

PERE
Network

America Forum



PERE America Forum

15-16 November 2023 | Convene at 117 West 46th Street New York

The **PERE America Forum** is **North America's leading outbound real estate investing event**. The forum has a proven track record of bringing together leading investors, fund managers and the wider community under one roof to understand real estate investment opportunities in North America and beyond. Key topics on the agenda in 2023 include the role of debt in real estate, decarbonizing real estate portfolios, discussions on logistics and residential and more.

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PEI



Wednesday 15th November 2023

08:30 Registration and networking

08:45 Institutional investor breakfast briefing (invite only)

09:45 Welcome from PERE and Chair

10:00 Keynote panel: What next for global real estate investment?

- How has the industry weathered the headwinds of high inflation, rising interest rates and global recessions?
- Where is the capital coming from?
- What are the opportunities facing stakeholders in global real estate markets today?

10:45 Keynote panel: Institutional Investors on capital allocation in the next decade

- How have recent market challenges affected investor allocations?
- What strategies are investors employing in real estate?
- How do North American investors view the global market? What countries and sectors are attractive to them?

Sajith Ranasinghe, Head of Real Estate, **Church Pension Group**

11:30 Coffee and networking break

12:00 Deep dive: evaluating the debt environment

- How are regional bank failures and rising inflation and interest rates impacting the lending landscape?
- How are players navigating these headwinds? Where are the risks and opportunities?
- How attractive is debt in the current climate?

Simon Uiterwijk, Head of Commercial Real Estate, **NN Investment Partners**

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12:45 Examining the rapid acceleration of secondaries and recapitalizations

- What are the main risks and opportunities facing secondaries investors?
- A lack of liquidity in the market is encouraging investors to opt out of recapitalized assets and portfolios
- How are fluctuating valuations impacting recapitalizations?

Daniel McHugh, Chief Investment Officer, Real Assets, **AVIVA Investors**

Margaret McKnight, Partner, **StepStone Group**

1:30 Lunch and networking break

2:30 Global investment outlook: examining opportunities in APAC and Europe

- Which regions are most attractive to investors, with strong growth potential?
- How are the European and Asian markets managing economic challenges?
- What level of risk appetite do investors have overseas?

Bert van den Hoek, Senior Portfolio Manager, North America, **Bouwinvest**

3:15 How are investor ESG expectations changing?

- How are investors and funds managing their ESG strategy in a volatile market?
- How do you achieve sustainability at scale? Where to dedicate your resources
- To what extent are investor expectations different in Europe and Asia compared to the US and Canada?

Moderator: Dan Winters, Senior Director, **GRESB**

Rob Little, Head of Commercial Mortgage Lending, Alternative Investments, Investment Management,
MassMutual

Pamela Thomas, Managing Director, US Real Estate, **CPP Investments**

4:00 Coffee and networking break

4:30 Future working patterns and impacts on the office sector

- How are changing working practices impacting the office sector?
- What are tenant needs in the coming decade? How are they incentivising employees to return to the office?
- How are office owners adapting to market headwinds?

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5:15 PERE insights: The future of AI and private real estate

New for 2023, PERE insights sessions are short, sharp 15-minute hot takes covering topics not traditionally represented on PERE agendas.

- How are industry players using AI algorithms to predict investment performance?
- What are the risks and benefits associated with the application of AI technologies?
- How might the regulatory landscape change to impact AI?

5:30 Networking drinks reception

Thursday 16th November 2023

08:00 Registration and networking

08:30 GRESB/PERE ESG Breakfast Briefing (members only)

09:15 Welcome from PERE and Chairperson

09:30 How is the broader borrowing landscape changing?

- How are regional bank failures and interest rate rises impacting the wider borrowing landscape?
- What are the constraints to lending?
- Are lenders optimistic about real estate?

10:00 The democratization of real estate investment

- How do wealth managers and retail investors view private real estate as an investment opportunity?
- What are the barriers to entry for the person on the street?
- What infrastructure is needed to enable greater capital flow from these investors?



10:45 Logistics & industrial - sunset or new dawn?

- How attractive still are logistics and industrial options to investors? Will it continue to be a strong pick in the years to come?
- How are debt fund managers viewing financing opportunities in logistics & industrial?
- What strategies are being deployed to reduce the carbon footprint and drive down operational costs of these assets?

Ed Lerum, Head of Global Logistics Real Estate, **Norges Bank**

11:30 Coffee and networking break

12:00 The changing face of American single-family rental

- How has the post-pandemic period shaped the single family rental market?
- Where are the opportunities and risks for single-family rental owners in America? What cities and regions will be the most attractive with hybrid working becoming the norm?
- How will working practice-driven changes in demand for places to live impact future development?

12:45 Networking lunch

2:00 Building the future: technology's role in sustainable real estate

- Energy price volatility is increasing appetite to integrate renewable energy and battery storage technologies to reduce carbon emissions and increase value
- What technologies and methods are used during development to reduce embodied carbon?
- How do data capture and analytics technologies play a role in reducing operational costs and lowering the carbon footprint of an asset?

2:45 Reviewing the life sciences sector post-pandemic

- Consider the balance between investment in established markets vs. emerging ones
- How have market headwinds impacted the sector?
- What is investor appetite as the pandemic subsides?

3:30 Think tank session: reviewing market headwinds and opportunities in 2024 and beyond

New to PERE America this year, Think Tank sessions are designed to mix content and networking. Attendees will sit in roundtables to discuss their feedback from 2 days of content and look ahead to 2024 and beyond.

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- Broader market concerns & geopolitical outlook and impact
- Sector challenges and opportunities such as the future of the office, life sciences & industrial/logistics slowdowns and residential opportunities in emerging markets
- Practicalities of decarbonizing real estate portfolios – partner selection, tenant interaction, technology adaptation and more

4:30 **Closing remarks and coffee to go**

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