



**PREA**  
Pension Real Estate Association

Where institutional  
real estate connects

MEMBER BENEFITS





Founded in 1979, the Pension Real Estate Association (PREA) serves and educates the global institutional real estate community.

We fulfill this mission through thoughtful curation, combining deep, data-driven research and content with meaningful connections among institutional investors, investment managers and partners.

Together, these elements create an ecosystem of knowledge and community that advances institutional real estate globally.

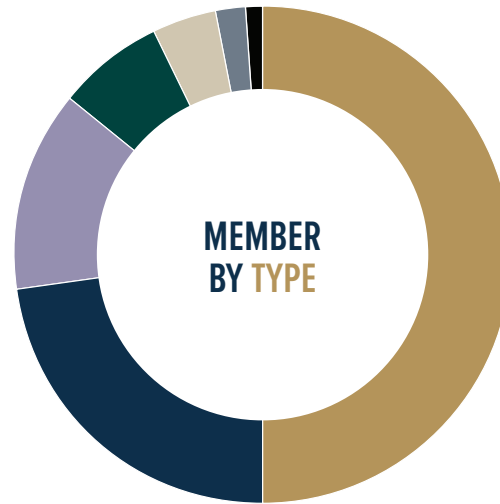
# Get to know the PREA community

PREA fulfills its mission to serve and educate by curating the best research, content and experiences – and by building the trusted connections that make learning actionable and enduring.

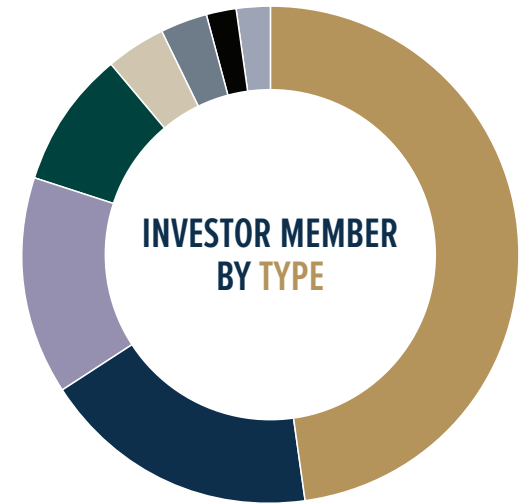
**\$17 TRILLION**  
PREA INVESTOR MEMBERS  
TOTAL PORTFOLIO AUM

---

**\$1.3 TRILLION**  
PREA INVESTOR MEMBERS  
REAL ESTATE PORTFOLIO AUM



- Investment manager 50%
- Institutional investor 23%
- Service provider 13%
- Developer/operator 7%
- Academic 4%
- Consultant 2%
- Multimanager 1%



- Public pension 48%
- Endowment & foundation 18%
- Corporate pension 14%
- Family office/private wealth 9%
- Insurance company/asset manager 4%
- SWF 3%
- Government agency 2%
- OCIO 2%



**PREA membership is comprised of 750 member firms including some of the world’s leading institutional investors, investment managers and partners. PREA’s members represent a wide array of firms by type, size and geographic location.**

Through curated experiences and trusted insights, PREA brings together the people and ideas shaping the future of institutional real estate. Our programs, research, and community initiatives connect investors, managers, and partners through knowledge, collaboration, and shared progress.



### Flagship meetings

PREA's hallmark Spring and Fall gatherings bring together more than 1,000 leading voices in the global institutional real estate community for curated content, investor-led discussions and unmatched networking.

### Research & data

Rigorous, data-driven research that informs portfolio management, performance measurement and best practices across the industry.

### Awards & leadership

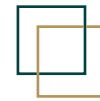
PREA invests in leadership at every level of the industry, from emerging professionals to its most accomplished members, through fellowships, scholarships, and awards that recognize excellence and contribution across the institutional real estate community.

### Small-group programs

Through regional in-person events, small group breakouts as well as our Affinity Groups and Committees, PREA hosts targeted programs enabling the continuous sharing of expertise and timely insights via peer discussion throughout the year.

### Content & thought leadership

Through its Quarterly magazine, webinars, as well as daily CRE news aggregation, PREA equips its members with valuable perspective on and understanding of trends shaping the market and portfolios.



**Beyond meetings: Objective research, thought-provoking publications, and recognition of industry-leading achievements are among the many ways PREA keeps its members informed and connected.**



# Ways to join PREA

PREA welcomes institutional investors, investment managers, and partners to join the association, connecting the industry's leading organizations in a shared commitment to knowledge, collaboration and leadership.

## Institutional investors

PREA offers both institutional investor not-for-profit and for-profit membership categories, open to public and corporate pensions, endowments & foundations, sovereign wealth funds, insurance companies, and private wealth platforms, among others.

## Corporate membership

PREA offers corporate membership to consultants, multi-managers, investment managers, service providers and other firms engaged in or supporting institutional real estate investment management.

- **Full.** Unlimited number of company representatives
- **Standard.** Five company representatives
- **Basic.** Two company representatives

## Academic institutions

PREA offers higher learning institutions focused on real estate and finance the ability to join.

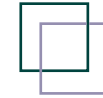


**PLEASE CONTACT RACHEL NORKO**  
(Rachel@prea.org) for more information on PREA membership.



Membership type	Annual dues	Meeting registration fees
<b>Institutional investor, not-for-profit</b>	\$330	\$150
<b>Institutional investor, for-profit</b>	\$1,950	\$835
<b>Academic institutions</b>	\$330	\$150
<b>Corporate membership</b>		
<b>Full</b>	\$9,995	\$1,995
<b>Standard</b>	\$5,995	\$1,995
<b>Basic</b>	\$3,995	\$1,995

Meeting registration fees relate to PREA's flagship Spring and Fall meetings only and exclude registration for the CEO Day (held during the Spring meeting), the PREA Institute and PREA's Near You regional events. The above prices are early bird pricing, are based on cash payment and are as of December 2025. Dues and meeting registration fees are subject to change at any time.



**Purpose: To convene the people and ideas shaping institutional real estate at the highest level, twice each year.**

**Spring Conference** features CEO Day, a signature program where investors and CEOs meet at a 1:1 ratio to exchange perspectives and address the most pressing issues shaping institutional real estate.

**Annual Fall Conference** includes an Investor-Only Day, offering a private, peer-to-peer forum for global investors to share insights and engage in candid discussion.

**Exceptional speakers & content.** PREA attracts an unmatched roster of world leaders, finance chiefs, and leading economists, alongside industry experts and thought leaders offering practical, data-driven insight.

**Scale & reach.** PREA's flagship meetings are among the largest real estate investment meetings worldwide, uniting investors, managers, and service providers from every major market.

# Flagship meetings

PREA's hallmark Spring and Fall Conferences are the industry's premier gatherings — bringing together more than 1,000 leading voices from across the global institutional real estate community for curated content, investor-led discussions, and unmatched networking.



**Purpose:** To advance institutional real estate through research that connects data with decision-making.

**Proprietary research & surveys** including the including the Consensus Forecast, Investment Intentions Survey, Management Fees & Terms Study and others.

**Industry benchmarks & data.** MSCI/PREA U.S. Property Fund Index and statistical compendiums set the standard for real estate market analysis.

**Research partnerships.** Through our own PREA Institute meeting as well as with the Real Estate Research Institute (RERI), PREA incubates and funds applied research shaping the future of the asset class.

**Research publishing.** White papers and the biennial Journal of Portfolio Management Real Estate Issue extend PREA's thought leadership on issues of long-term importance to investors.

**Member access.** Exclusive availability of 25+ annual reports, datasets, and surveys providing insight into market trends, investor behavior, and emerging risks.

# Research & data

PREA provides the institutional real estate community with rigorous, data-driven research that informs portfolio management, performance measurement, and best practices across the industry.



**Purpose: To foster excellence, innovation, and inclusion within institutional real estate leadership.**

**John W. Koza Leadership Fellows.** Developing the next generation of institutional investors through mentorship, education, and engagement in PREA's community.

**PREA Real Estate Investment Sustainability Awards.** Celebrating members and organizations at the forefront of integrating environmental, social, and governance principles into real estate investment practice.

**James A. Graaskamp Award.** Honoring groundbreaking research that delivers actionable insight into institutional real estate investment and portfolio management.

**Toigo Foundation Partnership.** Supporting MBA students pursuing careers in real estate and finance through annual PREA-funded scholarships and conference participation.

# Awards & leadership

PREA invests in leadership at every level of the industry, from emerging professionals to its most accomplished members, through fellowships, scholarships, and awards that recognize excellence and contribution across the institutional real estate community.



**Purpose: To cultivate trusted relationships and continuous idea exchange across the institutional real estate community.**

**Committees.** PREA has 10 member-led groups advancing industry priorities across research, DEI, sustainability, innovation, and investment strategy.

**Affinities.** Invitation-only groups of up to 40 members focused on topics such as green building, international investment, and capital markets. Designed to preserve a small-group dynamic, they meet during PREA's Spring and Annual Fall Conferences.

**Regional networking.** Through PREA Near You events that blend content and connection, and Rising Leaders gatherings designed to foster new relationships and mentorship among emerging professionals.

**Interactive programs.** Small-format discussions and breakout-style sessions within PREA's major meetings and virtual programs that deepen engagement and dialogue on key issues.

# Small group programs

PREA's small group programs create opportunities for meaningful connection and exchange, bringing members together around shared interests, specialized content, and peer learning throughout the year.



### PREA's presence:

- 5,900+ views per issue
- 21,000+ annual views
- 20,000+ annual LinkedIn impressions
- 1,500+ daily readers



**Purpose: Together, these platforms keep members informed, connected and at the forefront of institutional real estate intelligence.**

**PREA Quarterly:** Published three times a year, this is the premier publication for institutional real estate, featuring original perspectives from investors, managers, and academics on portfolio strategy, capital flows, and market trends.

**Webinars & expert dialogues:** Short, focused sessions offering timely discussion on portfolio management, investment strategy and market trends and developments throughout the year.

**Daily & weekly NewsBlast:** PREA's curated feed of commercial real estate headlines, read by more than 1,500 members every day.

**Sponsorship & advertising:** Build visibility through advertising in the *Quarterly* and Daily NewsBlast, and elevate your profile by sponsoring our conferences — powerful platforms for connecting with industry leaders.

# Content & thought leadership

PREA delivers curated insight and industry intelligence through its leading content platforms, connecting members to timely analysis, thought leadership, and daily market updates.

# 2025–2026 PREA Board of Directors

## **Anar Chudgar (Co-Chair)**

*Managing Director and Head of Artemis Income and Growth Fund  
Artemis Real Estate Partners*

## **Isabelle Martin (Co-Chair)**

*Head of Strategic Partnerships  
US and Latin America, La Caisse*

## **Christopher Merrill (Vice Chair)**

*Founder, Chairman & CEO  
Harrison Street Real Estate Capital*

## **Julie Donegan (Treasurer)**

*Real Estate Investment Director  
California State Teachers' Retirement System*

## **Danita Johnson (Secretary)**

*Head of Private Markets  
New Hampshire Retirement System*

## **Kimberly Adams**

*Managing Director  
Clarion Partners*

## **W. Jeffrey Beckham**

*Chief Investment Officer  
Buckingham Companies*

## **Sarah Cachat**

*Partner  
The Townsend Group*

## **Manuel Casanga**

*Director-Real Estate Investments  
New York State Common Retirement Fund*

## **Christy Fields**

*Managing Principal  
Meketa Investment Group Inc.*

## **Jeff Giller**

*Partner, Head of Real Estate  
StepStone Group*

## **John Gluszak**

*Head of Real Estate  
NYC Retirement Systems*

## **Natalie Hong**

*Head of Real Estate and Real Assets,  
Senior Investment Officer  
United Nations Joint Staff Pension Fund*

## **Drew Ierardi**

*Deputy CIO  
Rush University System for Health*

## **Barbara Jesuele**

*Managing Director  
The J. Paul Getty Trust*

## **Cia Buckley Marakovits**

*President and Chief Investment Officer  
Dune Real Estate Partners*

## **Cathy Marcus**

*Global Chief Operating Officer  
PGIM Real Estate*

## **Shelley Santulli**

*Principal, Senior Investment Director  
NEPC, LLC*

## **Adam Schwartz**

*Co-CEO, Managing Partner,  
Head of Real Estate  
TPG Angelo Gordon*

## **Jennifer Stevens**

*Co-Founder & Managing Partner  
Alliance Global Advisors*

## **Grant Walker**

*Senior Director  
Teacher Retirement System of Texas*

## 2025–2026 PREA INSTITUTIONAL INVESTOR COUNCIL

### **Eric Plesman (Chair)**

*President & CEO  
Oxford Properties Group*

### **Christine Ortiz Arent**

*Managing Director  
The David & Lucile Packard Foundation*

### **Amy Bulger**

*Director, Private Markets  
Wespath Benefits and Investments*

### **Randy Eggert**

*Senior Portfolio Manager - Real Estate  
State of Wisconsin Investment Board*

### **Gloria Gil**

*Senior Investment Officer  
Oregon State Treasury*

### **Kevin Higgins (Emeritus)**

*Former Head of Real Estate  
New Jersey Division of Investment*

### **Mike Maires**

*Senior Real Estate Portfolio Manager  
Utah Retirement Systems*

### **J.P. Rachmaninoff**

*Director of Real Estate  
Tennessee Consolidated Retirement System*

### **Timothy Schlitzer**

*Director-Real Estate  
Mass PRIM*

### **Stephen Tross**

*Chief Investment Officer –  
International Investments  
Bouwinvest*

### **Marie-Josée Turmel**

*General Manager,  
Real Estate Investments,  
Canada Post Pension Fund*

### **Cole Weston**

*Principal  
Yale University Investment Office*

## PREA COMMITTEES

Conference Committee  
Environmental Committee  
Institute Committee  
Legal/Regulatory Committee  
Membership Committee  
New Programs Committee  
Publications Committee  
Research Committee  
Rising Leaders Committee  
Social Impact Committee

## PREA AFFINITY GROUPS

Alternative Real Estate Investment  
Capital Markets – Blue Flight  
Capital Markets – Red Flight  
Defined Contribution Plans  
Development  
Innovation  
International Real Estate Investment  
Reporting & Valuation  
Research



PREA is the global home for institutional real estate investors and their partners, a trusted community built on insight, relationships and shared purpose.

Through our meetings, research, content and member networks, we connect the people and ideas driving the industry forward.

To learn more about membership, upcoming programs or partnership opportunities, visit [prea.org](http://prea.org) or contact [rachel@prea.org](mailto:rachel@prea.org).