

Asia Summit

PERE Asia Summit 2026
2-4 March 2026 | Grand Hyatt Singapore

Rethinking real estate. Rebuilding with conviction.

The **PERE Asia Summit 2026** brings together 800+ industry leaders for three days of high-impact networking and unmatched deal-making. With an unrivalled 1:1 investor-to-manager ratio, it is the region's premier gathering for capital, innovation, and opportunity.

As investors rethink portfolios and pursue fresh strategies, the Summit reveals where the smartest capital is flowing, showcasing how conviction is driving the next wave of real estate investment across the Asia-Pacific region.

Agenda at-a-glance

Day 1	Day 2	Day 3
Investor briefing Fundraising workshop Open mic with investors Masterclasses Opening keynote	Breakfast briefing: Private data & market pulse Plenary sessions	Women's Circle breakfast briefing Plenary sessions
Grand Opening Cocktails	Focused tracks Investing strategies Sector focus VIP Dinner	Lunch briefing: AI and asset management Private wealth focus

For program information:
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2 March 2026 | Monday

Day 1

0715 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.

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0930 Investor breakfast briefing

PERE's proprietary data briefing on global real estate allocation trends in 2026

*Institutional investors only, off-the-record, pre-registration required. Venue: Residence 1

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.

Ethan Koh, Head of Global Research Operations, **PEI Group**

0930 Real estate fundraising and deployment strategy workshop

Raising capital in Asia: what overseas managers need to know

*Open to all. Venue: Residence 2

- 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?

1100 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**

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1145 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?
- Sustainability: how has it changed post covid?
Esther An, Chief Sustainability Officer, **City Developments Limited**

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

1245 Networking Lunch

Some of the day's most valuable conversations happen right here at lunch. (Venue: Level 3)

1415 Masterclasses: Off-the-record, interactive deep dives (Venue: Residence 1, 2, 5, 6)

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.

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?

1530 Opening keynote, off-the-record interview

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1600 Thematic lounges: Pick your room, find your people (Venue: Residence 1, 2, 5, 6)
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.

- 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

1700 Grand opening cocktails

With thanks to



3 March 2026 | Tuesday | Day 2

The Big Picture, Capital Formation and Sectors

0615 Run Club

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

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0745 Registration opens + breakfast & coffee

0800 Members' Breakfast Briefing

The quiet trends shaping 2026: Private data & market pulse for real estate investors (*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.

0855 PEI Welcome & opening remarks

0900 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**

0930 Panel: Global real estate – navigating markets, sectors and cycles

- Examining real estate's role as a stabilizing force amid market volatility and shifting global capital flows
- Identifying high-growth regions, sectors, and investment structures in global real estate portfolios
- How sustainability, technology, and demographic change are reshaping returns and long-term asset value

George Agethen, Managing Director, Real Estate, Asia Pacific and Latin America, **La Caisse**

1010 Fireside chat

1040 Networking coffee break

1110 Panel: The APAC opportunity – where global capital meets regional growth

- How global investors are allocating to Asia's diverse real estate markets amid shifting interest rate and currency dynamics
- Exploring high-conviction themes across logistics, living, data centers, and alternative sectors driving regional growth
- The rise of local partnerships, REITs, and private platforms as vehicles for scalable, resilient investment exposure

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Speakers:

John Saunders, Group Chief Investment Officer, **Link Asset Management Limited**

Michael Smith, Chief Executive, **Hongkong Land**

1150 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

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

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

1230 Lunch break
Investor-only lunch (*by invitation only*)

Investing Strategies <i>Stream A</i>	Sector Focuses <i>Stream B</i>
1330 Panel: Real estate investing – from steady income to high growth • Comparing risk and return profiles across core, core-plus, value-add, and opportunistic strategies • Identifying market conditions and sectors best suited for each investment approach • Balancing portfolio allocation to optimize income, growth, and long-term value Jae Kim, Global Chief Investment Officer, Samsung 1410 Panel: Transatlantic strategies – investing across U.S. and Europe	1330 Panel: Residential – rethinking living for every generation • Placing bets across student, senior, co-living, and multi-gen housing • How demographics, affordability, and lifestyle shifts are driving demand for alternative living models • What it will take for these niche segments to scale and fit in long-term portfolios 1410 Panel: Industrial 2.0 – new frontiers in a maturing asset class • Navigating logistics markets: insights from North America, Europe, and Asia-Pacific

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- Market trends: Key drivers, yields, and valuations in US and Europe
- Opportunities and risks across office, industrial, residential, and niche sectors
- Cross-border allocation, diversification, and risk management

Speakers:

Aric Shalev, Managing Member and Co-President, **Rockpoint**

Alberto Agazzi, Head of GRE International, **Generali Real Estate**

1450 Coffee Break

1520 Panel: Real estate debt in focus

- Opportunities from rising global investment in U.S. debt markets
- Capturing value via bridge loans, recapitalizations, and rescue capital
- What alternative capital solutions are helping borrowers navigate the refinancing crunch?

Rachel Tong, Managing Director, Head of Real Estate Private Equity, **Value Partners**

1600 Panel: Secondaries – reshaping portfolios and unlocking liquidity

- How do investors and managers use secondaries and recaps to manage exposure, rebalance risk, and extend hold periods?
- Do these structures preserve upside or simply delay the hard decisions?
- A keen look at the maturing secondary market as a strategic lever for institutions

Moderator: Melissa Chen, Director, **Stepstone Group**

Speakers:

Scott Koenig, Managing Director, **Neuberger Berman**

- How demographics, consumption, and e-commerce trends are reshaping logistics demand in 2026
- Where capital is flowing most strongly – from cold storage to automation and urban delivery hubs

Speakers:

Joseph Vullo, Head of UK Real Estate at

Columbia Threadneedle Investments

Michael Abel, CEO & Founder, **GREYKITE**

Raymond Tjahjono, Vice President, **Indonesia Investment Authority**

1450 Coffee Break

1520 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 value

Speakers:

Deborah Coakley, Managing Director, Real Estate, **QIC**

1600 Panel: The data centre investment race

- Are data centres the next generational real estate play?
- Building conviction amid hyperscale demand, power constraints, and rising capex
- How real estate players are leveraging technologies such as AI

Moderator: Navya Gambhir, Associate Partner, **Icon Global Advisory**

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1640 Presentation

1705 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?

1730 Networking cocktails

1830 VIP Dinner

Singapore Cricket Club

4 March 2026 | Wednesday | Day 3

Portfolio Playbooks and the Future of Real Estate

0745 Registration and breakfast

0800 Women's breakfast briefing: Unfiltered views from women in real estate

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

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.

0900 Opening remarks

Conference chair: Chelsea Perino, Managing Director, Global Marketing & Communications, **The Executive Centre**

0910 Keynote interview: What belongs in the next decade of portfolios?

- Amid higher rates, geopolitical tensions, and demographic shifts, which real estate assets still belong in portfolios and which should be reconsidered?
- Rewriting the rules: how investors are breaking free from outdated frameworks
- What is the cost of clinging to legacy assets in a market begging for reinvention?

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0940 Panel: The changing investor/fund manager dynamic – new rules of engagement

- How are investors shaping fundraising strategies in 2026?
- Redefining investor-manager relationships – new expectations for transparency, bespoke solutions, and long-term collaboration
- Lessons from liquidity constraints and delayed exits that will influence future commitments

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

Speakers:

Doyle Kim, Managing Director, **Hana Securities**

Kian Sin Toh, Head of Real Estate Investment, **AIA**

Nadiah Abdul Hamid, Head of Investments & Acquisitions, Real Estate, **KWAP**

1020 Presentation

1050 Coffee break

1120 Fireside Chat

1150 Investor panel: Rebuilding confidence – what institutional investors need to recommit capital at scale

- How are managers restoring investor confidence and building stronger, more resilient relationships?
- Redefining scale and portfolio concentration in the current market
- What signals will investors look for before shifting from cautious re-ups to bold new allocations?

Moderator: Christie Ou, Senior Reporter, PERE News

Speakers:

Josephine Yip, Managing Director, Real Estate, **La Caisse**

Mark Lee, Senior Portfolio Manager – Head of Real Estate, **Australian Retirement Trust**

Temirlan Tileshev, Head of Real Estate and Infrastructure, **National Investment Corporation of the National Bank of Kazakhstan**

Doohyeong Lee, Senior Manager, Real Estate Investment Team, **National Agricultural Cooperative Federation**

1230 Lunch Break **Lunch briefing – AI and asset management**

1330 Panel: Attracting private wealth – how platforms are helping fund managers raise capital

- A keen look at private wealth as a growing and reliable source of funds
- Focusing on GPs and private wealth managers expanding access to HNWI and family offices through different structures

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- What fund managers need to know about onboarding, reporting, and investor servicing when working with private wealth channels

Desmond Sim, Group Chief Executive Officer, **Realion**

1410 Investor panel: Family office real estate allocation: appetite, strategy, and manager selection

- Factors driving family office interest in private real estate across risk, yield, and thematic strategies
- What matters most in sourcing, track record, and transparency
- Family office strategies, preferences, and manager choices in real estate investing

Moderator: Sophie Brown, Head of APAC, Capital Assured

Speakers:

Barry Chien, Chief Investment Officer, **Impex Capital Group**

Carol Seah, Founder & CEO, **WYNNES Family Office**

Manish Kumar, Chief Strategy Officer (Real Estate), **Delta Global Capital Management**

1450 Panel: Tech-driven value creation

- New technologies that enhance operations, tenant engagement, and sustainability
- What a true digital transformation looks like beyond dashboards and asset visualizations
- Using AI and technology to enhance decision-making, improve efficiency, and drive profitability

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

Speakers:

Hayato Tsuji, General Manager, Real Estate Finance Department, **Development Bank of Japan**

Sarah Winbur, Senior Portfolio Manager, **APG**

1530 End of conference