

## Invitation for Research Proposals 2026

The Research Committee of the *European Public Real Estate Association* (EPRA) is accepting Proposals for Research for 2026. The topics should have relevance for the European listed real estate sector. The submissions may include (but are not limited to) the following priority themes:

- ❖ **Investment Strategies**
  - Attracting generalist investors; strategies to broaden investor base and increase capital inflow into the listed real estate (LRE) sector
  - Institutional vs individual investors focusing role of retail investors; exploring the evolving role of retail investors in LRE
- ❖ **Corporate Focus**
  - Small cap vs large cap companies; comparative analysis of operating performance, growth potential and contribution to overall LRE sector growth
  - M&A activities; drivers, trends and implication of consolidation in the European LRE sector
  - ESG integration; how LRE companies are embedding ESG into their strategies and reporting frameworks
- ❖ **Specialization and Sector Rotation**
  - Performance and scalability of niche real estate sectors; assessing the potential
  - Risks and opportunities in specialist subsectors (e.g., data centres, healthcare, self-storage)
  - Investor rotation and allocation preferences; understanding appetite shifts within LRE portfolios in response to economic cycles and structural change
- ❖ **AI & Digital Transformation in Real Estate**
  - Impact of AI on listed real estate
  - Use AI in analysis and forecasting
  - Digital transformation; adoption of technology in LRE companies—efficiency, reporting, tenant experience, and investor communications
- ❖ **Residential Market, Affordability and Regulatory Landscape**
  - Residential market performance across key European regions
  - Role of listed residential companies; examining their role in delivering and financing affordable housing stock
  - Balancing financial returns and social responsibility; how listed residential companies manage changing supply dynamics and social mandates.

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 Monday, September 1, 2025. Submissions will be reviewed by the EPRA Research Committee at September meeting.

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
  - Well-defined research objective stating the question or issue to be investigated.
- 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.
- Project timetable:
  - The proposal assessment will be at September meeting and contracting will be finalised before December 2025. The expected deliveries :
  - Interim report (June 2026)
  - Final report (September 2026)
  - Final approval (November 2026)
- 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 no more than one page.

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.
- No more than five pages including resumes.
- The deadline for receipt of submissions is 23:59 CET on Monday, September 1, 2025.
- 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: 2026 – 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)

Ali Zaidi (LSEG)

Eamonn D’Arcy (Henley Business School)

Hans Op ‘t Veld (ASRE)

Kieran Farrelly (Schroders Capital)

Martin Hoesli (University of Geneva)

Matthew Norris (Gravis)

Philippe Le Trung (VIEWS+S Consulting)