



29 May – 1 June 2023 | The Ritz-Carlton, Millenia Singapore




ASIA PACIFIC SUMMIT

Monday 29 May 2023

1:00pm – 4:30pm (by invitation only)	Asia Pacific Executive Committee Meeting <i>Junior Ballroom 1, The Ritz Carlton, Millenia Singapore</i>
5:30pm – 7:30pm Venue hosted by: THE EXECUTIVE CENTRE	YLG Forum Come meet ULI's Young Leaders Group (YLG) for a discussion on home attainability in the region, where the panel will respond to findings from ULI's Asia Pacific Home Attainability Index 2023 from their perspective. Launched last year, the first edition of the Index provides analyses on housing attainability in 28 cities across the region. Singapore stands out as the only city-state where housing is deemed attainable, thanks to the government's commitment to provide affordable and quality homes to residents. But overall, for most cities, the ratio of median home price to annual household income renders housing extremely unaffordable.
5:00pm – 7:00pm (by invitation only)	Key Leader and Full Member Kick-off Reception <i>Lantern at The Fullerton Bay Hotel</i> ULI welcomes its Leadership, Trustees and Full Members, and thanks Sponsors at this kick-off reception for the 2023 ULI Asia Pacific Summit.

Tuesday 30 May 2023

7:30am – 5:30pm	Registration and networking
8:00am – 10:00am (by invitation only)	ULI Global Trustees Meeting <i>South Pavilion, The Ritz-Carlton, Millenia Singapore</i> Facilitated by Prof Greg Clark, CBE
8:00am – 10:00am (by invitation only)	Capital Markets Council Breakfast Meeting
9:00am – 5:00pm	Study Tours <i>Offsite various locations</i> ULI study tours aim to engage with key government and real estate organisations to understand best practices around policy, investment and programming, and their impact on the value – financial and social – of surrounding areas. The objectives are three-fold – provide informed and direct access to some of the most exciting public and private developments; share insights on lessons learnt from these projects to see and hear about what worked and what could have been improved; expose ULI members to the latest trends and issues that drive value through their association with cultural and community



	<p>development, and educate on how integrating the diverse needs of the community can drive commercial value.</p> <p>Join us as we explore new, innovative and exciting urban developments in the city state through private, insider tours, and engage with the senior leaders and experts who spearheaded them.</p>
<p>10:15am – 12:15pm</p> <p>Brought to you by:</p> 	<p>Capital Markets Forum <i>Junior Ballroom, The Ritz-Carlton, Millenia Singapore</i></p> <p>2023 opened with mixed signals and uncertainty about global capital markets - are the interest rate hikes stopping as inflation subsides? How are geopolitical tensions globally affecting institutional investors' allocation to real estate, especially across Asia? Will this be a year of tremendous opportunities as real estate markets are potentially set to correct? And what is the latest forecast on key economic indicators in major markets that can affect investment decisions? We will be exploring those questions and more at the Capital Markets Forum.</p>
<p>10:15am – 12:15pm</p> <p>Brought to you by:</p> 	<p>Placemaking Forum <i>North Pavilion, The Ritz-Carlton, Millenia Singapore</i></p> <p>The real estate industry faces a pivotal moment as we face new norms brought forth by exceptional circumstances over the past few years. With radical disruptions to the built environment, and to the ways we live, work, and play, how do policymakers in our industry embrace the old and new when building (or rebuilding) strong, healthy cities? What are the indispensable approaches that define green and healthy communities? How do placekeeping and placemaking create more value—financially, socially and environmentally? How does digitalisation transform the ways we create places? The Placemaking Forum will bring together all stakeholders – policymakers, investors, developers, architects, and urban designers – to share insights and explore new and workable solutions for holding and revitalising the social fibre of communities for generations to come.</p>
<p>12:15pm-12:45pm</p>	<p>Power lunch <i>Junior Ballroom Foyer, The Ritz Carlton, Millenia Singapore</i></p>
<p>12:45pm – 2:15pm</p>	<p>Investment Forum Opportunities in Emerging Markets in Southeast Asia <i>Junior Ballroom, The Ritz-Carlton, Millenia Singapore</i></p> <p>The Investment Forum will examine topical issues in Southeast Asian emerging markets. One panel will look at how evolving economic or political forces are driving regeneration of inner city parts of Jakarta, Manila, and Ho Chi Minh City. Another will explore how the migration of China-based manufacturing capacity into regional emerging markets is creating investment opportunities, particularly in the development of new industrial and logistics facilities.</p>
<p>2:00pm – 5:30pm (by invitation only)</p>	<p>UrbanPlan Workshop</p> <p>Key stakeholders from various local councils will attend an in-person workshop of the UrbanPlan programme, where they will experience this global educational initiative and discuss how to scale up the programme for impact.</p>
<p>2:30pm – 5:10pm</p> <p>Brought to you by:</p> 	<p>Infrastructure Forum Advancing Urban Sustainability <i>Junior Ballroom, The Ritz-Carlton, Millenia Singapore</i></p> <p>The Infrastructure Forum will explore best practice approaches to decarbonisation, both for Asia Pacific's energy-generation industries and for infrastructure across the built</p>

	environment. This multi-event afternoon session will feature global leaders in infrastructure and energy-transition investment, together with case study presentations that look at real world examples of clean energy strategies in action, focusing also on sustainability, transport-oriented development, and digitalisation.
5:00pm – 7:00pm Venue hosted by: THE GREAT ROOM	WLI Forum Join the ULI Women’s Leadership Initiative (WLI) for its annual forum at the 2023 ULI Asia Pacific Summit and share insights around the mindset and actions needed to ensure that the intangible value of the community’s affection for a building is not lost nor sacrificed for smarter, greener, fit-for-purpose assets. As a tangible case-in-point, delegates are welcome to view the newly launched The Great Room South Bridge, housed in the conserved Eu Yan Sang heritage building within the Telok Ayer conservation area. The building was built in 1910 and housed the first traditional Chinese medicine Eu Yan Sang outlet in Singapore. The building was designed by Alfred Bidwell who was also the architect behind Raffles Hotel and Victoria Memorial Hall. Speakers will share their perspectives about this landmark building being conserved and readapted into a coworking/flexible space, and the challenges they had to overcome to elevate it to meet Green Mark Platinum certification. The programme will include a guided tour of the property and light networking on its rooftop with a view of the entire Chinatown district.
5:00pm – 7:00pm	Welcome Cocktails <i>Stella Gallery, The Ritz-Carlton, Millenia Singapore</i>
7:00pm – 9:00pm (by invitation only)	ULI Leadership Dinner <i>CHIJMES Hall</i>

Wednesday 31 May 2023


Main Summit Day | *Grand Ballroom, The Ritz-Carlton, Millenia Singapore*

8:00am – 9:00am	Registration and networking <i>Grand Ballroom Foyer, The Ritz-Carlton, Millenia Singapore</i>
9:00am – 9:10am	Welcome to the 2023 ULI Asia Pacific Summit <i>Emcees:</i> Prof Greg Clark, CBE Dionne Hoh , Lead Knowledge Analyst, Real Estate, BCG
9:10am – 9:20am	Opening Address Ron Pressman , Global CEO, Urban Land Institute
9:20am – 9:25am	University Partnership between ULI Asia Pacific and National University of Singapore
9:25am – 9:55am	Opening Keynote Address: Singapore’s Vision for the Future Ms. Indranee Rajah will share how events over the past few years have impacted some of the city’s initiatives, as well as challenges faced by all urban areas, including climate change

	<p>and resource constraints. How is Singapore positioning itself in light of these challenges and what plans are in place to overcome them?</p> <p>As a small nation striving for excellence in this rapidly changing environment and with Singapore’s positioning on the global stage, we will also hear how Singapore is building a city of the future through its Long-Term Plan Review.</p> <p>Indraneel Rajah, Minister in the Prime Minister's Office and Second Minister for Finance, Second Minister for National Development and Leader of the House</p> <p>Moderated by Andrew MacGeoch, Partner, Head of Asia Real Estate and Infrastructure, Global Co-Head of Hotels Group, Bryan Cave Leighton Paisner</p>
<p>9:55am – 10:25am</p> <p>Brought to you by:</p> 	<p>Keynote Address: Cloudy with a Chance of Blue Skies?</p> <p>Events in the past few years have made it difficult to tell what’s coming around the corner. The economy continues to wobble, with recovery marred by disruption, geopolitical pressures, a cost-of-living crisis, and accelerating climate impact. As we head into the year’s second half, can we be optimistic of clearer skies amidst continued volatility?</p> <p>Dr Linda Yueh, CBE, Fellow in Economics, St Edmund Hall, University of Oxford, Adjunct Professor of Economics, London Business School</p> <p><i>Facilitator:</i> Benett Theseira, Managing Director and Head of Asia Pacific, PGIM Real Estate; Chair, ULI Singapore</p>
<p>10:25am – 10:35am</p>	<p>ULI Hines Student Competition Asia Pacific</p> <p>Presented by Ray Lawler, CEO – Asia Pacific region, Hines</p> <p>The ULI Hines Student Competition, entering its 21st year in the Americas, was launched in Asia Pacific this year. Designed to raise interest amongst young people in creating better communities, and improving urban development patterns, the competition encourages cooperation and teamwork amongst future land-use professionals. Teams of graduate students were invited to devise a comprehensive design and development proposal for a real-world urban site reflecting responsible use of land. Meet the region’s first competition champions and hear their winning pitch.</p>
<p>10:35am – 10:55am</p>	<p>Morning coffee break and networking</p> <p><i>Grand Ballroom Foyer, The Ritz-Carlton, Millenia Singapore</i></p>
<p>10:55am – 11:40am</p> <p>Brought to you by:</p> 	<p>Panel Discussion: Great Places For People and Planet. Asia Pacific & the Growth of Future Cities</p> <p>Asia Pacific will add another 4 billion city dwellers over the next 50 years. By 2100 there will be 10 billion people living in c 10,000 cities across our planet and 70% of them will be in Asia Pacific. We will need more city. With rapidly growing populations in cities, we need to know where to regenerate, where to expand, and when to create new cities. We must not chase numbers, we need cities that are low carbon, high amenity, productive, smart, and inclusive. We focus on best practice which have implemented strategies to respond to growth for housing demand and infrastructure, meeting the future needs of planet, cities, and people. What are their blueprints for urban development and low carbon liveability over the next 30 years?</p> <p><i>Moderator:</i> Prof Greg Clark, CBE</p>

	<p>Panelists: Lim Eng Hwee, Chief Executive Officer, Urban Redevelopment Authority of Singapore Nancy Lin, Senior Vice President and Global Business Line Director of Operations, Buildings + Places, AECOM Zheng Wanshi, Group Chief Strategy & Planning Officer, Frasers Property</p>
11:40am – 12:00pm	<p>Fireside Chat with Sid Yog One-on-one exclusive conversation to engage and inspire.</p> <p>Sid Yog, Founder, The Xander Group</p> <p><i>Interviewer:</i> Rui Hua Chang, Managing Director, Business Management and Investment, ESR Hong Kong (ESR), and Executive Director and Responsible Officer, ESR Hong Kong Asset Management Limited</p>
12:00pm – 12:40pm	<p>Leadership Panel Discussion: Navigating Through Uncertainty to A Better Future</p> <p>Real estate C-suites are facing an urgent need for transformation. Volatile markets, changes in global political and economic policies, the tech revolution, industry’s impact on climate change, how to attract the best talents amongst a culture of engagement, diversity and inclusivity, and dealing with new realities post covid are hefty, but opportunistic, challenges. We hear from game-changing industry leaders on how they fully embrace these opportunities. How are they incorporating digitalisation and innovation into their business strategies so that they can navigate with agility and foresight?</p> <p><i>Moderator:</i> Max d’Ambrumenil, Head of International, Ferguson Partners</p> <p><i>Panelists:</i> Angela Lee, Partner, Regional Managing Director, Asia Pacific, HKS Claire Tang, Co-Chief Investment Officer, Asia Pacific & Head of Greater China, LaSalle Investment Management</p>
12:40pm – 12:50pm	<p>ULI Asia Pacific Awards for Excellence</p> <p>Widely recognised as one of the real estate industry's most prestigious competitions, this year’s winners represent the highest standards of development practice in the region’s private, public, and non-profit sectors.</p> <p>Meet the outstanding winners of the 2022 ULI Asia Pacific Awards for Excellence and celebrate their exemplary work which will inspire our industry.</p>
12:50pm – 1:45pm	<p>Networking lunch <i>Grand Ballroom Foyer, The Ritz-Carlton, Millenia Singapore</i></p>
1:45pm – 2:25pm	<p>Panel Discussion: YLG Impact - Meet the Changemakers Who Are Resetting The World</p> <p>Brought to you by: </p> <p>We welcome two outstanding next-gen leaders who share their aspirations on tackling world issues from their own perspectives. See the impact of their actions and how they foster a culture of innovation and drive in their communities as they pursue their passion for a better future. These young leaders are not trying to change the world. They are.</p> <p><i>Moderator:</i> Teo Hwee Ping, Head of Legal and Company Secretary, Singapore Land Group</p> <p><i>Panelists:</i> Arun Krishnamurthy, Founder, The Environmentalist Foundation of India (EFI) Von Lopez-Levine, Associate Director, Smart Mobility Singapore, Ramboll</p>

<p>2:25pm – 2:55pm</p>	<p>Fireside Chat with Lowell Baron One-on-one exclusive conversation to engage and inspire.</p> <p>Lowell Baron, Managing Partner and Global CIO, Brookfield Real Estate</p> <p>Interviewer: Radha Dhir, CEO and Country Head for India, JLL</p>
<p>2:55pm – 3:35pm</p> <p>Brought to you by:</p> <p>BENOY</p>	<p>Panel Discussion: Towards Sustainable and Resilient Communities. Harnessing The Power of Nature-based Solutions</p> <p>The world is urbanising at an unprecedented rate, with the UN projecting that 68% of the world’s population will be living in urban areas by 2050. As cities continue to generate solutions to the climate crisis, there are lessons to be learned. Hear from this panel of leading industry professionals on how innovative nature based solutions has not only lowered environmental risks, but how it has also enhanced the attractiveness and value of properties. How can green infrastructure solutions be implemented to deliver more sustainable and liveable communities?</p> <p><i>Moderator:</i> Étienne Cadestin, Founder and Global CEO, Longevity Partners</p> <p><i>Panelists:</i> Esther An, Chief Sustainability Officer, CDL Christian Nyerup Nielsen, Global Director for Water Infrastructure and Climate Adaptation, Ramboll Doug Voigt, Partner, SOM David Warneford, Senior Managing Director – Australia, Hines</p>
<p>3:35pm – 3:45pm</p>	<p>ULI Asia Pacific Awards for Excellence</p> <p>Widely recognised as one of the real estate industry's most prestigious competitions, this year’s winners represent the highest standards of development practice in the region’s private, public, and non-profit sectors.</p> <p>Meet the outstanding winners of the 2022 ULI Asia Pacific Awards for Excellence and celebrate their exemplary work which will inspire our industry.</p>
<p>3:45pm – 4:05pm</p>	<p>Afternoon coffee break and networking <i>Grand Ballroom Foyer, The Ritz-Carlton, Millenia Singapore</i></p>
<p>4:05pm – 4:45pm</p>	<p>Panel Discussion: Investing in an Era of Change - Taking the Long—and Short—View on Capital Markets. Aligning Your Returns with Investment and Vision</p> <p>The world is rapidly changing and real estate capital markets must follow suit. How does the current climate of uncertainty affect investors' decisions on allocation of capital in terms of geographies and asset classes? Are credit funds having their moment given a high interest rate environment, and what are the new ways of financing as digital assets become more mainstream? And what are the opportunities and challenges our industry is facing in the midst of the drive to decarbonise real estate portfolios? These and many other questions will be discussed and debated on the Capital Markets Panel.</p> <p><i>Moderator:</i> Richard Price, Managing Director, BentallGreenOak</p> <p><i>Panelists:</i> Dr Jeffrey Jaensubhakij, Group Chief Investment Officer, GIC</p>

	<p>Simon Treacy, Chief Executive Officer, Private Equity Real Estate, CapitaLand Investment Sophie van Oosterom, Global Head of Real Estate, Schroders</p>
<p>4:45pm – 5:10pm</p> <p>Brought to you by:</p> 	<p>Closing Keynote Address: AI and the Future of Real Estate - Disruption, Transformation—and the Evolution of Communities</p> <p>How should we view Artificial Intelligence (AI) and its impact on the built environment? Like all technological advances, it will change many aspects of our lives forever. What will the future of office look like? Our homes? Our cities? As industry leaders, it is on us to look ahead at future trends in real estate.</p> <p>Martin Ford, Futurist, New York Times Bestselling Author and Silicon Valley Entrepreneur</p>
<p>5:10pm – 5:15pm</p>	<p>Wrap Up and Closing Remarks</p> <p>Prof Khoo Teng Chye, Practice Professor with the College of Design and Engineering, National University of Singapore, and ULI Asia Pacific Chair</p> <p>Benett Theseira, Managing Director and Head of Asia Pacific, PGIM Real Estate, and ULI Singapore Chair</p>
<p>5:15pm – 7:00pm</p>	<p>Cocktail Reception <i>Grand Ballroom Foyer, The Ritz-Carlton, Millenia Singapore</i></p>
<p>7:00pm – 9:00pm</p> <p>(Product council members only)</p>	<p>Product Council Dinners</p>

Thursday 1 June 2023

<p>7:00am – 8:00am</p>	<p>Sunrise Wellness: Marina Bay Walk & Jog</p> <p>With land reclamation works starting only in the 1970s, the transformation of the area has been nothing short of a miracle. While you may be standing on dry land while visiting Marina Bay in the present, the district is just one of many areas created by Singapore’s extensive land reclamation efforts.</p> <p>Marina Bay itself is a freshwater reservoir that supplies Singapore with some of its drinking water. Marina Barrage, separating the bay from the ocean, was completed in 2008. Today, the bay is an upscale area of skyscrapers, posh hotels and luxury malls. It is known for the towering Singapore Flyer observation wheel and the flower conservatories and colourful Supertrees of Gardens by the Bay. Performances and cutting-edge art exhibitions are put on at the futuristic Esplanade Theatre.</p> <p>Blake Olafson, Asia Capital Real Estate's Managing Partner, and Leong Teng Wui, The Ascott Limited's Chief Development Officer and Head of Projects and Technical Services at Capitaland’s Project Development Group, will lead two groups on a jog and walk around the bustling Bay area at sunrise, as delegates soak in the sights at the waterfront of a city that never sleeps.</p>
<p>9:00am – 5:00pm</p>	<p>Product Council Meetings (Product council members only)</p>