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.

2025 Sponsors:

Principal Sponsor

FIERA CAPITAL

Lead Sponsor

CABOT

Stoneshield

Sponsor

CATELLA

CIM

COLUMBIA THREADNEEDLE INVESTMENTS

DWS

GREYKITE

ICG

M&G Investments

REDEVCO

ROCKPOINT

For more information regarding the event, please visit the event website.

PEI

Thursday, 4th 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.

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

**Open to institutional investors only, email Emi Miyazaki (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

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

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

- Strategic allocation to PERE
- 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?

Speakers:

Shinji Kawano, Head of Global Investment Department, **Tokio Marine Holdings, Inc.**

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

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?

Moderator: Tomoko Yano, Head of External & Asset Management, **Aflac Life Insurance**

Speakers:

Rikke Lykke, CEO**, Catella**

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

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?

1345 Keynote 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?

Speakers:

Takahiro Taniguchi, Fund Manager, Real Estate Investments, **Asset Management One Alternative Investments**

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

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**, Daiichi Life Insurance**

1700 5mins intermission

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

1705 Closing Keynote Address: Deep dive into GPIF's real estate investment strategy

- Role and positioning of real estate within GPIF's total portfolio
- Fund selection and manager evaluation framework
- Investment analysis and risk management approach
- Key objectives and return expectations
- Strategic priorities and outlook

Naoto Abe, Senior Director of Private Market Investment Department & Co-Head of Real Estate, **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 Real Assets Workshop

Venue: TBC

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

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

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**

1020 Break

	Stream A **Infrastructure Investing under the microscope**	**Stream B** **Investing in Real Assets and Private Markets 101**
1050	**Panel: Spotlight on Energy Storage** • 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? Speakers: Michael Butler, Managing Partner – Japan, **Tag Energy**	**Panel: Infrastructure and Real Estate in private markets – 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? Moderator: Kallan Resnick, Partner, **Park Hill Group** Hironobu Nakamura, CEO, Canadian **Solar Asset Managment** Speakers: Joji Takeuchi · Executive Manager, **Asset Management One** Ryoichi Ikeda, Senior Fund Manager, **Tokio Marine Asset Management**
	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?	**Panel: Investing in private market vehicle types: Open vs Closed end funds** • Understanding structure vs. outcome: How the choice

	• 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 Speakers: Shoji Misawa, Managing Director, **Orix Bank**	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:** Yuriko Watanabe, Director, **Japan Post Bank** Len Umantz, Head of External Manager Research, **Rogers Investment Advisors**
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	**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?

	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 Sandiliya, Director, **Shizen Energy**	• What does effective early career development look like in private markets? Speakers: Katsura Suezaki, Expert, **AXA Life Insurance** Tomoko Kitao, Managing Director, **Hamilton Lane**

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.
- 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.

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

This is a draft agenda and subject to changes

For more information regarding the event, please visit the event website.

PEI