

## Invitation for Research Proposals 2024

The Research Committee of the *European Public Real Estate Association* (EPRA) is accepting Proposals for Research for 2024. The topics should have relevance for the European listed real estate sector. The submissions may include the following priority themes:

### Sustainability

- ❖ **Climate risks and associated implications on real estate portfolios values**
  - What are physical and financial risks? What are the impacts on life cycle of assets?
  - What are the key elements and risk mitigation for 'future proofing investments'?
- ❖ **The challenges and opportunities in the decarbonisation trends for LRE**
  - What are the costs for upgrading energy performances to achieve 'carbon-zero' assets?

### Recent trends and implications

- ❖ **Changing macro-economic conditions**
  - In the post GFC world, transition from low to high interest rate environment, what are the risks for LRE?
  - How LRE companies can secure cash flows under high interest rate environment?
  - What are the alternative sources of capital for LRE companies?
  - Credits and earnings profiles of the LRE companies under high interest rate environment

### Asset Allocation

- ❖ **Multi-assets portfolios**
  - The benefits of holding listed real estate in a multi asset portfolios, a forward-looking approach in an optimal portfolio allocation for alternative scenarios in changing macroeconomic environment.
  - Combining public and private real estate as a complementary strategy in a multi asset portfolio (looking at crisis versus non-crisis periods, European vs the U.S).

### Industry Focus

- ❖ **Operational aspects**
  - From long-term large mono-tenant to short-term multitenant, is the "hotelization" of office space in progress? What are the impacts on the market and the listed companies?

Expressions of Interest that address the issues outlined above from theoretical, empirical, and practical perspectives are welcome. The EPRA Research Committee also welcomes proposals on other highly relevant topics for the listed European sector.

Researchers are expected to work closely with EPRA to produce applied, practical research that will be widely distributed to both academic and industry audiences.

### Review procedures and deadlines

The deadline for Expression of Interest is **23:59 CET on Friday, November 3, 2023**. Submissions will be reviewed by the EPRA Research Committee before Friday, December 23.

EPRA welcomes submissions from both academic researchers and market practitioners.

## Funding

EPRA welcomes applications for both small and large-scale research projects. The proposal for funding must include a clear breakdown of costs including but not limited to hourly/daily rates for each member of research team working on the project and costs associated with the collection or purchase of the data.

**The availability of the specific data required for conducting the research should be verified prior to submitting a Research Proposal, and confirmation included in the Proposal.**

Funding will be paid upon completion of the research and the approval of the EPRA Research Committee as per the final memorandum of understanding between the researcher and EPRA.

## Research Proposal requirements

1) The research should focus primarily on European listed real estate sector.

2) Concise single-spaced interest statement of no more than four pages that contains:

- Research Project title
- Research objectives  
Identifying relevant audience within EPRA membership\* and the applicability of the research for the market practitioners
- Detailed methodology and literature review  
A description of principal data sets and availability, including a plan for procuring third-party data in a timely manner, if the research will be relying on third-party data (EPRA data will be provided at no cost). The availability of the data required for conducting the research should be verified prior to submitting a Research Proposal. In cases where EPRA data is required, the researchers are requested to contact [research@epra.com](mailto:research@epra.com) for clarifying the types of data available prior to submitting a Research Proposal.
- Budget showing the total cost of the project detailing specific costs including data (please refer to the Funding section). EPRA will not pay university overhead and equipment costs.

3) Brief resumes of principal researchers including previous publications – in addition to addresses, daytime telephone numbers and email addresses.

We strongly encourage the researchers to contact the EPRA team on [research@epra.com](mailto:research@epra.com) in case of any questions.

\*EPRA members are property companies, active and passive dedicated real estate investors, multi-asset investors, pension funds, SWFs, and research analysts.

**Please note:**

- Only one submission per researcher or team of researchers may be submitted.
- Only emailed submissions will be accepted.
- The deadline for receipt of submissions is **23:59 CET on Friday, November 3, 2023**.
- Expressions of Interest including all supporting documents should be emailed as a single Word or PDF file to Dr. **Dilek Pekdemir** at [research@epra.com](mailto:research@epra.com).
- Please use the following email subject format: **2024 – University Name – Title**

**About EPRA**

The European Public Real Estate Association is the voice of the publicly traded European real estate sector. With more than 290 members, covering the whole spectrum of the listed real estate industry (companies, investors and their suppliers), EPRA represents over EUR 840 billion of real estate assets\* and 95% of the market capitalisation of the FTSE EPRA/Nareit Europe Index. EPRA's mission is to promote, develop and represent the European public real estate sector. We achieve this through the provision of better information to investors and stakeholders, active involvement in the public and political debate, promotion of best practices and the cohesion and strengthening of the industry. Find out more about our activities on [www.epra.com](http://www.epra.com).

\*European companies only

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**About EPRA Research Committee**

*“The purpose of the Research Committee is to invest in high quality, independent research related to European listed real estate sector on topics relevant to EPRA members, and to help provide a focused research resource to members.”*

**The EPRA Research Committee consists of:**

Chairman - Alex Moss (Bayes Business School-formerly Cass)

Ali Zaidi (LSEG)

Cynthia Parpa (BlackRock Investment Management)

Eamonn D’Arcy (University of Reading)

Giacomo Morri (Bocconi University)

Hans Op ‘t Veld (ASRE)

Kieran Farrelly (Schroders)

Mahdi Mokrane (Patrizia AG)

Martin Hoesli (University of Geneva)

Philippe Le Trung (VIEWS+S Consulting)

Stéphanie Galiègue (IEIF)