



# America Forum



PERE America Forum  
November 4-5, 2025  
Convene 360 Madison Avenue, New York

## Fuelling North America's real estate rebound

*Connect with the world's most active institutional investors and fund managers and gain insights from the top influential leaders shaping real estate at **PERE Network's 20th annual America Forum**.*

*Capitalize on extensive networking opportunities, foster meaningful relationships, and refine your investment strategy to drive growth at the most influential gathering of industry leaders in North America.*

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November 4 | Tuesday

Day 1

**0800 Registration and networking breakfast**

**0850 PEI welcome and chairman's opening remarks**

**0900 View from the commentary box: 20 years of PERE**

**0910 Keynote interview: How global institutional investors are engaging real assets strategies**

*Rachel EJ Oh, head of New York office of Korea's preeminent state investor NPS, makes her PERE event debut in a keynote fireside conversation with Jonathan Brasse, PEI's Editor-in-Chief, Real Estate, to dissect the growing trend of viewing investment markets through a real assets lens.*

- Taking the current pulse of the trend: why a concerted real assets thesis increasingly represents today's secular forces
- Today's turmoil and its impact: what current macroeconomic predicament means for investment in real assets
- How managers are responding: what they are getting right, wrong and still need to understand about institutional requirements
- Common ground: which sub-sectors within the real assets universe share the most elements and why that is important

Rachel EJ Oh, Head of New York office, **NPS**

Jonathan Brasse, Editor-in-Chief, Real Estate, **PEI Group**

**0940 Keynote panel: Insights on the future of global real estate as an asset class**

- With high interest rates and geopolitical concerns affecting real estate, how are managers positioning their portfolios to attract investors?
- Is real estate selling itself well-enough to global investors?
- How are institutional investors shaping global real estate, and what opportunities exist for private wealth to participate?

Moderator: PERE

**1020 Panel: US deployment outlook**

- What are the smartest bets on the U.S. as the market rebounds?
- A keen look at secular trends in the country today informing investment decisions (interest rates, capital costs, shifting consumer demands, etc.)

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- Beyond traditional property sectors, what alternative sectors are gaining attention?

## 1100 Networking coffee break

### 1130 Presentation: Private real estate in numbers

- The latest LP allocations data
- The largest deals and most active managers in the past year
- The top performing funds based on IRR from the past decade

### 1150 Investor panel: Allocations, appetite and activity in real estate today

- Unpacking key factors shaping today's allocation strategies – market trends, risk appetite, and the hunt for long-term yield
- How are economic and geopolitical factors shaping global vs. regional real estate allocations?
- How does real estate hedge against inflation through value growth, rising income, intrinsic worth, and debt?

Moderator: PERE

### 1230 Fireside chat: U.S. real estate investing in the current political climate

- Impact of Federal Reserve decisions on mortgage rates, cap rates, and investor activity
- What potential tax reforms could reshape investment strategies?
- How are evolving regulations on zoning and rent control affecting market dynamics and development?

Moderator: PERE

## 1300 Networking lunch break

## 1400 Breakout sessions start

High Growth Sectors	Asset Management and Value Creation
<b>1400 Panel: Navigating opportunities in residential real estate</b> <ul style="list-style-type: none"> <li>• With rising global demand for student housing, how will managers and developers respond?</li> <li>• How will tariffs impact construction costs and the build-to-rent sector?</li> </ul>	<b>1400 Panel: New trends shaping value-add strategies in real estate</b> <ul style="list-style-type: none"> <li>• How to meet changing market demands, scale up, and overcome efficiencies</li> </ul>

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- How are family offices and private wealth shaping residential real estate?

## **1440 Panel: Data centers – fuelling the future of the digital revolution**

- Predicting future demand from AI and the scale of digitalization opportunity
- New trends in capital allocation and fundraising challenges in the sector
- Analyzing the supply-demand imbalance, and profitability trends of data centers

## **1520 Networking coffee break**

## **1540 Panel: Hospitality reimaged – capitalizing on the boom in global travel**

- Is hospitality a “mainstream” investment? Where do opportunities lie in global markets?
- Can hospitality provide optimism for investors in times of volatility?
- With rising costs in primary markets, what are the secondary and tertiary markets that offer growth potential?

## **1620 Panel: Institutional capital in industrial real estate**

- What are the best strategies for scaling institutional capital in the industrial sector?
- How can investors structure capital and manage risks in warehousing?
- Leveraging automation to future-proof warehousing assets and increase value

- How does value creation offer investors flexibility and resilience for the future?
- Insights on the impact of different value creation levers

## **1440 Panel: The use of tech and AI as a differentiating factor in value creation**

- Using AI and technology to enhance decision-making, improve efficiency, and drive profitability
- How data-driven decisions add value
- Embracing technological advancements and operational risks

## **1520 Networking coffee break**

## **1540 Panel: Modernizing the ‘new office’**

- Analyzing ‘best-quality’ office buildings in today’s standards
- Addressing the growing demand from tenants for tech-enabled and energy efficient properties
- The pivotal role of technology in decarbonization, enhancing returns, and increasing resiliency of offices

## **1620 Panel: Improving energy efficiency**

- Examples of sustainable buildings and how it drives financial returns from both rent and value appreciation
- New ways to upgrade older buildings with energy-efficient systems that can drastically improve a building’s energy profile
- Incorporating IoT and automation systems to control energy use and reduce operational costs

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## 1705 Closing keynote: Reimagining real assets – investing for resilience, growth, and the future

- Real estate vs. infrastructure allocation strategies: How institutional investors are balancing these asset classes for risk-adjusted returns
- How do differing fundamentals between real estate and infrastructure create opportunities for a blended portfolio strategy?
- How are inflation, interest rates, and economic cycles impacting real assets globally and how to build portfolios that withstand shocks?

## 1735 Networking cocktail reception

## 1830 End of day 1

### November 5 | Wednesday

#### 0830 Breakfast briefing *(RSVP required)*

**The role of AI and technology in capital allocation, due diligence and value creation**

#### 0830 Investor Council Breakfast briefing

*(off-the-record, invite-only meeting)*

- Peer-to-peer strategy session curated exclusively for capital allocators
- Data presentation on investing trends

### November 5 | Day 2

### PERE Credit Forum

## 0800 Registration and networking

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**0915 Welcome remarks**

**0920 Keynote interview: Financing the future – unlocking value in private real estate credit**

- Shifts in borrower profiles and capital needs in today's market and how private credit is filling the financing gap
  - As interest rates rise and bank lending tightens, how can private lenders seize value through recapitalizations, bridge loans, and rescue capital?
  - The role of fintech and AI in origination, underwriting, and asset management
- Moderator: PERE

**0950 Keynote panel: Key trends shaping real estate debt ahead of the coming cycle**

- Opportunities and challenges arising from the growing flow of global capital into U.S. debt markets
  - How does back-leveraging unlock liquidity and enhance returns while improving capital flexibility?
  - What strategies can both borrowers and lenders use to remain resilient during downturns or capital market disruptions?
- Moderator: PERE

**1035 Fireside chat: How non-bank lenders are reshaping real estate finance**

*This session will tackle at the rise of non-bank lenders and the increasing focus on flexible, tailored debt solutions.*

**1105 Networking coffee break**

**1130 Panel: Navigating C-PACE – balancing risk and return in structured finance**

- A deep dive at the growing role of C-PACE and why its intersection with the CMBS market is critical for borrowers and investors
- How are servicers and legal teams rethinking consent frameworks to support energy-efficient improvements without jeopardizing senior loan positions?
- Real-world strategies for integrating C-PACE into CMBS-backed deals

**1215 Panel: Bridging the gap – flexible financing solutions for real estate's maturity wall**

- What alternative capital solutions are helping borrowers navigate the refinancing crunch?
- How are lenders and investors adjusting return expectations in a repricing market?
- Can flexible financing structures align the interests of borrowers, lenders, and equity partners in today's uncertain environment?

**1300 Networking lunch**

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## 1400 **Presentation: Private real estate credit in numbers**

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- The top performing funds based on IRR from the past decade

## 1420 **Investor panel: Navigating challenges in global real estate debt**

- As equity fundraising recovers, what role will credit products have in a growing role in real estate portfolios?
- How are institutions tackling the housing crisis with the use of real estate debt?
- How are investors changing investment strategies as market outlook remain clouded

## 1455 **Panel: Unlocking portfolio value – strategic use of back leverage in real estate funds**

- How does back leverage enable funds to increase returns without selling core assets?
- Managing liquidity and capital efficiency across the fund lifecycle
- Navigating investor concerns, risk management and structural considerations

## 1530 **Closing remarks and end of conference**

### Equity sessions

## 0945 **Panel: Exploring Japan's potential**

- How attractive is US real estate to Japanese investors? What sectors are they focused on?
- Analyzing the commercial real estate market in Japan – office, retail, and industrial sectors – and how they are adapting post-pandemic
- Working successfully with Japanese gatekeepers – understanding the do's and don'ts for pitching LPs

## 1020 **Panel: The appeal of Europe as an investment destination**

- How is Europe's market diversity appealing to both institutional and private investors seeking variety and geographical diversification?
- How are European cities adopting sustainability initiatives, and how are these impacting real estate investment trends?
- How do European markets compare to other global real estate markets in terms of risk and return?

## 1100 **Networking coffee break**

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## **1130 Panel: The future of real estate secondaries**

- How are secondary transactions enhancing liquidity in real estate, and what does this mean for institutional investors?
- Discussing valuation challenges and strategies for managing risks in secondary transactions
- What are the common exit strategies for investors, and how do they differ from traditional investments?

## **1210 Panel: NextGen: The new generation of real estate managers**

- What leadership qualities are most important for managing diverse teams and driving innovation in real estate management?
- A keen look at strategies to build more resilient portfolios that can withstand economic volatility, climate change, and other external shocks
- How are the skill sets required for managers evolving in response to technological, economic, and market changes?

## **1245 Networking lunch**