NCREIF
National Council of Real Estate Investment Fiduciaries

FALL CONFERENCE 2026

Walt Disney World Swan – Orlando, FL
October 13-14





DAY 2 AGENDA

- Introductions
- Reporting Standards Update
- Fair Value Accounting Manual Approval
- Hot Topics

ATTENDANCE

- Check-in with the conference app for attendance
- Tuesday Check In Code: Accounting101326
- Wednesday Check In Code: Accounting101426
- Paper sign in sheets are at the registration desk



NCREIF PREA REPORTING STANDARDS & COMMITTEE UPDATES

Lauren DeMartini – MetLife Investment Management

Benay Kirk – Alter Domus

REPORTING STANDARDS 2027-2029 STRATEGIC PLAN

Focus on resolving pain points and areas of diversity

Strategic Plan Approval Timeline:

9/16/2026 – Reporting Standards Council Approved

9/24/2026 – Reporting Standards Board Approved

10/7/2026 – PREA Board Approved

10/12/2026 – NCRIEF Board Approved

REPORTING STANDARDS 2027-2029 STRATEGIC PLAN

The Reporting Standards are for the industry, by the industry and focus on three key pillars:

- **Lead:** Help reduce diversity in practice in reporting practices
- **Collaborate:** Work with other real estate organizations to promote consistency for the industry (CFA Institute, PREA, INREV, ANREV)
- **Promote:** Drive awareness and education around the Reporting Standards

NEGATIVE NAV: 2027+ INITIATIVE

- Performance Committee Taskforce working on updating the white paper from 2011.
- Joint Session was held between Performance and Accounting at the Spring 2026 Conference.
- Next Steps: Following completion of the Performance Committee's review, Accounting and Valuation Committee's will assess the whitepaper and evaluate whether any additional considerations should be addressed. Potential accounting considerations are summarized below.
    - Adjust asset or debt value
    - Cash at property
    - Interest expense
    - Other assets & liabilities
    - FMV of asset without FMV of debt election

RS VOLUME II MANUAL UPDATES

Debt Fund Manual:

- Released on December 2, 2025
- Regular periodic reviews of this manual will start to occur in 2027.

Performance and Risk Manual:

- Currently being reviewed and updated, with draft expected to be distributed for comment before year end.

Valuation Manual:

- Currently being reviewed and updated, with draft expected to be distributed for comment before year end.

RS VOLUME I: DEBT FUNDS

- Taskforce meetings are being held regularly throughout 2026 to review, refine and update the RS Volume I to address the unique considerations applicable to Debt Funds.
- Timeline for completion:
    - 4Q 2026: Draft Deliverable for Taskforce & RS Council
    - 4Q 2026/1Q 2027: Public Comment Period
    - 1Q/2Q 2027: Obtain Final Approvals & Publish!

DIVIDEND YIELD

Objective: Enhance the current definition within the Reporting Standards (Alternative Component TWR Calculations) and clarify the calculation methodology to promote a more uniform standard, especially for open-ended real estate funds.

Status: Dividend Yield discussion paper was approved by the taskforce.

Next Steps: Following completion of the Performance Committee's review, the paper will be distributed to the other committees for feedback by the end of the year.

COMPLEX STRUCTURES

- Taskforce was created to develop a paper with a comprehensive overview of fund structures and their underlying components.
- Meetings occurred in August to restart this initiative.
- Currently planning a 2027 completion of the paper.

Fund Structures to be covered:

- Separate Accounts
- Joint Ventures
- REITs
- Master/Feeder Funds
- Blocker Vehicles
- Parallel Funds
- Alternative Investment Vehicles (AIV)
- Fund of Funds
- Trusts

Themes to be addressed for each Fund Structure:

- Investor Need/Demand
- Cost
- Tax & Regulatory Drivers
- Accounting/Performance/Valuation Considerations
- Operational Challenges
- Common Pitfalls

GLOBAL DEFINITION DATABASE

https://reportingstandards.info/global-standards/

Global Definitions Database



The Global Definitions Database (GDD) is the leading global source of definitions for the non-listed real estate sector.

Global definitions are an important step towards producing global standards and aligning the INREV Guidelines with the NCREIF PREA Reporting Standards. The GDD provides a common glossary of non-listed real estate terms. Many terms have been agreed to globally, while others are specific to Asian, European and North American standards, guidelines and data products. This has been indicated in the source.

A common set of terms is a critical component of the global standardisation initiative and our interactive online tool makes them easily accessible. This provides the industry with one unique depository of definitions that will help increase transparency and align the industry globally.

SHOW ALL DEFINITIONS

FAIR VALUE ACCOUNTING MANUAL

High Level Updates:

- Minor updates
- Added parallel funds example
- Added marketable securities example
- Updated SOI
- Maintained reference to debt manual

FAIR VALUE ACCOUNTING MANUAL

Thank you!

Benay Kirk - Alter Domus

Zurab Moshashvili - Baker Tilly

Kevin Roggensack - Deloitte

Mark Wojteczko - Deloitte

Amy Heyman - KPMG

Michael Valenza - KPMG

Nicole Darling - KPMG

Peter Bloomfield - KPMG

Sara Farina - Plante Moran

Charles Campany - PwC

David Swerling - PwC

Laura Lynch - PwC

Michael Bartman - PwC

Steven Crisafulli - PwC

Adam Wilson - RSM

Emily Halpin - RSM

Veronica Bulman - RSM

FAIR VALUE ACCOUNTING MANUAL



HOT TOPICS

01 **AI and automation**
Fund finance

02 **Governance**
Institutional investor expectations

03 **Fee transparency**
Related-party arrangements

04 **Valuation**
Distressed debt / foreclosure accounting

05 **Reporting efficiency**
Operational excellence



HOT TOPICS: CBRE

Scenario: When a mortgage lender obtains title to collateral through foreclosure and converts a loan investment into Real Estate Owned (REO), how are others recording the difference between the mortgage loan investments carrying value, and the fair value of the REO asset received at foreclosure?

The NCREIF Debt Fund Manual prescribes two options:

Option 1: Record as an unrealized gain/loss event. The cost basis of the investment stays the outstanding principal balance of the mortgage.

Option 2: Record as a realized event. The cost basis resets to the fair market value of real estate property at time of foreclosure.

Which approach does your organization use, and what are the primary factors driving that decision?

HOT TOPICS: CBRE

How do people book receipts/payments from interest rate swap contracts at the property for properties that roll up to a fund with Operating Model presentation? We've received feedback that all derivative payments should be booked through unrealized and not interest expense.

HOT TOPICS: CARRIED INTEREST

If you have carried interest that is incurred as a fee vs an allocation how is the fee presented if the fee reverses after being recorded (i.e. negative expense vs income)

When carried interest is moving back from GP to LPs how is it presented on the SCNA?

HOT TOPICS: RELATED PARTY FEES

Fund Fee Study

- Launched May 2026
- Closed July 2026
- Results released
- Annual update





THANK YOU!

Questions?

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