

# MSCI/IPF PROPERTY INVESTMENT CONFERENCE

23-24 November, 2017

The Grand Hotel

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Brighton, UK



MSCI



Investment  
Property Forum

# MSCI/IPF PROPERTY INVESTMENT CONFERENCE 2017

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**Institutional Real Estate**  
*Europe*

**Property  
Week**

## 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/brighton2017](https://msci.com/brighton2017)

or email

[event\\_inquiry@msci.com](mailto:event_inquiry@msci.com)

\*All registrations include accommodation.





Our keynote speakers will give unique takes on the uncertainties the real estate industry is facing. Opening the event, economist **Stephen King** sees shifting East-West dynamics as key to the UK's economic prospects. He said recently that "Western-led globalization is in big trouble. We may be witnessing the collapse of the post-war international political and economic order." In the closing speech of the conference, **Peter Kellner**, former President of pollsters **YouGov**, will look at the challenge of understanding opinion in the digital age. If political polls now seem increasingly unreliable, what about the avalanche of other data confronting us?

The conference is built around a number of issues facing UK real estate investors today: the supply of debt, resilience and risk in global city performance, the revolution in pensions management and ESG and Real Estate.

These discussions will take both national and international perspectives. Please see the detailed programme for the full agenda of topics and speakers.

The MSCI/IPF Property Investment Conference promises to entertain as well as to educate. We are delighted that comedian **Josh Widdicombe**, best known for the award winning Channel 4 series *The Last Leg* and his critically acclaimed BBC sitcom *JOSH*, will be performing after the Gala Dinner on Thursday.

We look forward to seeing you at Brighton on 23-24 November.

ACCREDITATION:

**CPD**  
**CERTIFIED**  
The CPD Certification  
Service  
Collective Mark  
(8.25 hours)

# PROGRAMME

## DAY ONE

THURSDAY, 23 NOVEMBER, 2017

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**9:00 a.m. REGISTRATION AND REFRESHMENTS**

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**10:00 a.m. CHAIRMAN'S INTRODUCTION**

**Alex Jeffrey**, *Chief Executive*, **M&G Real Estate**

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**10:15 a.m. SESSION 1: THE NEW ECONOMIC AND FINANCIAL WORLD ORDER**

**Keynote presentation:**

A medium term perspective on UK growth prospects in the context of national re-alignment.

**Stephen King**, *Senior Economic Adviser*, **HSBC** and *author*, **Grave New World**

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**11:15 a.m. REFRESHMENT BREAK**

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**11:45 a.m. SESSION 2: DEBT DROUGHT OR TRIUMPH OF RESTRAINT?**

An examination of the changing structure of real estate debt provision in the UK, and how this is affecting investment and development.

**Speaker:**

**John Feeney**, *Head of Global Corporates*, **Lloyds Bank**

**Respondent:**

**Timon Drakesmith**, *Executive Director and Chief Financial Officer*, **Hammerson**

**Panellists:**

**Barry Fowler**, *Managing Director, Alternative Income Solutions*, **Aviva Investors**

**Natalie Howard**, *Partner & Head Of Real Estate*, **AgFe**

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**1:00 p.m. LUNCH AND NETWORKING**

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**2:15 p.m. SESSION 3: RESILIENCE AND RISK IN GLOBAL GATEWAY AND SECOND-TIER CITY PERFORMANCE**

Are larger 'global' cities 'safer' or 'better' real estate investment markets, or do these cities have potential downsides that may favour second tier locations?

**Speakers:**

**Alice Breheny**, *Global Head of Research*, **TH Real Estate**

**Will Robson**, *Executive Director and Global Head of Real Estate Applied Research*, **MSCI**

**Panellist:**

**Christopher Choa**, *Principal, Cities and Urban Development*, **AECOM**

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**3:45 p.m. REFRESHMENT BREAK**

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**4:15 p.m.    SESSION 4: THE PENSIONS REVOLUTION AND REAL ESTATE: INTERNATIONAL LESSONS FOR UK INVESTMENT**

In light of LGPS reforms and other moves by UK pension funds to pool their real estate investments and reduce costs, what can UK businesses learn from the international experience?

Potential implications of pension funds pooling their real estate holdings

**Pal Sarai**, *Managing Director, Head of Client Consulting EMEA, Australia & Asia*, **bfinance**

**Panellists:**

**Eoin Bastible**, *Head of Business Development EMEA ex Switzerland*, **UBS**

**Patrick Kanters**, *Managing Director Real Assets*, **APG Asset Management**

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**5:30 p.m.    CLOSE OF DAY ONE**

**7:15 p.m.    DRINKS RECEPTION**

**8:00 p.m.    GALA DINNER SPONSORED BY UBS**

**After dinner comedian:**

**Josh Widdicombe**

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## DAY TWO

FRIDAY, 24 NOVEMBER, 2017

**9:30 a.m.    SESSION 5: ESG AND REAL ESTATE - IT'S NOT ALL ABOUT THE ENVIRONMENT**

Real estate funds have focused much on the 'E' in ESG but is the RE industry capable of – and will it commit to – finding value in the social aspect of the ESG agenda?

**Session chairman:**

**Miles Keeping**, *Chair, IPF Sustainability Special Interest Group and Co-Founder & Director, Hillbreak*

**Speakers:**

**Meryam Omi**, *Head of Sustainability and Responsible Investment Strategy*, **LGIM**

**Nina Reid**, *Director: Responsible Property Investment*, **M&G Real Estate**

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**11:00 a.m.    REFRESHMENT BREAK**

**11:30 a.m.    SESSION 6: OPINION-BASED DATA IN THE POST-TRUTH ERA: CAN IT BE TRUSTED?**

Recent political history has given mixed messages on the reliability of opinion polling. This may hold lessons for using survey data more widely in business and economics.

**Keynote speaker:**

**Peter Kellner**, *Former President*, **YouGov**

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**12:50 p.m.    CHAIRMAN'S CLOSING REMARKS**

**Alex Jeffrey**, *Chief Executive*, **M&G Real Estate**

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**1:00 p.m.    CLOSE OF CONFERENCE FOLLOWED BY LUNCH**

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If you would like to discuss sponsorship or media partnerships please contact: [realestate@msci.com](mailto:realestate@msci.com)

## SPEAKERS GALLERY



EOIN BASTIBLE

Head of Business Development  
for EMEA ex Switzerland  
| UBS

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ALICE BREHENY

Global Head of Research  
| TH Real Estate

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CHRISTOPHER CHOA

Principal, Cities and  
Urban Development  
| AECOM

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TIMON DRAKESMITH

Executive Director and Chief  
Financial Officer  
| Hammerson

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JOHN FEENEY

Head of Global Corporates  
| Lloyds Bank

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BARRY FOWLER

Managing Director, Alternative  
Income Solutions  
| Aviva Investors

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NATALIE HOWARD

Partner & Head of Real Estate  
| AgFe

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ALEX JEFFREY

Chief Executive  
| M&G Real Estate

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PATRICK KANTERS

Managing Director  
Real Assets  
| APG Asset Management

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MILES KEEPING

Special Interest Group and  
Co-Founder & Director  
| Hillbreak

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PETER KELLNER

Former President  
| YouGov

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MERYAM OMI

Head of Sustainability and  
Responsible Investment Strategy  
| LGIM

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NINA REID

Director: Responsible  
Property Investment  
| M&G Real Estate

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WILL ROBSON

Executive Director and  
Global Head of Real Estate  
Applied Research  
| MSCI

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PAL SARAI

Managing Director, Head  
of Client Consulting EMEA,  
Australia & Asia  
| bfinance

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JOSH WIDDICOMBE

Comedian

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## KEYNOTE SPEAKER

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# STEPHEN KING

Senior Economic Adviser,  
HSBC and author,  
Grave New World



We are delighted that Stephen King, renowned economist and author, will be opening this year's conference as keynote speaker. Stephen, who was appointed HSBC's Senior Economic Adviser in 2015 after 17 years as their Chief Global Economist, will consider the UK's current economic prospects in the context of a rapidly shifting global environment. His work focuses particularly on the changing relationship between Western and Eastern economies, and this forms one of the main themes of his latest book, *Grave New World*. Larry Summers, former US Treasury Secretary, described this as "a very important book at a crucial time." In 2014, Stephen became a member of the Financial Times "Exchange," which offers "agenda-setting commentary from leading policymakers, academics and writers around the world." In 2015, he became a Special Adviser to the House of Commons Treasury Committee.

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