



PERE
Network

Tokyo Forum

PERE Network Tokyo Forum 2026

Thursday- Friday, 4-5th June 2026 | Venue: Mandarin Oriental, Tokyo

Experience the unmatched scale of PERE Tokyo Forum 2026, Japan's largest real estate gathering with over 200 local institutional investors seeking foreign investment opportunities, where investors outnumber the managers 2:1!

This is your opportunity to connect with Japan's most active institutional investors. Meet with decision makers, learn from industry leaders, build lasting partnerships that will strengthen your position with Japan's leading capital allocators.

With the added bonus of being co-located with Infrastructure Investor Tokyo Forum, you unlock unparalleled access to an even broader network of real assets investors, maximising the impact of every meeting and every conversation.

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For more information regarding the event, please visit the [event website](#).

PEI

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Thursday, 4th June 2026

(Times in JST)

Live English/ Japanese interpretation provided

0800 Breakfast Briefing:

Native AI for CRE: The Lightbulb Moment

CRE is investing heavily in AI but seeing little return. Why? Because digitising legacy workflows doesn't unlock portfolio insight. This session explores how a native AI approach — across platform, data, organisation, and culture — turns fragmented data into real investment intelligence.

Robin Langdon, Field CTO, APAC, **Fifth Dimension**

**Open to all, email Genevieve Yap (genevieve.yap@pei.group) to RSVP*

0830 Registration & Networking

0900 View from the Commentary Box- PERE Editor recaps the biggest headlines of H1'26

- A recap of the most consequential breaking news and the top stories that defined global private real estate in H1 2026.
- Interpreting key data points that reveal how fundraising and transaction activity performed in the first 6 months of 2026.
- What these developments mean for investors heading into H2 2026 and the themes to watch for the rest of the year

Speaker: Christie Ou, Senior Reporter, **PERE**

0910 Opening Remarks from Conference Chair

Chair: Yohei Omichi, Head of Japan, **B Finance**

0920 Keynote Presentation: Scaling Global PERE Exposure: Navigating Yield, Risk, and Partnerships

- Strategic allocation to PERE

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- Ideal GP engagement—track record, local expertise, governance, and alignment contributing to long-term partnerships
- Outlook for 2026 and beyond- Priority geographies and sectors, impact of macro shifts such as interest rates and currency dynamics

Speaker: Kazunari Yaguchi, Head of Real Estate, **Japan Post Bank**

0940 Keynote Panel: Deploying Capital in 2026- Trends, Valuations, and Global Politics

- Where are the opportunities investors cannot afford to miss as capital rotates toward stability, yield, and resilient income in an uneven global recovery?
- How do valuation uncertainty, widening bid-ask gaps, and markets repricing at vastly different speeds influence deployment timing and the ability to hit investor return targets?
- How is global politics influencing and policy realignments affecting ease of doing business and cross-border deals, and where long-term conviction continues to hold?

Moderator: Christie Ou, Senior Reporter, **PERE**

Speakers:

Shinji Kawano, Head of Financial Planning Department, **Tokio Marine Holdings, Inc.**

Michael Ramm, Group Head and CIO, Real Estate Europe, **JP Morgan**

Hayato Tsuji, Head of Real Estate Finance, **Development Bank of Japan**

Akihisa Hoshino, Principal, Alternative Funds Investment Department, **Sumitomo Mitsui Trust Bank, Limited**

Rocio Pineda, Director, **Stoneshield Capital**

1025 Break

1050 Interview/ Presentation

1115 Panel: Global Managers' Perspectives – Comparing Opportunities Across Regions and Sectors

- Which regions or sectors are genuinely outperforming expectations?
- What are managers seeing on the ground that investors cannot afford to miss?
- How are managers positioning themselves to capture the next wave of outperformance before everyone else sees it?

Moderator: Tomoko Yano, Head of Alternative Investments, **Aflac Global Investments**

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Speakers:

Rikke Lykke, CEO, **Catella**

Nicholas Bridges, Global Head of Capital Markets, **Kennedy Wilson**

Micah Schulz Fund Manager, Manager, GPT Wholesale Office Fund & Head of Investment Management, Office, **The GPT Group**

Marcus Meijer, CEO, MARK & Chairman, Crossbay, **MARK Capital Management**

Tom Elviss, Fund Manager, UK Real Estate, **Columbia Threadneedle Investments**

1200 Lunch & Networking

1300 Panel: Private Credit's Next Phase - Where Real Estate Debt Still Delivers

- Where is real estate debt still offering compelling risk-adjusted returns, and how are structures evolving across regions and asset types?
- How is borrower demand shifting in 2026, and what types of deals are creating the strongest opportunities for private real estate lenders?
- How are investors allocating to real estate credit today, and which strategies are drawing the most conviction as the market enters its next phase?

Moderator: Maya Ito, Partner, **Nishimura & Asahi**

Speakers:

Traveen Gulrajani, Founder & CIO, **Plutus Partners LLP**

Steven Bass, Head of Japan Investments, **Link Japan Investment Holdings**

Geoff Crum, Managing Director, **Star Asia Management Japan Ltd.**

1340 The AI Analyst Has Entered the Room – How Global Asset Managers Are Winning with AI

- Autonomous AI agents are screening deals, running due diligence, drafting IC memo, and real-time portfolio monitoring, deploying AI across the full investment lifecycle. Who is ahead?
- Firms seeing real ROI aren't using generic LLMs — they're running agents trained on their own historical acquisitions, IC decisions, comp sets to screen deals and draft memos grounded in their firm's own process. What does that infrastructure look like? how fast can it be deployed?

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- Case Study: How a firm managing 30+ active models per fund is now automatically flagging assumption drift, waterfall errors, and variance against actuals across every live deal.

Speakers:

Hyun Hong, Founder/CEO, **Terminal X**

Gabriel Horwitz, Co-Founder/Product Lead, **Terminal X**

1410 Panel: Investing in the Age of AI – The Race for Data Centres

- How is the AI economy reshaping the demand for data centres, and where do investors see the strongest opportunities for scaled deployment?
- Constraints around power, land, and capacity are creating both bottlenecks and competitive advantages – who is winning?
- How are investors assessing risk as data centres move from niche to core real asset strategies?

Moderator: Jennifer Lundmark, Head of Business Development and Investor Relations, **Lincoln Property Group**

Speakers:

Jing Zhou, Senior Director, Alternatives and Strategic Transactions, **Nuveen Real Estate**

Andrew Shih, CIO, **Alpine AM**

David Mortimer, Managing Director, Real Estate, **ICG**

1450 Break

1520 Panel: Why Japan Is Still Asia’s Most Compelling Real Estate Opportunity

- What is driving Japan’s status as Asia’s most attractive real estate market, and how are investors positioning to capture the momentum?
- Where are pricing, changing demographics, and financing conditions creating opportunities that stand out relative to other global markets?
- How are domestic and international investors navigating currency dynamics, competition, and sector shifts as they scale their Japan strategies?

Moderator:

Disheng Lin, Managing Director, Real Assets Capital Group, **PJT Park Hill**

Speakers:

Masakazu Takahashi, General Manager, Fund Business Development Office, Real Estate Solution Department, **Mizuho Bank & Trust**

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Tadashi Miyano, Director, Real Estate, **Sotetsu Urban Creates**

Tetsuya Fujita, Managing Director, Chairman of the Board-Japan, **CBRE Investment Management Japan KK**

Chi Hua Lei, Managing Director, **CPPIB**

1600 Presentation

Speaker: Diego Lopez, Founder & Managing Director, **Global SWF**

1620 Investor Panel: Where Japanese Capital Goes Next – Doubling down on Real Estate

- What markets, managers, and strategies are winning capital?
- How are return targets, diversification plans, and sector preferences evolving as investors look to scale their portfolios?
- What is falling out of favour as Japanese investors position for growth in 2027 and beyond?

Moderator: Kazuki Shiina, Senior Vice President, **Aksia**

Speakers:

Daisuke Yamagami, Senior Director, Investment, Private Assets, **ORIX Life Insurance**

Hironobu Kitamura, Manager / Real Asset Fund Investment Group, Alternative Investment Unit, **Daiichi Life Group**

Takahiro Taniguchi, Senior Fund Manager, Multi-Manager Real Estate Investments, Strategic Fund Investments, **Asset Management One**

Yuki Yoshinaga, Senior Manager, Real Estate and Infrastructure Investments, **Japan Science and Technology Agency**

Daishi Toyoda, CIO, **SMFL Mirai Partners Singapore**

1700 5mins intermission

The following session will be co-located with Infrastructure Investor Tokyo.

1705 Closing Keynote Address: Introduction to GPIF Real Estate Investments

- Ultimate goal of GPIF's real estate investment strategy
- Evolution of performance measurement and data analysis
- Portfolio management framework and fund screening approach

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Speaker: Naoto Abe, Co-Head of Real Estate, Private Market Investment Department, **Government Pension Investment Fund (GPIF)**

1730 Joint Cocktail Reception

Friday, 5th June 2026

(Times in JST)

Live English/ Japanese interpretation provided

“This day forms part of the Infrastructure Investor Tokyo Forum, with cross-asset class content. PERE-focused delegates are warmly welcomed to attend”

**0800 Investors’ Breakfast Briefing:
Real Assets Edition**

- A yearly conference tradition bringing together Japanese institutional investors for a closed-door, intimate conversation on the state of real assets.
- A data-driven, honest discussion designed to surface real concerns, real sentiment, and real priorities for the year ahead.
- This year, investors in real estate and infrastructure come together in one room to compare perspectives and share what is truly top of mind.

0800 Real Assets Workshop

Venue: TBC

- A practical, discussion-driven session exploring the most pressing themes shaping real estate and infrastructure.

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Ethan Koh, Head of Global Research Operations, PEI Group Andrew Rodriguez, Senior Research Associate, PEI Group <i>*Open to institutional investors only, email Genevieve Yap (genevieve.yap@pei.group) to RSVP.</i>	
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0830 Registration & Networking

0905 PEI Opening Remarks

0910 Keynote Presentation

Mari Tanaka, Director - Research and Data Analytics, Private Markets, **GPIF**

0930 Keynote Panel: The rising convergence of real assets and real asset investing strategies

- The convergence trend: How power grids, data centres, fibre networks, and logistics assets are increasingly interdependent — and why investors should evaluate them as part of an integrated ecosystem
- Why leading LPs and GPs are shifting toward multi-asset operating platforms that combine energy access, digital capacity, and physical distribution advantages.
- How are GPs resourcing and realigning their real assets teams and strategies in light of growing convergence?

Moderator: Yasuhiko Hama, Managing Director, **Crosspoint Advisors**

Speakers:

Peter Hobbs, Managing Director, **bfinance**

Kentaro Hayashi, Managing Director, **DBJ Asset Management**

Keigo Yumino, Senior Manager, **Japan Science & Technology Agency (JST)**

Michael Turner, Managing Director, Investments, **CIM**

1020 Break

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	Stream A Infrastructure Investing under the microscope	Stream B Investing in Real Assets and Private Markets 101
1050	<p>Panel: Spotlight on Energy Storage</p> <ul style="list-style-type: none"> • What new storage technologies are emerging — and how should LPs evaluate their risk-return and scalability? • How are investors successfully navigating merchant risk, cashflow stability and other challenges in this sector? • How should investors position storage exposure: direct investments, co-investments, funds, or project-platforms — and how does this integrate with their broader infrastructure and energy transition portfolios? <p>Moderator: Alex Bebov, Director, BAC Speakers: Srin Viswanathan, Founder & CEO, AltEons Energy Alex O’Cinneide, CEO, Gore Street Capital Michael Butler, Managing Partner – Japan, Tag Energy</p>	<p>Panel: Infrastructure and Real Estate in private markets – understanding their role in the portfolio</p> <ul style="list-style-type: none"> • How should LPs distinguish the role of real estate versus infrastructure in delivering income stability, inflation linkage, diversification, and long-term capital preservation? • What are the most important issues Japanese LPs should be aware of when building a resilient real assets portfolio? • How do infrastructure and real estate behave across rate cycles, inflationary environments, and economic slowdowns, and where do they genuinely complement each other? <p>Moderator: Kallan Resnick, Partner, PJT Park Hill Group Hironobu Nakamura, CEO, Canadian Solar Infrastructure Fund Speakers: Joji Takeuchi · Executive Manager, Asset Management One Hiroto Mizugaki, Senior Manager, Tokio Marine Asset Management</p>
5mins intermission		
1135	<p>Panel: Infrastructure debt in the era of private credit ascendance</p>	<p>Panel: Investing in real asset market vehicle types: Open vs Closed end funds</p>

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- What role will infrastructure debt play in private credit's growth story?
- What does this mean for infra equity? Will AUM for debt begin to exceed equity?
- The fallout from the asset-backed lending phenomenon that is expediting private credit's growth

Moderator: Frederic Blanc-Brude, CEO, **Scientific Infra & Private Assets (SIPA)**

Speakers: Yuki Kimura, Executive Officer Head of Infrastructure Investment Division, **DBJ Asset Management**

Shoji Misawa, Managing Director, **Orix Bank**

Marat Zapparov, CEO, **Pentagreen Capital**

- Understanding structure vs. outcome: How the choice between open-ended and closed-ended vehicles shapes returns profile, pacing, liquidity, fees, and governance for real asset portfolios.
- Aligning duration and objective: Matching fund structure to the goal — stable income, inflation protection, platform growth, value creation, or transition / development exposure.
- Managing risk and alignment: Evaluating performance transparency, valuation practices, redemption management, and co-investment access across both models

Moderator: Sayaka Iwase
General Manager, Five Arrows Managers S.A., Tokyo Branch, **Rothschild & Co**

Speakers:

Nicholas Riordan, Senior Director, Infrastructure Solutions, **CBRE Investment**

Yasuhiro Ono, CEO, **Deepstone Partners**

Akihito Nagata, General Manager for Alternative & Fund Investment, **Nissay Asset Management Corporation**

Len Umantz, Head of External Manager Research, **Rogers Investment Advisors**

5mins intermission

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1215 Panel: What next for the Japanese Infrastructure market?

- The role of battery storage: Japan's biggest infrastructure investing opportunity?
- How are corporates, GPs, and institutional investors collaborating on platform models?
- How are Japan's energy transition goals, grid constraints, and electrification trends reshaping investment priorities across renewables, transport, and social infrastructure

Moderator: Dan Shulman
Chief Executive Officer, **Shulman Advisory**

Speakers: Hideo (Leo) Nakajima,
Deputy President, **Daiwa Energy & Infrastructure**

Yuko Watanabe Shah
Chairman, **Hexa Energy Services**
Virginie Sandilya, Director, **Shizen Energy**

Devarshi Das, Managing Director,
Head of Asia Pacific Equity,
Intermediate Capital Group, **ICG**
Kenjiro Okamura, CIO, **Japan Extensive Infrastructure**

Panel: Hiring young talent into private markets in Japan

- How and where are LPs and GPs sourcing junior talent today? How have traditional recruitment streams changed?
- What uniquely Japanese barriers or opportunities shape this market?
- What does effective early career development look like in private markets?

Moderator: Saina Chiba, Fund Placement, **Astris Advisory**

Speakers: Katsura Suezaki, Manager, **AXA Life Insurance**

Katsushi Sakurai, Principal, **Hamilton Lane**

Yuka Hata, Senior Managing Director, **Japan Investment Corporation**

1300 Lunch & Networking

1405 Women in Real Assets Networking Function (Collocated with PERE Tokyo Forum)

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Keynote Panel – Breaking Barriers: Advancing Women in Real Assets

- Driving real progression: What must materially change to increase female representation in senior roles across Japan’s real assets sector?
- From policy to impact: Which structural shifts actually work—and what proven case studies demonstrate measurable progress?
- Japan vs. global markets: Which international best practices can be effectively adopted, and where are uniquely local solutions required?

Moderator:

Yuko Watanabe Shah, Chairman, **Hexa Energy Services**

Speakers:

Ayako Kageyama, Head, Innovative Sustainable Finance, Responsible Investment, **Nippon Life Insurance**

Yukiko Fujii, General Manager, Power & Infrastructure Services (APAC) Dept.,
Marubeni Corporation

Eriko Sakata, Partner, **White and Case**

Ruiqin Wu, MBA Candidate, Fuqua School of Business, Duke University
(Former Manager of Finance and M&A, **HEXA Energy Services**)

Hyun Hong, Founder & CEO, **Terminal X**

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This is a draft agenda and subject to changes