management and the shared services center – from guest services to financial management – are managed by specialized teams within the Group, providing consistency, quality and efficiency. This ensures that a single entity guides clients throughout the entire process.

**RENT INDEXATION
FOR INFLATION**

Annual indexation of rates based on the previous year inflation rate effectively protects the value of investments against the declining purchasing power.

**MARKET LEADER
IN APARTMENT SALES**

Over 10 years of presence in the hotel market, numerous completed investments, over 3,000 investors, and a proven model for managing their own facilities give Górskie Resorty a well-established position in the market.

**OWN
CONSTRUCTION COMPANIES**

Our projects are carried out by our experienced construction companies, which allows us to maintain full control over quality, costs, and timely completion. We deliver projects on schedule or even ahead of schedule.



OWNERSHIP STAYS

We offer owner-occupied stays under a rental agreement in the mountains and by the sea in 15 hotels of the Górskie Resorty Group – investors are guaranteed the private use of the apartment.



SALES OFFICES

We provide investors with personal contact and advisory support at our offices located in the center of Szklarska Poręba and in the largest shopping center in Poznań.



UNIQUE LOCATIONS

All our investments are located in popular and developing tourist destinations, thus ensuring high occupancy rates and dynamic property value growth.



HIGH RESIDUAL VALUE

Investments in premium real estate with growth potential, supported by infrastructure development and growing brand recognition.

We look forward to working with You

GÖRSKIE
RESORTY


OSADA ŚNIEŻKA


BLUE MOUNTAIN
RESORT


GREEN MOUNTAIN


GREENAPARTMENTS


GREEN
ADULTS


PLATINUM MOUNTAIN
Hotel & SPA


PLATINUM APARTMENTS


PLATINUM
ADULTS

CRYSTAL
MOUNTAIN


ELEMENTS
HOTEL & SPA


ELEMENTS
APARTMENTS

LINEA MARE
POBIEROWO


FOREST PARK
RESORT & SPA

— THE VIEW —
MOUNTAIN

od 2026

LINEA MARE
KOŁOBRZEG

od 2028


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