

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 global real estate investment.

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 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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0900 Registration opens + breakfast & coffee

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 institutional investors redefining their approach to global managers and what shifts are shaping capital commitments?
- Investors' expectations on fund terms, on-the-ground presence, and alignment
- What must global managers do to build relationships and long-term success across 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:

- I thought it was a sure thing
- The most awkward investor meeting ever
- The asset that haunts me
- The pettiest thing I've ever seen
- When due diligence went off the rails

Best story gets a prize i.e. Most relatable horror show.

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

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.

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

- 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?

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- Emerging managers & first-time funds – breaking into the market and securing anchor capital
- Sustainability: how has it changed post covid?
Esther An, Chief Sustainability Officer, **City Developments Limited**

1245 Networking Lunch (Venue: Level 3)

1415 Masterclasses: Interactive deep dives (Venue: Residence 1, 2, 5, 6)

Participate in practitioner-led workshops that facilitate real-time exploration of opportunities and collaborative resolution of complex challenges.

4 Rooms / 4 Topics:

- Real estate debt – why should investors put more attention on allocating capital to credit opportunities?
- India – the emergence of a real estate giant
- Australia – investing strategies and returns Down Under
- Commercial real estate – what is the next big thing?

1530 Opening keynote, off-the-record interview

1600 Idea exchange roundtable sessions (Venue: Residence 1, 2, 5, 6)

Step into a series of themed networking sessions designed to connect you with peers who share your investment focus. This is your chance to meet like-minded investors and managers. Find your topic and start the conversation.

- Fund structuring & vehicles – evergreen funds, private wealth access, and regulatory considerations
- Value creation & asset management – operational excellence and asset strategies
- Artificial Intelligence: How is AI reshaping real estate investment, asset management, and decision-making?
- Geopolitics & Real Estate: How are global macro risks—from elections to conflicts—reshaping allocation strategies?

1700 Grand opening cocktails

With thanks to

GT GreenbergTraurig

Asia Summit

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

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

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 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 global political shifts affect capital flows and investor sentiment on real estate
- 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**

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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**
Tiow Chye Chua, Deputy Group Chief Executive Officer, **Mapletree Investments**

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

Speakers:

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

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

Aditya Bhargava, Head of Asia Pacific, Real Estate, **ADIA**

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 challenging fundraising landscape and applying hard-earned lessons as they look ahead to 2026?
- A keen look at sectors, strategies, and geographies that are emerging as conviction plays. Where are leaders still holding back?
- How are macroeconomic forces reshaping long-term positioning and capital allocation?

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

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

Isabelle Scemama, Global Head, **AXA IM Alts**

1230 Lunch break

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

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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 - 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 global debt markets	1330 Panel: Residential – rethinking living for every generation - What future opportunities look like for multifamily residential investing? - Placing bets across student, senior, co-living, and multi-gen housing - How demographics, affordability, and lifestyle shifts are driving demand for alternative living models Skip Schwartz, Chief Investment Officer, Grubb Properties 1410 Panel: Industrial 2.0 – new frontiers in a maturing asset class - Navigating logistics markets: insights from North America, Europe, and Asia-Pacific - How demographics and e-commerce trends are reshaping logistics demand - 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 Lincoln 1450 Coffee Break

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- 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 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**

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**

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

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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

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

A gathering for women across the real estate industry. Expect candid discussions and shared experiences from women in 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?

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

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1120 Fireside Chat: Positioning for growth - inside APG's strategy to capture the next wave of real estate opportunities

- How APG is leveraging Asia's demographic, technological, and urban growth drivers to identify long-term real estate opportunities
- The role of collaboration between regional and global teams in shaping investment strategies and capturing differentiated opportunities
- Lessons from past cycles: how institutional investors are applying hard-earned insights to navigate today's complex fundraising and market environment

Brian Hung, Managing Director, Head of Real Estate Asia Pacific, **APG Asset Management**

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

1230 Lunch briefing – AI and asset management

1330 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**

Su Lin Wee, Executive Director, Head of Asset Management (SEA), **PGIM**

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1410 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 HNWIs and family offices through different structures
- What fund managers need to know about onboarding, reporting, and investor servicing when working with private wealth channels

Moderator: Desmond Sim, Group Chief Executive Officer, **Realion**
Efrain Montesinos, Partner, **Montebianco Fund**

1450 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**

1530 End of conference