

What the 2020 US elections results mean for the US property market

With US voters beginning to cast ballots, many are seeking to gauge how the results of the 2020 US elections will shape the US legislative and regulatory environment on issues affecting workers, companies and the economy. Election day outcomes will determine US government approaches to a host of pressing public policy challenges and provide the path forward on many significant issues for years to come. In the real estate arena, many are wondering how the US election results would impact the US property market.

Join us at this webcast, jointly organized by EY and REIT Association of Singapore (REITAS), where the speakers will provide an overview of the current US property markets and various subsectors, and share their views on the market outlook. They will discuss the likely impact of the US elections results on the US real estate market and the implications for S-REITs. The webcast also includes a panel discussion with two REITs leaders who will share their perspectives on topical issues that are most significantly impacting their companies.

Speakers:

Christopher M. Johnston – EY

Ryan Abraham – EY

Michael Straneva – EY

Michael Smith – Mapletree Investments

Barbara Cambon – Prime US REIT

Webinar details:

When: Friday, 13 Nov

Time: 9am-10.30am (SG time)

This event is complimentary and by invitation only.

Participants will receive 1.5 CPD hours.

Please register [here](#)

or email completed [registration form](#) to secretariat@reitas.sg by **4 November, 2020**

Zoom details will be provided after registration

Co-organized by:



REITAS

Speakers' bios



Christopher M. Johnston

Partner, US West Region Assurance
Market Segment Leader
Real Estate, Hospitality & Construction
Ernst & Young LLP

- Mr. Christopher M. Johnston has 24 years of experience serving public and private real estate clients, including REITs, homebuilders and land developers, hotels, commercial property developers and owners, restaurants, mortgage companies, pension fund advisors, brokers, and general contractors. In addition, Chris has assisted clients with international capital raising efforts and is IFRS-accredited.
- Chris started his career in 1996 in the Newport Beach office of EY/Kenneth Leventhal, and worked with the audit, tax and real estate consulting practices. In 2003, Chris transferred to the EY San Diego office and led the real estate audit practice until his transfer back to Orange County in 2005. He is an active member of Nareit, ULI and NAIOP.
- Chris graduated with a Bachelors of Science in Business Administration (Finance and Real Estate) and a Master of Accounting from the University of Southern California.

Co-organized by:



REITAS

Speakers' bios



Michael Straneva

Global Real Estate,
Hospitality and Construction Sector
Leader, Strategy and Transactions;
Partner, Ernst & Young LLP

- Mr. Michael Straneva is the lead valuation professional at EY, with over 30 years of experience in real estate valuation and consulting. He focuses on real estate appraisal and valuation, transaction due diligence, portfolio analyses and structuring, project feasibility and market analyses, and litigation support services for all property types and uses.
- Mike serves banking and capital markets clients (private sector and public sector) throughout the US, addressing issues including valuation and appraisal policies and procedures, loan loss reserve analysis, risk rating system reviews, and loan loss reviews. He also spent 12 years in the audit practice and is a certified insolvency and reorganization advisor. He has performed due diligence on many large corporates and due diligence transactions for acquisitions over \$100b.

Co-organized by:



REITAS

Speakers' bios



Ryan Abraham

Principal,
EY Washington Council
Ernst & Young LLP

- Mr. Ryan Abraham is a Principal in Washington Council Ernst & Young (WCEY), where he provides services to clients across all industries on a wide variety of domestic and international tax policies.
- Prior to joining WCEY, Ryan spent 14 years at the Senate Finance Committee, serving under former Chairman Max Baucus (D-MT) and current Ranking Member Ron Wyden (D-OR). Over the last decade, he served as a key staffer on a variety of tax reform proposals that were developed by the Finance Committee culminating in the Tax Cuts and Jobs Act of 2017. He was the lead policy advisor for Chairmen Baucus and Wyden on corporate and pass-through business taxation, with a focus on international, energy and infrastructure tax. He developed Democratic Caucus initiatives on energy and infrastructure tax reform and testified before the Finance Committee on three occasions.
- Ryan brings to clients a track record of accomplishments by utilizing a bipartisan, strategic and flexible approach. He has long-term institutional knowledge of the Senate and has positive relationships across the government.
- Ryan, a native of Missoula, Montana, holds a Bachelor of Arts degree from Dartmouth College and a Juris Doctor from American University.

Co-organized by:



REITAS

Speakers' bios



Michael Smith

Regional Chief Executive Officer,
Europe and USA
Mapletree Investments Pte. Ltd.

- Mr. Michael Smith, as Regional Chief Executive Officer of Europe and USA, is responsible for new and existing businesses in Europe and the US (excluding group lodging). He is also a non-executive director of Mapletree Industrial Trust Management Ltd. and a member of the Singapore Stock Exchange Disciplinary Committee.
- Prior to joining Mapletree, Michael was a partner at Goldman Sachs, heading the South East Asia investment banking business as well as the bank's Asia-Pacific (ex Japan) real estate business. As one of the pioneers of the Asian REITs industry, Michael has been involved in numerous initial public offerings (IPOs) of REITs, including the IPOs of the four REITs – namely Mapletree Logistics Trust, Mapletree Industrial Trust, Mapletree Commercial Trust, and Mapletree North Asia Commercial Trust – sponsored by the Group on the Singapore Exchange Limited. He was also involved in various significant transactions undertaken by the Sponsor, including the acquisition of Festival Walk in Hong Kong SAR, Gateway Plaza in Beijing, as well as in the collaboration with Oakwood in 2014.
- Michael has over 25 years of investment banking experience and prior to Goldman Sachs, he was the head of Asia (ex Japan) Real Estate Investment Banking at UBS from 2000 to 2006.

Co-organized by:



REITAS

Speakers' bios



Barbara Cambon

Chief Executive Officer and Chief Investment Officer, Prime US REIT

- Ms. Barbara Cambon is the Chief Executive Officer and Chief Investment Officer of the Manager of Prime US REIT (PRIME).
- Barbara works closely with the board and management team to define the overall corporate strategy for PRIME, while overseeing its strategic development, day-to-day management and operations. Barbara is also in charge of executing PRIME's investment program, which includes the identification, research and evaluation of potential acquisitions and other related investments to enhance PRIME'S portfolio value.
- With over 35 years of experience in the US real estate industry, Barbara has held various positions, including as Principal and Chief Operating Officer at Colony Capital LLC, and President and Founder of Institutional Property Consultants; and board positions including the Pension Real Estate Association, National Council of Real Estate Investment Fiduciaries, BioMed Realty Trust and Amstar Advisers. Barbara is presently on the Policy Advisory Board of the University of San Diego Burnham-Moores Center for Real Estate and is a NCREIF ambassador.
- Barbara holds a Master of Business Administration from Southern Methodist University and a Bachelor of Science Degree in Education from the University of Delaware.

Co-organized by:



REITAS