

**PERE**  
Network

# Tokyo Forum

June 4-5, 2026 | Mandarin Oriental, Tokyo

## 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 speaking opportunities:  
**Malathi Maratheyah**  
[malathi.maratheyah@pei.group](mailto:malathi.maratheyah@pei.group)

For sponsorship opportunities:  
**Charlotte Hung**  
[charlotte.h@pei.group](mailto:charlotte.h@pei.group)

For registration queries:  
**Luca Greene**  
[luca.g@pei.group](mailto:luca.g@pei.group)

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**PEI**

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## Thursday, 4<sup>th</sup> June 2026

(Times in JST)

Live English/ Japanese interpretation provided

### 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.

*\*Open to institutional investors only, email Emi Miyazaki ([emi.miyazaki@pei.group](mailto:emi.miyazaki@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

### 0920 Keynote Interview

Japan Post Bank – Yaguchi (Presentation)

For speaking opportunities:  
**Malathi Maratheyah**  
[malathi.maratheyah@pei.group](mailto:malathi.maratheyah@pei.group)

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## **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

Panelists:

Blackstone - Hatta

## **1020 Break**

## **1050 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?

## **1200 Lunch & Networking**

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

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**Malathi Maratheyah**  
[malathi.maratheyah@pei.group](mailto:malathi.maratheyah@pei.group)

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[charlotte.h@pei.group](mailto:charlotte.h@pei.group)

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- 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?

## 1345 Presentation

### 1405 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?

## 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?

Panelists:

Dr Leonard – German pension fund

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

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[charlotte.h@pei.group](mailto:charlotte.h@pei.group)

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- 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:

Tokyo Marine

## 1700 5mins intermission

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

## 1705 Closing Real Assets Keynote

## 1730 Joint Cocktail Reception

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*The 5 June programme, delivered in collaboration with Infrastructure Investor Tokyo, spotlights key themes within real assets and is open to PERE institutional investors who wish to attend.*

## Friday, 5<sup>th</sup> June 2026

(Times in JST)

Live English/ Japanese interpretation provided

### 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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\*Open to all, email Genevieve Yap ([genevieve.yap@pei.group](mailto:genevieve.yap@pei.group)) to RSVP.

## 0830 Registration & Networking

## 0905 PEI Opening remarks

## 0910 Keynote Presentation

### 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?

## 1020 Break

After the break, the conference splits into two streams: Stream A for investors in infrastructure, and Stream B, which is most relevant for PERE attendees.

	<b>Stream A</b> Infrastructure Investing under the microscope	<b>Stream B</b> Investing in Real Assets and Private Markets 101
<b>1050</b>	<b>Panel: Spotlight on Energy Storage</b>	<b>Panel: Infrastructure and Real Estate in private markets –</b>

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- 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?

## **understanding their role in the portfolio**

- 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?

## **5mins intermission**

### **1135 Panel: Infrastructure debt in the era of private credit ascendance**

- 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

### **Panel: Investing in private market vehicle types: Open vs Closed end funds**

- 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.

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- Managing risk and alignment: Evaluating performance transparency, valuation practices, redemption management, and co-investment access across both models.

## 5mins intermission

### 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.

### 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?

## 1300 Lunch & Networking

### 1500 Women in Real Assets Networking Function

*Venue: TBC*

- A dedicated space bringing together women across real estate and infrastructure from Japan and around the world.

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- An unmissable moment to meet senior leaders, rising talent, and industry changemakers from both asset classes in one place.
- High-impact networking designed to spark new relationships, new opportunities, and meaningful cross-sector connections.

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*\*Open to all, email Genevieve Yap ([genevieve.yap@pei.group](mailto:genevieve.yap@pei.group)) to RSVP.*

*This is a draft agenda and subject to changes*

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