

09:15 - 09:20 Opening Remarks



J. Michael Owen

Executive Director
ULI Japan

09:20 - 10:00 Japan's Future with a Declining Population

Kawai will provide Council members with a diverse montage of data that gives us a glimpse into the future of the Japanese population and gives us a plethora of outcomes on where we are headed in the event a, b and c are not done. Continue with no effective measures and the future is grim, Kawai gives us his perspective on a bright future for Japan.



Mr. Masashi Kawai

President
The Research Institute of Countermeasures for Population Decline

10:00 - 10:10 Break

10:10 - 11:10 Dealing with Rising Construction Costs from the Investor Perspective

This group of fireside chats gives us insight into the thinking of a number of investors in different segments and how they are confronting the rising costs and then juxtaposes this against an investor who terminated development early on because of rising costs when the costs were far lower than today. Sure to be an interesting collection of discussions.



Ms. Yuki Nishijima

Asset Manager, Investment Management
Touchstone Capital Management



Mr. Masanori Yamago

Executive Officer
GLP Japan Inc.



Mr. Taketoshi Kawakami

Head of Investment – Japan
CBRE Investment Management Japan K.K.



Mr. Jun Saito

Director, Development
Hines Japan Real Estate GK



Mr. Akio Yamashita

Managing Director
Fortress Investment Group (Japan) GK

11:10 - 11:20 Break

11:20 - 12:00 Prospect for Interest Rate Normalization in Japan

A secular labor shortage has established a wage-driven inflation process and initiated a structural transformation to regain economic dynamism in Japan. Nagai will share an interest rate outlook on the ongoing monetary policy normalization process based on our macroeconomic analysis and discuss various risks including external geopolitical shocks.



Mr. Shigeto Nagai

Head of Japan Economics
Oxford Economics Japan