

IPD/IPF PROPERTY INVESTMENT CONFERENCE



19-20 November, 2015

The Grand Hotel

Brighton, UK





IPD/IPF PROPERTY INVESTMENT CONFERENCE 2015

JOIN US TO CELEBRATE 25 YEARS OF THE IPD/IPF CONFERENCE

A lot has changed since IPD held its first property investment conference in 1991.

The real estate investment business has gone through a revolution. Most asset owners no longer manage their real estate, instead entrusting the job to fund managers. At the same time, property investment has become truly international, with UK investors accessing global markets and London turning into the premier target for international capital. Many of the organisations at that first event – Norwich Union, Postel, Prudential and IPD to name but four – no longer exist under the same names, due to the effect of mergers, acquisitions and restructuring.

Over the last quarter of a century, the Conference has also evolved. Delegate numbers have risen from fewer than 100 to more than 400, reflecting the increasing size and sophistication of the real estate investment industry. This event attracts senior representatives of investment and fund management houses and service providers, including lawyers, brokers and accountants, as well as many delegates from the property research community.

This 25th anniversary conference features a number of topics that barely appeared on investors' radars in 1991, including the increasing mix of global and local property in portfolios and the prospects for passive real estate investing.

International investment has spread from the largest institutions to smaller players and, while passive investing might have seemed far-fetched in earlier years, managers now need to prove they can consistently generate alpha to compete with such investment styles.

Another important innovation since the 1990s is the IPF Research Update, which became integral to the Conference after the IPF became joint hosts in 2000. This year's research themes include liquidity in direct real estate markets, emerging international markets and classifying real estate quality.

Some of this year's topics would have been recognisable in 1991 – in particular the impact of energy risks and the role of development. Threats to energy supplies and the world's ever-growing energy demands have always exerted strong political and economic influences. Likewise, we still need new buildings and urban environments – real estate development remains critical for both investors and wider society.

The Conference will close by going 'back to the future', with two leading futurists offering us their predictions for technology and society and where these trends may take us over the next 25 years.

Whether a Brighton novice or a veteran of the 1991 event, we look forward to seeing you this November!

SPONSORS:



CONFERENCE PROGRAMME

DAY 1

THURSDAY, 19 NOVEMBER, 2015

9:00 a.m. REGISTRATION AND COFFEE

9:45 a.m. CONFERENCE OPENING

Welcome from MSCI and IPF

10:00 a.m. CHAIR'S INTRODUCTION

Sabina Kalyan, *Global Chief Economist and Head of European Research, CBRE Global Investors*

10:15 a.m. SESSION 1: OPENING KEYNOTE SESSION – THE GLOBAL POLITICS OF ENERGY

Keynote presentation:

Global energy risks and their political and economic implications.

Nick Butler, *Visiting Professor, King's College London*

Q&A with chair and audience

11:15 a.m. REFRESHMENT BREAK

11:45 a.m. SESSION 2: REAL ESTATE INVESTMENT – FINDING THE RIGHT BALANCE BETWEEN LOCAL AND GLOBAL

Keynote presentation:

The strategic balance between Asia and rest of world

Goh Kok Huat, *Chief Operating Officer and President of Real Estate, GIC*

Panellists:

William Dinning, *Head of Investment Strategy, Coal Pension Trustees*

Richard Tomlinson, *Investment Portfolio Manager – Property and Infrastructure, Lancashire County Pension Fund*

Q&A with chair and audience

1:00 p.m. LUNCH

2:15 p.m. SESSION 3: DO REAL ESTATE FUND MANAGERS ADD VALUE? DO THEY HAVE A FUTURE?

Introduction:

Roger Urwin, *Global Head of Investment Content, Towers Watson*

Keynote presentation:

Some like it hot: researching the management options now available to real estate investors

Peter Hobbs, *Managing Director and Head of Real Estate Research, MSCI*

Sebastien Lieblich, *Executive Director and Global Head of Index Management Research, MSCI*

Panellists:

Russell Chaplin, *Chief Investment Officer, Aberdeen Asset Management*

Roger Urwin, *Global Head of Investment Content, Towers Watson*

Q&A with chair and audience

3:30 p.m. REFRESHMENT BREAK

4:00 p.m. SESSION 4: DEVELOPING THE UK

How can we make sure the UK has the building stock it needs?

Nigel Hugill, *Executive Chairman, Urban & Civic*

What role should place-making take in development?

David Partridge, *Managing Partner, Argent*

Making regeneration work

Chris Brown, *Founder and Executive Chairman, Igloo Regeneration*

Q&A with chair and audience

5:30 p.m. CLOSE OF DAY 1

8:00 p.m. GALA DINNER

After dinner speaker:

Sir Malcolm Rifkind, *Former UK Foreign Secretary and Minister of Defence*

DAY 2

FRIDAY, 20 NOVEMBER, 2015

9:30 a.m. SESSION 5: IPF RESEARCH UPDATE

Chair's introduction

Rob Martin, *Research Director, Property, Legal & General Investment Management*

Unravelling liquidity in direct CRE markets: An international study

Steven Devaney, *Associate Professor of Real Estate, Henley Business School*

Emerging international real estate markets

Andrew Burrell, *Head of EMEA Forecasting, JLL*

Classifying real estate quality

Malcolm Frodsham, *Founder, Real Estate Strategies*

Q&A with chair and audience

11:00 a.m. REFRESHMENT BREAK

11:30 a.m. SESSION 6: LOOKING FORWARD TO THE NEXT 25 YEARS

Predicting key changes in technology and consumer behaviour

Keynote presentation:

Technology:

Ben Hammersley, *Futurist and technologist, Contributing Editor, WIRED Magazine*

Future trends and consumer mindsets:

Anne Lise Kjaer, *Global futurist specialising in Consumer Mindsets*

Q&A with chair and audience

12:50 p.m. CHAIR'S CLOSING REMARKS

Sabina Kalyan, *Global Chief Economist and Head of European Research, CBRE Global Investors*

1:00 p.m. CLOSE OF CONFERENCE

SPEAKERS' GALLERY



CHRIS BROWN

Founder and Executive
Chairman | Igloo Regeneration



ANDREW BURRELL

Head of EMEA Forecasting | JLL



NICK BUTLER

Visiting Professor |
King's College London



RUSSELL CHAPLIN

Chief Investment Officer |
Aberdeen Asset Management



STEVEN DEVANEY

Associate Professor of Real
Estate | Henley Business School



WILLIAM DINNING

Head of Investment Strategy |
Coal Pension Trustees



MALCOLM FRODSHAM

Founder | Real Estate Strategies



GOH KOK HUAT

Chief Operating Officer and
President of Real Estate | GIC



BEN HAMMERSLEY

Futurist and technologist,
Contributing Editor |
WIRED Magazine



PETER HOBBS

Managing Director and Head of
Real Estate Research | MSCI



NIGEL HUGILL

Executive Chairman |
Urban & Civic



SABINA KALYAN

Global Chief Economist and
Head of European Research |
CBRE Global Investors



ANNA LISE KJAER

Global futurist specialising in
Consumer Mindsets



SEBASTIEN LIEBLICH

Executive Director and Global
Head of Index Management
Research | MSCI



ROB MARTIN

Research Director, Property |
Legal & General
Investment Management



DAVID PARTRIDGE

Managing Partner |
Argent



RICHARD TOMLINSON

Investment Portfolio Manager
– Property and Infrastructure |
Lancashire County Pension Fund

AFTER DINNER SPEAKER

SIR MALCOLM RIFKIND

Former UK Foreign Secretary and
Minister of Defence



We are delighted that Sir Malcolm Rifkind will be joining us at the gala dinner for the 25th anniversary conference. In a serious speech laced with humour, Sir Malcolm will provide his unique perspective on the UK's current role in the world and the state of the union. Formerly UK Foreign Secretary and Minister of Defence, he is one of only four ministers who served for the whole 18 years of the Margaret Thatcher and John Major governments — the longest UK ministerial service since Lord Palmerston in the early 19th century. Sir Malcolm remained an MP until May of this year, also serving as Chairman of the Parliamentary Intelligence and Security Committee.



ROGER URWIN

Global Head of Investment
Content | Towers Watson

CONFERENCE FEES

Standard client rate:
(MSCI clients/IPF members)

£1,750 + VAT

Standard non-client rate:

£1,950 + VAT

To book your place, please
register at

msci.com/brighton2015

or email

event_inquiry@msci.com



msci.com

ipf.org.uk

#IPDconf



The information contained herein (the "Information") may not be reproduced or disseminated in whole or in part without prior written permission from MSCI. The Information may not be used to verify or correct other data, to create any derivative works, to create indexes, risk models, or analytics, or in connection with issuing, offering, sponsoring, managing or marketing any securities, portfolios, financial products or other investment vehicles. Historical data and analysis should not be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. None of the Information or MSCI index or other product or service constitutes an offer to buy or sell, or a promotion or recommendation of, any security, financial instrument or product or trading strategy. Further, none of the Information or any MSCI index is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such. The Information is provided "as is" and the user of the Information assumes the entire risk of any use it may make or permit to be made of the Information. NONE OF MSCI INC. OR ANY OF ITS SUBSIDIARIES OR ITS OR THEIR DIRECT OR INDIRECT SUPPLIERS OR ANY THIRD PARTY INVOLVED IN MAKING OR COMPILING THE INFORMATION (EACH, AN "INFORMATION PROVIDER") MAKES ANY WARRANTIES OR REPRESENTATIONS AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH INFORMATION PROVIDER HEREBY EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITING ANY OF THE FOREGOING AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL ANY OF THE INFORMATION PROVIDERS HAVE ANY LIABILITY REGARDING ANY OF THE INFORMATION FOR ANY DIRECT, INDIRECT, SPECIAL, PUNITIVE, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR ANY OTHER DAMAGES EVEN IF NOTIFIED OF THE POSSIBILITY OF SUCH DAMAGES. The foregoing shall not exclude or limit any liability that may not by applicable law be excluded or limited.

©2015 MSCI Inc. All rights reserved | CBR0815