Rethinking real estate. Rebuilding with conviction.

PERE Asia Summit 2026

2-4 March 2026 | Grand Hyatt Singapore

Asia's real estate market is entering a transformative phase – amid global dislocation and portfolio recalibrations, Asian investors are seizing new opportunities to deploy capital with purpose. The **PERE Asia Summit 2026** offers an unmatched platform for **over 700 private real estate leaders** to navigate this moment with clarity and confidence.

With an **unrivalled 1:1 investor-to-manager ratio**, this is Asia's most effective deal-making environment, engineered to create meaningful, high-value connections. Whether you're raising capital or recalibrating your allocation strategy, there is no substitute for meeting the region's most active institutional investors and fund managers face-to-face.

This year's theme, "Rethinking real estate. Rebuilding with conviction," speaks directly to Asia's unique position: resilient in parts, opportunistic in others, and increasingly influential in global capital flows. The agenda zeroes in on the sectors and structures where conviction is being tested—and rewarded—from data centres to cold storage, from credit to secondaries.

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For speaking opportunities:
Rida Shaikh
rida.s@pei.group

For sponsorship opportunities:
Charlotte Hung
charlotte.h@pei.group

For registration queries:
Luca Greene
luca.g@pei.group

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2 March 2026, Monday: Breakouts and Networking Day

07:15-08:15	**Run Club**	**Barry's Bootcamp**	**Morning Yoga**
	Gathering Place: Lobby, Grand Hyatt Singapore → Destination: Singapore Botanic Gardens Start your day with a refreshing jog to energize the mind and body before diving into a full day of strategic insights and networking.	Gathering Place: TBC Start your morning with the world-famous Barry's Bootcamp—a high-energy workout that blends treadmill sprints with targeted strength training in a red-lit studio atmosphere. This isn't just a fitness class—it's a full-body reset.	Gathering Place: TBC Ease into the day with a guided yoga session designed to refresh your body and clear your mind. Stretch, breathe, and reset before diving into a packed agenda of panels, meetings, and networking. All levels are welcome.

09:00 **Registration Opens + Breakfast & Coffee**

09:30	**Investor Breakfast Briefing**	**Real Estate Fundraising and Deployment Strategy Workshop**
	PERE's 2026 Private Data Briefing on Global Real Estate Allocation Trends Venue: Residence 1 *Institutional investors only, off-the-record, pre-registration required Attending investors will receive an exclusive intelligence report from PERE, featuring proprietary data and analysis on how the world's top investors are allocating in 2026. Speaker: Ethan Koh, Head of Global Research Operations, **PEI Group**	**Raising Capital in Asia: What Overseas Managers Need to Know** Venue: Residence 2 *Open to all • How are Asia-based institutional investors assessing global managers post-2025—and what's changed in how they commit capital? • What expectations do Asian investors have around fund terms, local presence, and alignment in an increasingly competitive market? • Where are the relationship-building gaps—and how can international managers better position themselves for long-term success in the region?

10:30 **Coffee Break**

11:00 Open mic

Off-the-record, no slides, no spin—just raw, possibly regrettable truth.

Venue: Residence 5, 6

90 seconds to share your story:

- Worst Pitch I Ever Gave
- I Thought It Was a Sure Thing
- The Most Awkward Investor Meeting Ever
- The Asset That Haunts Me
- Worst. Deal. Ever.
- Lesson learnt!
- The pettiest thing I've ever seen
- When Due Diligence Went Off the Rails
- A "Once-In-A-Decade Opportunity" That Aged Like Milk

Bell if you go over time. A light prize for the best story i.e. Most Relatable Horror Show.

Facilitator: Adam Smallman, Director of Membership Content, **PEI Group**

11:45 An audience with… Unscripted & Off-the-Record

No Stage, No Filter, Open Floor

Venue: Residence 1, 2, 5, 6

Each session begins with an intimate keynote chat—unfiltered, unscripted, and designed to go beyond the usual talking points—followed by interactive Q&A and open-floor discussion. Step into an off-the-record setting for candid conversations with some of the industry's most notable voices.

Choose from four rooms, each focused on a key theme:

- **Build Your Ideal Investor/Manager:** What would a frictionless partnership look like if you could design it from scratch?

- **Buy, Hold, Exit:** How are investors really making hold period and exit decisions in today's cycle?

- **Fund Facts vs. Fund Fiction:** What's real in manager pitches—and what's just marketing spin?

- **What's Missing from My Portfolio:** Where are the blind spots in global allocation strategies?

This is your chance to ask hard questions, challenge assumptions, and shape the conversation.

12:45 Networking Lunch

Some of the day's most valuable conversations happen right here at lunch.

Venue: Level 3

14:15 Masterclasses: Off-the-Record, Interactive Deep Dives

Step into small-group, practitioner-led workshops designed for real-time problem solving and open exchange. These closed-door sessions are interactive, unscripted, and strictly off the record—focused on the market's most pressing challenges and opportunities.

Venue: Residence 1, 2, 5, 6

4 Rooms / 4 Topics:

- **Debt vs Equity:** How are capital stacks shifting in today's market—and where should you really be deploying?
- **Artificial Intelligence:** How is AI reshaping real estate investment, asset management, and decision-making?
- **Data Centres & Sectors:** Where are the next sector bets beyond logistics and office? Spotlight on data centres and emerging opportunities.
- **Geopolitics & Real Estate:** How are global macro risks—from elections to conflicts—reshaping allocation strategies?

15:30 Opening Keynote, Off-the-Record Interview

Keynote speaker: TBC

16:00 Thematic Lounges: Pick Your Room, Find Your People

Step into a series of themed networking lounges designed to connect you with peers who share your investment focus. This is your chance to meet like-minded investors and managers. Pick your room, find your people, and start the conversation.

Venue: Residence 1, 2, 5, 6

- **Emerging Managers & First-Time Funds** – Breaking into the market and securing anchor capital
- **Fund Structuring & Vehicles** – Evergreen funds, private wealth access, and regulatory considerations

- **Secondaries & Recaps** – Liquidity solutions and GP-led deals
- **Value Creation & Asset Management** – Operational excellence and asset strategies

17:00 **Grand Opening Cocktails**

Venue: TBC

With thanks to our generous sponsor

GreenbergTraurig

3 March 2026, Tuesday: The Big Picture, Capital Formation and Sectors

06:15-07:15 **Run Club**

Gathering Place: Lobby, Grand Hyatt Singapore → Destination: Singapore Botanic Gardens

Start your day with a refreshing jog to energize the mind and body before diving into a full day of strategic insights and networking.

07:45 **Registration Opens + Breakfast & Coffee**

08:00 **Members' Breakfast Briefing**
The Quiet Trends Shaping 2026: Private Data & Market Pulse for Real Estate Investors

Venue: TBC

**PERE Network Members only, off-the-record, pre-registration required*

This private briefing shares exclusive data on allocations, benchmarks, and shifts in global real estate that investors are tracking quietly behind the scenes. Get ahead of the market with insights you won't find on stage or in public reports.

Speaker: TBC

08:55 **Welcome & Opening remarks**

Conference Chair:

09:05 **Keynote Interview**
The Cost of Certainty – How Global Disruption Is Reshaping Real Estate Strategies

- How are global political shifts—particularly in the US and Europe—affecting capital flows and investor sentiment on real estate? Where can capital still move freely—and with conviction?
- What role is Asia playing as a capital source and deployment market in the market today?
- Are “defensive” strategies like core and credit still delivering?
- What are investors sacrificing in the name of safety? Is playing it safe becoming the riskiest move of all in the pursuit of long-term outperformance?

Moderator: Evelyn Lee, Editor, **PERE News**

09:30 **Keynote Panel**
Lessons from the Leaders – How PERE’s 100 Most Influential Investors Are Shaping the Next Cycle

- How are PERE’s 100 Most Influential navigating a difficult fundraising environment, balancing discipline with decisive action in a market still searching for direction?
- Which sectors, strategies, and geographies are emerging as conviction plays—and where are leaders still holding back?
- How are macroeconomic expectations—interest rates, inflation, geopolitical shifts—shaping long-term positioning and capital allocation strategies?
- What recurring mistakes do investors make in every cycle—and are we repeating them now? How top investors and managers are applying hard-earned lessons to 2026

Speakers:
Goodwin Gaw, Chairman and Managing Principal, **Gaw Capital Partners**

10:15 **Fireside chat**

10:35 **Coffee Break**

11:05 **Panel**
Rethinking the Capital Stack: Creative Structures for a Dislocated Market

- Which capital structures are unlocking deals in today’s market—preferred equity, hybrid debt, rescue capital, or new combinations entirely?
- How are investors and managers navigating broken financing, mismatched return expectations, and valuation uncertainty?
- What innovations are likely to become permanent features of institutional real estate—and which are just crisis-era stopgaps?

Speakers:
John Saunders, Group Chief Investment Officer, **Link Asset Management Limited**
Michael Smith, Chief Executive, **Hongkong Land**

11:45 **Presentation**

12:15 **Lunch Break**

After lunch, the audience will split into two streams— Capital Formation & Liquidity and Sectors Focuses, attending members are free to move between the two.

	Stream A **Capital Formation & Liquidity**	**Stream B** **Sector Focuses**
13:30	**Panel** **Key Trends Shaping Capital Formation in 2026** • How are investors calibrating between re-ups and new manager relationships in a more selective capital environment? • What are managers doing to navigate capital scarcity—from smaller closes and longer timelines to innovative structuring? • What differentiated the funds that closed above target in 2024–2025, and what can others learn from their positioning? Speakers: Aric Shalev, Managing Member and Co-President, **Rockpoint**	**Panel** **Beyond Beds – Rethinking Living for Every Generation** • Where are investors placing their bets across student, senior, co-living, and multi-gen housing? • How are changing demographics, affordability pressures, and lifestyle shifts driving demand for alternative living models? • What will it take for these niche segments to scale—and do they belong in long-term portfolios?
14:05	**Panel** **Filling the Financing Gap: The Future of Real Estate Credit** • What opportunities are arising from the growing flow of global capital into U.S. debt markets. • How can global private lenders seize value through recapitalizations, bridge loans and rescue capital? • What alternative capital solutions are helping borrowers navigate the refinancing crunch?	**Panel** **Industrial 2.0 – New Frontiers in a Maturing Asset Class** • How do mature logistics markets like North America and Europe compare to those in the Asia-Pacific? • How are shifting demographics, consumption patterns, and e-commerce trends reshaping logistics demand in 2026? • Where is capital flowing with the strongest conviction—from cold and self-storage to automation and urban delivery hubs? • What impact might increased defence spending in regions such as

		Europe have on Asian investor appetite for the asset? Speakers: Michael Abel, CEO & Founder, **GREYKITE** Raymond Tjahjono, Vice President, **Indonesia Investment Authority**
14:40	**Coffee Break**	
15:10	**Investor Panel** **Challenges and Opportunities in Global Real Estate Debt Markets** • Examine the changing role of global real estate debt in investor portfolios • What do Asian investors need to underwrite real estate credit allocations confidently? • How are investors adjusting their return expectations in the current market?	**Panel** **Operational Real Estate – Platforms, Hospitality, and Office Transitions** • What makes an operational real estate platform investable today? • What sectors are the most attractive to investors? • How owners are repositioning challenged office assets and legacy hospitality to preserve or unlock value
15:45	**Panel** **Secondaries & Recaps: Reshaping Portfolios and Unlocking Liquidity** • How are investors and managers using secondaries and recaps to actively manage exposure, rebalance risk, and extend hold periods? • Do these structures preserve upside—or simply delay the hard decisions? Is the secondary market maturing into a permanent, strategic lever for institutions?	**Panel** **Digital Gold – The Data Centre Investment Race in On** • Are data centres the next generational real estate play—or are investors chasing the cycle too late? • How do you build conviction in a sector where hyperscale demand, power constraints, and rising capex collide? • What does bold, thesis-driven deployment look like in today's digital infrastructure boom—from Asia to the world? • Understand how real estate players are leveraging technologies such as AI Moderator: Navya Gambhir, Associate Partner, **Icon Global Advisory**

Streams end. Plenary session resumes.

16:20 **Coffee Break**

16:50 **Investment Committee Simulation**
Timing the Exit: Selling into Strength or Holding for the Upside?

- An immersive, interactive session where you join a live investment decision—sell, hold, or recap? Cast your vote and see how your thinking compares.
- Explore the signals influencing real exit calls—pricing, debt maturity, market momentum, and more.
- Watch as the speaker challenges—or aligns with—the room's decision, unpacking the "hold vs. sell" debates that usually go on behind closed doors.

17:10 **Closing Keynote: A View from a Leading Asian Investor**

- How do you view real estate opportunities across the globe?
- Balancing speed, scale, and selectivity in deployment
- What do you look for in fund managers today? What sets the best from the rest?

17:30 **Closing Remarks & Networking Cocktails**

4 March 2026, Wednesday: Portfolio Playbooks and the Future of Real Estate

07:45 **Registration Opens + Breakfast & Coffee**

08:00 **Women' Breakfast Briefing**
Unfiltered Views from Women in Real Estate

Venue: TBC

**Women only, off-the-record, pre-registration required*

Kick off Day 2 with an intimate gathering for women across the investor/manager community. Expect candid discussion, peer insights, and shared experiences from women navigating capital allocation, portfolio construction, and leadership in a shifting market landscape.

Speaker: TBC

09:00 **Welcome Back & Recap of Day 1**

09:05 **Keynote Speech**
The Real Estate Reckoning – What Belongs in the Next Decade of Portfolios?

- In a world reshaped by higher rates, geopolitical fracture, and shifting demographic tides — what still deserves a place in real estate portfolios? What needs to be tossed out?
- Are investors bold enough to rewrite the rules? In what ways are they anchored to frameworks that no longer serve the market?
- What is the actual cost of clinging to legacy assets in a market begging for reinvention?

09:35 **Panel**
The Changing Investor/Fund Manager Dynamic- New Rules of Engagement in 2026

- How capital scarcity is shifting the balance of power: Investors are becoming more selective, demanding greater alignment and access—how should managers adapt their fundraising and investor relations strategies in 2026?
- From partnership to partnership-plus: Beyond returns, investors now expect transparency, bespoke solutions, and long-term collaboration. How is this changing the day-to-day relationship between investors and managers?
- Rebuilding trust after a challenging cycle: What lessons have both sides learned from recent liquidity constraints, delayed exits, and mismatched expectations—and how will this shape commitments in the next cycle?

Speakers:
Doyle Kim, Managing Director, **Hana Securities**
Nadiah Abdul Hamid, Head of Investments & Acquisitions, Real Estate, **KWAP**

Moderator: Kerrine Koh, Head of Southeast Asia, **Hamilton Lane**

10:10 **Presentation**

10:30 **Coffee break**

11:00 **Investor Panel**
Rebuilding Confidence – What Institutional Investors Need to Recommit Capital at Scale

- What is driving hesitation at the top of the funnel—and how are managers rebuilding trust with investors?
- How are institutions redefining "scale" and portfolio concentration in today's environment?
- What signals will investors need before moving from cautious re-ups to bold new allocations?

Speakers:
Kian Sin Toh, Head of Real Estate Investment, **AIA**
Temirlan Tileshev, Head of Real Estate and Infrastructure, **National Investment Corporation of the National Bank of Kazakhstan**

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

11:35 **Panel**

Attracting Private Wealth: How Platforms Are Helping Fund Managers Raise Capital

- Why private wealth capital is becoming a growing and reliable complement to institutional fundraising
- How private wealth managers and banks are opening access to HNWIs and family offices through feeder funds, evergreen structures, and digital platforms
- What fund managers need to know about onboarding, reporting, and investor servicing when working with private wealth channels

12:10 **Fireside Chat**

12:30 **Lunch Break**

13:45 **Investor Panel**
Family Office Real Estate Allocation: Appetite, Strategy, and Manager Selection

- What is driving family office interest in private real estate across risk, yield, and thematic strategies?
- How they evaluate managers: what matters most in sourcing, track record, and transparency.
- What these investors bring to the table beyond capital: alignment, patience, and co-investment.

Moderator: Sophie Brown, Head of APAC, **Capital Assured**

14:25 **Panel**
Tech-Driven Value Creation: From CapEx to NOI

- How new technologies are enhancing operations, tenant engagement, and sustainability tracking.
- What a true digital transformation looks like beyond dashboards and asset visualizations.
- How investors are underwriting operational efficiency as a core part of the return thesis.

Speakers:
Hayato Tsuji, General Manager, Real Estate Finance Department, **Development Bank of Japan**
Sarah Winbur, Senior Portfolio Manager, **APG**

Moderator: Bernie Devine, Senior Regional Director, Asia Pacific, **Yardi**

15:00 **Coffee Break**

15:30 **Debate**
Unpopular Views: Contrarian Bets for the Next Cycle

- Which non-consensus strategies are quietly gaining traction despite being out of favour?
- How pricing and timing influence conviction in sectors like hospitality, retail, and select emerging markets.
- What would it take for today's contrarian plays to shift into mainstream institutional allocations?

16:10 **Investor Fireside Chat**
Asia's Capital Moment – Deploying into Global Dislocation

- A conversation with a major Asian investor exploring outbound conviction, risk appetite, and capital ambitions.
- What is giving this investor the conviction to deploy into unfamiliar markets while others remain cautious?
- How are mandates, portfolio goals, and governance evolving to support global real estate expansion?
- What lessons from past cycles are shaping how this institution approaches today's dislocation?

16:45 **Panel**
The AI Advantage – Real Estate's Next Frontier of Digital Transformation

- How will AI reshape investment, asset management, and operational strategies in real estate?
- What's hype vs. real when it comes to proptech, data-driven decision-making, and predictive analytics?
- How can forward-thinking investors position themselves at the intersection of AI, real assets, and digital infrastructure?

17:20 **Closing Remarks**

17:25 **Networking Cocktails & Conference Close**

This is a draft agenda and subject to change