

Events

REIT FORUM

Video Links:

https://youtu.be/U_rSejF1Vho

<https://youtu.be/y5Cqu-varhw>

<https://youtu.be/EAtDUFAPTno>

NUS Real Estate kicked-off the new year with a REIT Forum on the 26th of January 2016. The event was organized by NUS Real Estate's Research Focus Group on Real Estate & Capital Markets. It aims to foster closer interaction between leading experts from the industry and the academia. It also serves as a platform to disseminate the findings of recent research papers which are relevant to the business community. Ideas and insights arising from these discussions

would enable academics and practitioners alike to develop applicable and industry relevant tools and research output that could guide and improve decision making and strategic planning outcomes. Practitioners can also keep abreast of the latest research developments in these areas.



*Dr Seek Ngee Huat (left),
Chairman of IRES Management
Board, delivering the opening
address*

Professor Man Cho (*right*), KDI School of Public Policy & Management and Visiting Scholar at the National University of Singapore, conducted the opening session of the program on the topic of “Globalizing REITs: What International Best Practices Have Emerged?”

Given the on-going globalization of REITs in recent years, this study aims to investigate two inter-related questions: what international best practices have emerged so far out of the global experience with the REITs systems; and, what policy implications do they bring to those countries that have a less well-functioning system or have not yet initiated one. By synthesizing the research findings as well as the institutional



variations documented, the paper extracts a set of drivers for successfully launching and sustaining an active REITs system in a country.



Another highlight of the Forum included a presentation titled “Geographic Allocations, Property Selection, and Performance Attribution in Public and Private Real Estate Markets” by McGurn Professor, David Ling (*left*) of the University of Florida.

The paper examined the effects of geographic portfolio concentration on the return performance of U.S. public REITs versus private commercial real estate over the 1996-2013 time period. The study documented significant cross-

sectional and temporal differences in the geographic concentration of property holdings across public and private real estate markets. Using return performance attribution analysis, Professor David Ling found that the geographic allocation effect constituted only a small portion of the total return difference between public and private market returns, whereas individual property selection within geographic locations explained, in part, the documented outperformance of public versus private real estate market returns.

Following the two speakers’ presentations, the Forum also featured a segment on ‘REIT Projects Showcase’ where presentations were made by NUS students in the following areas: ‘REIT Acquisitions’, ‘Asset Enhancement Initiatives’ and ‘REIT Management Fees’. A panel of industry practitioners, comprising Mr. Low Chee Wah, CEO of Frasers Centrepoint Asset Management (Commercial) Ltd; Mr. Jonathan Quek, Director & Co-Head, Asia Pacific Real Estate Investment Banking, Citigroup; and Mr. Koh Wee Lih, CEO of Aims AMP Capital Industrial REIT were invited to share their insights and comments related to the students’ presentations.