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Massachusetts Institute of Technology | Boston, MA  
June 22—23, 2026

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# AGENDA

# MONDAY, JUNE 22

Please note that Monday registration will be held at the Samberg Conference Center in the Chang Building at MIT

MIT Samberg Conference Center  
50 Memorial Drive, Cambridge, MA 02142

**10:00 AM - 12:30 PM**

**REAL ESTATE TOURS** *(pre-registration required)*

*All tour registrants must check in on the 6th floor, Samberg Conference Center, Chang Building at MIT by 9:35 AM.*

- Lyrik Back Bay: A Historical Air Rights Development & Home of the LEGO Group North America
- Kendall Square: Cambridge's Innovation Heartbeat
- Enterprise Research Campus at Harvard University
- Gateway for Boston: South Station Reimagined

**12:30 PM - 2:30 PM**

**CONCURRENT LUNCHESES**

- Young Leaders' Lunch *(for Young Leaders only)*  
Salon West at the Samberg Conference Center
- Presidents' Lunch *(by-invitation-only)*  
Salon East at the Samberg Conference Center

**12:30 PM - 2:30 PM**

**NETWORKING LUNCH** *(pre-registration required)*

Samberg Conference Center | 6th Floor  
*Walk-in registrants must pay at the door*

**2:30 PM - 4:00 PM**

**OPENING GENERAL SESSION: FROM THE GROUND UP: TWO LEGENDS REFLECT ON CAREERS BUILT WITH PURPOSE**

Samberg Conference Center | 7th Floor

**4:00 PM - 5:00 PM**

**OPENING RECEPTION**

Samberg Conference Center | 7th Floor

**6:00 PM - 9:00 PM**

**END-USER DINNER** *(by-invitation-only)*

Smith & Wollensky  
Atlantic Wharf, 294 Congress Street

**9:00 PM - 11:00 PM**

**ERS AFTER HOURS**

Mestizo Modern Mexican  
10 Broad Canal Way

# TUESDAY, JUNE 23

Please note that Tuesday registration will be held at the Stratton Student Center at MIT

MIT Stratton Student Center  
84 Massachusetts Avenue, Cambridge, MA 02139

- 8:00 AM - 8:45 AM**      **REGISTRATION, BREAKFAST & NETWORKING**  
West Lounge | Level 1 | Stratton Student Center
- 9:00 AM - 10:15 AM**      **OPENING GENERAL SESSION: DOES CRE MATTER? | THE C-SUITE VIEW OF CORPORATE REAL ESTATE VALUE**  
Kresge Auditorium
- 10:20 AM - 10:45 AM**      **NETWORKING BREAK**  
Kresge Lobby & Sala at the Stratton Student Center
- 10:45 AM - 11:45 AM**      **CONCURRENT SESSIONS**
- Employee Centricity and What it Means for Adaptive Leaders—Mezzanine Lounge | Level 2 | Stratton Student Center
  - Powering the Digital Frontier: Data Centers, Energy Demand and Real Estate—Kresge Auditorium
  - Better Together: Leveraging Strategic Partnerships to Create CRE Value—Twenty Chimneys | Level 2 | Stratton Student Center
- 11:45 AM - 12:45 PM**      **GENERAL LUNCH**  
Sala | Level 1 | Stratton Student Center
- 12:45 PM - 1:45 PM**      **CONCURRENT SESSIONS**
- Talent and Workforce Evolution: Market Forces Reshaping Portfolio Strategy—Twenty Chimneys | Level 2 | Stratton Student Center
  - Competing for Capital | Making the Real Estate Case in a Resource-Constrained World—Kresge Auditorium
- 1:45 PM - 2:00 PM**      **NETWORKING BREAK**  
Kresge Lobby
- 2:15 PM - 3:30 PM**      **CLOSING GENERAL SESSION: LEVERAGING THE AI ADVANTAGE - THE SHIFT FROM HYPE TO ENTERPRISE VALUE**  
Kresge Auditorium
- 3:30 PM**      **CLOSING RECEPTION**  
Kresge Lobby

# AGENDA

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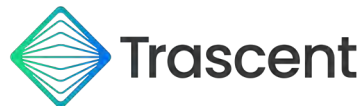
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## MONDAY, JUNE 22

### 10:00 AM - 12:30 PM TOURS (pre-registration required)

All tour registrants must check in on the 6th floor, Samberg Conference Center, Chang Building at MIT by 9:35 AM.



Sponsored by: **Samuels & Associates**

#### LYRIK BACK BAY: A HISTORICAL AIR RIGHTS DEVELOPMENT & HOME OF THE LEGO GROUP NORTH AMERICA

What was once airspace over the Mass Pike is now Back Bay's newest play-stay-work-and-whatever's-on-tap destination. Lyrik Back Bay represents Boston's first successful air rights development in more than 40 years and knits together neighborhoods that Interstate 90 cleaved in the 1960s. Completed in 2024, the development spans 450K square feet of mixed-use space, including CarGurus' global headquarters, the Lego Group's North American headquarters, a CitizenM hotel, more than 35K square feet of retail and dining, and a fully activated, two-level public plaza featuring lush greenery.



Sponsored by: **BioMed Realty**

#### KENDALL SQUARE: CAMBRIDGE'S INNOVATION HEARTBEAT

Originally a salt marsh, Kendall Square has evolved from an industrial hub into one of the world's leading innovation districts—a vibrant neighborhood fueled by technology, biotech, research, and community energy, often called "the most innovative square mile on the planet." Join this walking tour to explore the drivers behind this transformation and see how the Kendall Square District continues to grow as a major mixed-use neighborhood integrating commercial and lab space, retail, and both market-rate and affordable housing. Tour highlights include 585 Kendall, a flagship lab/office development leased by Takeda for its future Global R&D center. The project also features a performing arts venue and flexible community spaces.



Sponsored by: **TISHMAN SPEYER**

#### ENTERPRISE RESEARCH CAMPUS AT HARVARD UNIVERSITY

Strategically located across from Harvard Business School and embedded within Harvard's expanding Allston campus, the Enterprise Research Campus is a fully integrated, mixed-use environment bringing together life sciences, housing, hospitality, and public space. The project represents a major investment by Tishman Speyer and Breakthrough Properties, who were selected to lead this first commercial development on Harvard-owned land. The tour will explore the foundation of the district, anchored by One Milestone – a 500,000 SF premier lab and office building, Verra – residential rental housing, Atlas Hotel – a new boutique hotel, and the David Rubenstein Treehouse – an iconic mass-timber, highly sustainable conference facility accommodating meetings and events from 20 to 750+ attendees, which is where our tour will begin. At full buildout, ERC will deliver nearly 2 million square feet across 14 acres, supported by future phases and direct connectivity to Harvard's broader Allston campus.



Sponsored by: **Hines**

#### GATEWAY FOR BOSTON: SOUTH STATION REIMAGINED

Visit Boston's iconic South Station, which has been reimagined for the 21st century in the first major upgrade to the 126-year-old station since the 1980s. The redevelopment project – over 20 years in the making – thoughtfully modernizes the city's most critical piece of transportation infrastructure. Realized through a public-private partnership, the project addressed key challenges by significantly increasing capacity and comfort as well as seamlessly connecting Amtrak trains, the bus terminal, and the MBTA subway. Rising above the iconic station is a new 51-story mixed-use tower blending Class A office space, condominiums, and public amenities, creating a dynamic live-work-play environment which, together with the striking new concourse, creates a striking sense of arrival honoring the station's heritage while embracing a bold future.

## MONDAY, JUNE 22 (CONTINUED)

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### 12:30 PM - 2:30 PM CONCURRENT SESSIONS—YOUNG LEADERS' LUNCH

Salon West at the Samberg Conference Center *(for young leaders only)*

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### THE HUMAN ADVANTAGE IN CRE | THE ENDURING VALUE OF RELATIONSHIPS IN A TECHNOLOGY-DRIVEN INDUSTRY

Corporate real estate is being rapidly transformed by data platforms, AI, and automation — but the fundamentals that drive long-term success remain stubbornly human.

Breaking into this industry today means competing in a landscape where technology can do more than ever, yet relationships, judgment, and trust still determine who wins the deal, the promotion, and the seat at the table. This panel brings together seasoned CRE professionals to share how they built the reputations and relationships that no platform can replicate, and what that means for young professionals charting their careers right now.

Expect a candid conversation about the skills worth investing in, the mentors worth seeking out, and why your ability to listen, connect, and earn trust may be your single greatest competitive advantage.

#### **SPEAKERS:**

**Lillian Beck**, *Director* | Shine Associates

**James Chryssos**, *Director, Real Estate Projects* | General Dynamics IT

**Will Foley**, *Executive Vice President* | JLL

**Jennie Kang**, *Market Research Analyst* | Peabody Office

**Moderator: Nadine Ezzie**, *Founder and Managing Partner* | Ezzie + Co

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### 12:30 PM - 2:30 PM CONCURRENT SESSIONS—PRESIDENTS' LUNCH

Salon East at the Samberg Conference Center *(by-invitation-only)*

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### 12:30 PM - 2:30 PM CONCURRENT SESSIONS—NETWORKING LUNCH

Samberg Conference Center | 6th Floor

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## MONDAY, JUNE 22 (CONTINUED)

### 2:30 PM - 4:00 PM GENERAL SESSION

Samberg Conference Center | 7th Floor

#### FROM THE GROUND UP: TWO LEGENDS REFLECT ON CAREERS BUILT WITH PURPOSE

What does it take to shape skylines, transform organizations, and leave an industry forever changed — all while staying grounded in who you are?

In this rare and intimate conversation, two of commercial real estate's most celebrated and respected figures sit down together for the first time to reflect on careers defined not just by landmark deals and portfolio milestones, but by the quiet, intentional decisions that changed everything.

Ray Ritchey, whose 45 years at BXP helped redefine trophy office development across the nation's most competitive markets and cemented his reputation as one of the most trusted voices in Washington, D.C. real estate - and Sarah Abrams, whose decades of global real estate leadership at Iron Mountain and Fidelity Investments deftly navigated the evolving intersection of corporate occupier strategy and enterprise transformation, share a remarkable quality that transcends their extraordinary résumés: humility.

This is not a highlight reel. This is a conversation about the moments of doubt, the pivots that weren't obvious at the time, the mentors who saw something they almost didn't see in themselves, and the lessons that only come from decades of showing up with integrity.

Together, they'll reflect on:

- Where they started — and how these beginnings shaped uncommon leadership
- The pivots that mattered most — those turns that redefined their paths
- What they'd tell their younger selves — and what they'd tell you about luck
- Gratitude as a leadership practice — why looking back is essential to moving forward

As our industry stands at its own inflection point, there is no better compass than wisdom hard-earned and generously shared by two of the most influential voices in CRE.

#### SPEAKERS:

**Sarah Abrams**, *Global Real Estate Leader | Retired*

**Ray Ritchey**, *Executive Vice President | BXP*

**Moderator: Peter Van Emburgh**, *Executive Account Director, Global Occupier Services | Cushman & Wakefield*

### 4:00 PM - 5:00 PM OPENING RECEPTION

Samberg Conference Center | 7th Floor

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### 6:00 PM - 9:00 PM END-USER DINNER

Smith & Wollensky, Atlantic Wharf, 294 Congress Street (*by-invitation-only*) (*preregistration required*)

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### 9:00 PM - 11:00 PM ERS AFTER HOURS

Mestizo Modern Mexican, 10 Broad Canal Way

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## TUESDAY, JUNE 23

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### 8:00 AM - 8:45 AM REGISTRATION, BREAKFAST & NETWORKING

Stratton Student Center

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### 9:00 AM - 10:15 AM OPENING GENERAL SESSION

Kresge Auditorium

#### DOES CRE MATTER? | THE C-SUITE VIEW OF CORPORATE REAL ESTATE VALUE

Corporate real estate has long been positioned by industry professionals as “no longer just a cost center” — a major balance-sheet item, but more importantly a contributor to business outcomes, talent retention, and corporate culture, and a critical bridge between the C-suite, the business, and operational objectives.

With occupancy costs representing 5–15% or more of operating expenses, and many CEOs naming talent availability as their top risk, one question remains: how does the C-suite really view CRE today?

Join a panel of senior business executives for a candid look at the real value of corporate real estate — how they evaluate its impact on enterprise performance, talent strategy, and organizational agility. The discussion goes beyond theory to explore where CRE teams are adding real value today, and where opportunities are being missed. If real estate disappeared tomorrow, would it matter? Or do the workplace and CRE leadership play a critical role as enablers of business growth, innovation, and performance?

This session challenges CRE leaders to rethink how they engage the business, prioritize work, and position real estate decisions as strategic enablers of the outcomes that matter most to senior leadership.

#### SPEAKERS:

**Stephanie Franklin**, *Chief Human Resources Officer* | Vertex Pharmaceuticals

**Barry Hytinen**, *Chief Financial Officer* | Iron Mountain

**Nathan Rogers**, *Chief Information Officer* | SAIC

**Moderator: Chris Horbilt**, *SVP, Workplace Services* | TJX Companies

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### 10:20 AM - 10:45 AM NETWORKING BREAK

Kresge Lobby & Sala at the Stratton Student Center

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### 10:45 AM - 11:45 AM CONCURRENT SESSIONS

#### EMPLOYEE CENTRICITY AND WHAT IT MEANS FOR ADAPTIVE LEADERS

Mezzanine Lounge | Level 2 | Stratton Student Center

As AI reshapes workflows and hybrid work becomes the norm, these essential practices can be applied immediately to make work better for employees, customers, and shareholders.

Deborah Lovich, BCG Managing Director and Senior Partner and BCG Henderson Institute Future of Work Fellow, shares the groundbreaking research behind her forthcoming book *Make Work Work: The Five Daily Practices of the Employee-Centric Leader*.

Drawing from work with hundreds of global organizations, she'll unpack how adaptive leaders are unlocking measurable value from AI, reducing attrition, and getting employees to bring their best selves to work — every day.

Walk away with five concrete practices you can apply Monday morning to make work better for employees, customers, and shareholders alike.

#### SPEAKER:

**Deborah Lovich**, *Managing Director and Senior Partner* | Boston Consulting Group

**Introduction: Dan Fishbein**, *Adjunct Professor* | NYU

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## TUESDAY, JUNE 23 (CONTINUED)

### POWERING THE DIGITAL FRONTIER: DATA CENTERS, ENERGY DEMAND AND REAL ESTATE

#### Kresge Auditorium

AI and digital infrastructure are now growing more than twice as fast as Moore's Law, driving toward 100 gigawatts of new U.S. energy demand by 2030 and an estimated \$500 billion in annual data center spend. The implications for corporate real estate are profound — and largely under-discussed.

This session brings together data center developers, utility executives, and corporate real estate leaders to explore how surging energy needs are reshaping investment strategy, site selection, and long-term portfolio planning.

We'll examine the evolving data center market, power procurement and grid constraints, sustainability trade-offs, community impact, and what energy-intensive real estate means for occupiers who never thought of themselves as energy buyers.

If your portfolio touches the digital economy, this conversation is essential.

#### SPEAKERS:

**John Bullen**, *Executive Director* | Comcast

**Kevin Corbusier**, *Senior Manager, Enterprise Energy* | Comcast

**Jeffrey Tapley**, *Chief Operating Officer* | Digital Realty

**Dan Verbanac**, *SVP Power, Mass Markets* | Constellation Energy

**Moderator: Rob LoBuono**, *Global Leader, Critical Facilities Practice* | Gensler

### BETTER TOGETHER: LEVERAGING STRATEGIC PARTNERSHIPS TO CREATE CRE VALUE

#### Twenty Chimneys | Level 2 | Stratton Student Center

The outsourcing playbook has changed. Leading CRE organizations are moving beyond traditional service contracts to build "tiger teams" — flexible coalitions of partners engaged precisely when their expertise is needed most.

The result: leaner internal teams focused on high-impact work, paired with on-demand specialists for M&A support, talent strategy, benchmarking, procurement, and savings initiatives.

This panel explores the new strategic partnership models reshaping how work gets done, and the harder question every CRE leader now faces: what should stay in-house, and what shouldn't? Hear from executives who are actively redesigning their operating models, navigating regulatory and organizational constraints, and finding the right balance between internal capability and partner leverage.

The takeaways are immediately applicable — whether you're insourcing, outsourcing, or rethinking both.

#### SPEAKERS:

**John Matthew**, *Executive Director, Global Real Estate and Master Planning* | Charles River Laboratories

**Erin Mical**, *VP, Global Workplace Services* | Capital One

**Laks Natarajan**, *Chief Procurement Officer and Head of Global Real Estate* | Marsh

**Moderator: Katy Redmond**, *Senior Managing Director, Integrated Portfolio Services* | JLL

## TUESDAY, JUNE 23 (CONTINUED)

### 11:45 AM - 12:45 PM GENERAL LUNCH

Sala | Level 1 | Stratton Student Center

SPONSORED BY: **CHG** Convene  
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### 12:45 PM - 1:45 PM CONCURRENT SESSIONS

#### TALENT AND WORKFORCE EVOLUTION: MARKET FORCES RESHAPING PORTFOLIO STRATEGY

Twenty Chimneys | Level 2 | Stratton Student Center

The rules of talent have changed — and the impact reaches far beyond the office. Immigration shifts, an aging workforce, declining labor mobility, and a deepening shortage of skilled trades and IFM talent are creating structural constraints that will define portfolio strategy for the next decade.

This session examines how demographic transitions, regulatory uncertainty, and geographic talent imbalances are forcing large organizations to rethink where they operate, how they staff, and what role the workplace plays. We'll cover nearshoring's impact on operations footprint, AI's role in offsetting workforce gaps, the technical talent crunch facing facilities and engineering teams, and how leading CHRO-CRE partnerships are tackling these challenges holistically.

Expect hard data and candid perspectives from executives actively reshaping talent and operations across the full portfolio.

#### SPEAKERS:

**Rob Angilletta**, Executive Director - Americas Real Estate Portfolio Strategy & Management | UBS

**David Kamen**, Global Real Estate Leader | Evernorth Health Services

**Moderator: Julie Whelan**, Senior Vice President, Head of Occupier Research, Americas | CBRE

#### COMPETING FOR CAPITAL | MAKING THE REAL ESTATE CASE IN A RESOURCE-CONSTRAINED WORLD

Kresge Auditorium

Real estate is competing for capital like never before — against technology, talent, M&A, and every other enterprise priority.

This executive panel brings C-suite and CRE leaders together to examine how organizations actually prioritize and deploy capital across their portfolios, and how real estate stacks up when the CFO is making trade-offs. Panelists will also provide an overview of capital markets trends which impact cost and availability of capital for building owners and tenants.

Panelists will work through the full spectrum of decisions: expand or contract, lease or own, renovate or build, reinvest or relocate, and when to divest. How do you build a compelling business case for real estate investment? How is ROI defined, measured, and defended? And what separates the CRE leaders who win funding from those who don't?

#### SPEAKERS:

**Linda Foggie**, Head of Global Real Estate and Corporate Services | Scotiabank

**Paul Gioioso**, EVP, Global Real Estate and Workplace Experience | American Express

**Dan Nash**, Senior Vice President of Finance | Pegasystems

**Alex Erdos**, Senior Vice President, Leasing & Development | SJP Properties

**Moderator: Cory Saunders**, Head of Global Real Estate Investments | Fidelity Investments

## TUESDAY, JUNE 23 (CONTINUED)

### 1:45 PM - 2:00 PM NETWORKING BREAK

Kresge Lobby

### 2:15 PM - 3:30 PM CLOSING GENERAL SESSION

Kresge Auditorium

## LEVERAGING THE AI ADVANTAGE - THE SHIFT FROM HYPE TO ENTERPRISE VALUE

Tom Davenport is a renowned professor at Babson College, where he serves as Faculty Director of the Metropoulos Institute for Technology and Entrepreneurship and as the President's Distinguished Professor of Information Technology and Management. He pioneered the concept of "competing on analytics" with his best-selling 2006 Harvard Business Review article and 2007 book.

Tom has written or edited 26 books and over 300 articles for Harvard Business Review, Sloan Management Review, the Financial Times, and many other publications. He earned his Ph.D. from Harvard University and has taught at Harvard Business School, the University of Chicago, the Tuck School of Business, the UVA Darden School of Business, Boston University, and the University of Texas at Austin.

Davenport's focus is on how artificial intelligence has matured from the initial "awe" of generative AI toward a disciplined focus on enterprise value creation and operationalization. This means establishing reusable capabilities, data pipelines, and governance structures that support multiple AI products and decisions over time. He emphasizes that the limitation in AI adoption is not the technology itself — it is the organization's capacity to absorb it, and the need for strong human oversight.

This featured keynote is an opportunity to envision the transformative potential of AI to reshape the capabilities of corporate real estate organizations — and the broader enterprise — through methodical, value-driven deployment.

#### SPEAKER:

**Tom Davenport**, Faculty Director, C. Dean Metropoulos Institute for Technology and Entrepreneurship | Babson College

**Introduction:** Peter Miscovich, Global Future of Work Leader, Executive Managing Director | JLL

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### 3:30 PM CLOSING RECEPTION

Kresge Lobby

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Enter for a chance to win a curated New England experience, sponsored by Newmark. The winner will be announced during the Closing Reception.

**NEWMARK**



## **SARAH ABRAMS**

*Global Real Estate Leader*

Retired

**Monday, June 22 | 2:30 PM - 4:00 PM | From the Ground Up: Two Legends Reflect on Careers Built with Purpose**

Sarah K. Abrams retired from her position leading the Global Real Estate team at Iron Mountain at the end of December 2025. During her 14-year tenure at Iron Mountain, she led the creation of a fully global team that centralized the delivery of all real estate services for the company's 95MSF portfolio across 60+ countries, including strategy, planning, transactions, project delivery, capital planning, facility management and sustainability initiatives as well as serving on the firm's REIT Steering Committee during the company's conversion to a public REIT and on its Enterprise Risk Committee.

Prior to joining Iron Mountain, Sarah was the president of Fidelity Real Estate Company, the corporate real estate division of Fidelity Investments, where she led the team responsible for providing all corporate real estate and location strategy services to Fidelity's business units and developed multiple campuses valued at over \$2B collectively. She joined Fidelity in 1996 from USTrust where she served as Senior Vice President and led the Real Estate Owned and Environmental Risk department. She began her career as a project manager for the Kirkland Group, a Massachusetts developer of mixed income apartments.

Sarah holds a BA in Economics, magna cum laude from Boston University, a JD degree from Cornell Law School and a Master of Science in Real Estate Development from the Massachusetts Institute of Technology, where she also holds an adjunct lecturer appointment and teaches Corporate Real Estate.

Actively engaged in industry and civic organizations since the beginning of her career, Sarah is a past president and current advisory board member of the New England Chapter of CoreNet Global, a past president and chair of the Massachusetts chapter of NAIOP, and a past president of CREW Boston, as well as having served for many years as a mayoral appointee to the Boston Industrial Development Financing Authority, as a member of the Industry Advisory Panel for the US Department of State Bureau of Overseas Building Operations, as a member of the Cambridge YWCA Board of Directors and as a member of the Campus Planning Committee for the Fessenden School.

Sarah is the recipient of many industry awards including the MIT Center for Real Estate Spaulding Award, Corporate Real Estate Executive of the Year Award from CoreNet Global, the CREW Distinguished Leader Award, the New England Chapter of CoreNet Global President's Award, a Woman of Influence Award by both the Real Estate Forum and Globe Street and was inducted into the CoreNet Global Distinguished Leaders Circle in 2019, their lifetime achievement award.

She enjoys playing golf, cheering on Boston's professional sports teams, connecting people, reading and spending time with family and friends.



## **ROB ANGILLETTA**

*Executive Director - Americas Real Estate Portfolio Strategy & Management*  
UBS

**Tuesday, June 23** | 12:45 PM - 1:45 PM | Talent and Workforce Evolution: Market Forces Reshaping Portfolio Strategy

Rob Angilletta is the Executive Director of Americas Real Estate Portfolio Strategy & Management at UBS. With nearly two decades of experience across major global institutions like Deutsche Bank, and HNA Property Holdings, Rob specializes in aligning massive global real estate footprints with enterprise growth and P&L objectives. He currently oversees the complex integration of the UBS/Credit Suisse portfolio within the Americas, driving massive efficiency and consolidation strategies. He holds an MS in Real Estate Development from New York University and a BS in Finance from Fordham University, and recently completed a certificate in AI in Real Estate from Columbia University. An active industry leader, Rob serves as Vice Chair of the Finance & Investment Committee for the CoreNet NYC Chapter, and the Treasurer for CoreNet Eastern Regional Symposium (ERS).



## **LILLIAN BECK**

*Director*  
Shine Associates

**Monday, June 22** | 12:30 PM - 2:00 PM | The Human Advantage in CRE | The Enduring Value of Relationships in a Technology-Driven Industry

Lilly is a Director at Shine Associates, a female-owned, CRE-focused recruiting firm, where she partners with real estate private equity, investment, and operating firms to recruit talent across all levels in acquisitions, asset management, development, and debt strategies. She previously spent nearly a decade at CBRE, most recently as a Senior Recruiter within Capital Markets, leading full-cycle recruitment for investment sales, investment banking, and debt and equity advisory teams. Lillian holds an MBA from Boston University's Questrom School of Business and serves as a Board Member of Runway for Recovery.



## **JOHN BULLEN**

*Executive Director*  
Comcast

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Powering the Digital Frontier: Data Centers, Energy Demand and Real Estate

John oversees planning, strategy, and transaction management for Comcast's Enterprise Real Estate Team, which manages a wide range of properties across 40 US states and 16 countries. He brings extensive expertise in enterprise data centers, having directed numerous initiatives at Comcast, such as launching a national cloud-based video service, critical infrastructure risk modeling, and establishing multiple national data centers. John currently serves as immediate past president on the board of the Philadelphia Chapter of CoreNet Global.

Prior to joining Comcast, John worked in commercial real estate investment, offering property disposition and valuation services to investors. He holds the Certified Data Center Design (CDCD) credential from CNet Training, a global institute specializing in digital infrastructure education, along with LEED AP accreditation from the US Green Building Council. John regularly serves as a guest lecturer at Temple University's Fox School of Business. He earned his BBA in Economics from the University of Iowa and completed his MBA at Penn State.



## **JAMES CHRYSOS**

*Director, Real Estate Projects*  
General Dynamics IT

**Monday, June 22** | 12:30 PM - 2:00 PM | The Human Advantage in CRE | The Enduring Value of Relationships in a Technology-Driven Industry

James Chryssos is the Director of Real Estate Projects for General Dynamics Information Technology, a global technology and professional services company supporting the U.S. government. James and his team oversee design, construction, and space management of over 4 million square feet of facilities ranging from office spaces and labs, to manufacturing and warehouse facilities across the US. James holds a Bachelors in Mechanical Engineering from The George Washington University and a Masters in Professional Real Estate from Georgetown University.



## **KEVIN CORBUSIER**

*Senior Manager of Enterprise Energy*  
Comcast

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Powering the Digital Frontier: Data Centers, Energy Demand and Real Estate

Kevin Corbusier is Senior Manager of Enterprise Energy at Comcast, based in Philadelphia, PA. With a background in sciences and engineering from Villanova University, Kevin leads energy cost management and clean energy procurement for Comcast's global operations. His expertise spans across electricity markets, power purchase agreements, and advancing sustainable energy solutions across Comcast's scope 2 footprint.



## **TOM DAVENPORT**

*Faculty Director, C. Dean Metropoulos Institute for Technology & Entrepreneurship*  
Babson College

*Research Fellow*  
MIT Initiative on Digital Economy

**Tuesday, June 23** | 2:00 PM - 3:15 PM | Leveraging the AI Advantage - The Shift from Hype to Enterprise Value

Tom Davenport is the President's Distinguished Professor of Information Technology and Management at Babson College, the co-founder of the International Institute for Analytics, a Fellow of the MIT Initiative for the Digital Economy, a Visiting Professor at Brown's School of Professional Studies, and a Senior Advisor to Deloitte's Chief Data and Analytics Officer Program.

Tom has written or edited 26 books and over 300 print or digital articles for Harvard Business Review, Sloan Management Review, the Financial Times, and many other publications. He earned his Ph.D from Harvard University and has taught at the Harvard Business School, the University of Chicago, the Tuck School of Business, the UVA Darden School of Business, Boston University, and the University of Texas at Austin.

One of HBR's most frequently published authors, Tom has been at the forefront of the Process Innovation, Knowledge Management, and Analytics and Big Data movements. He pioneered the concept of "competing on analytics" with his 2006 Harvard Business Review article (voted by editors one of the 12 "must reads" in that journal's first 100 years) and his 2007 book by the same name. Since then, he has continued to provide cutting-edge insights on how companies can use analytics and big data to their advantage, and then on artificial intelligence. Tom has written or co-authored seven books on AI, including the most recent

one, **Agentic Artificial Intelligence: Harnessing AI Agents in Business, Work, and Life**. His previous book, **All In on AI**, was a Wall Street Journal bestseller.

He has also been named one of the top three business/technology analysts in the world, one of the 100 most influential people in the IT industry, and one of the world's top fifty business school professors by Fortune magazine. He has also been named one of ten "Top Voices" by LinkedIn in both the Education and Technology categories.

Tom works with a variety of established companies and startups in the analytics and AI space.



## ALEX ERDOS

*Senior Vice President, Leasing & Development  
SJP Properties*

**Tuesday, June 23** | 12:45 PM - 1:45 PM | Competing for Capital | Making the Real Estate Case in a Resource-Constrained World

As Senior Vice President, Alex works directly with CEO and Founder Steven J. Pozycki to oversee business development, marketing and branding, lease and contract negotiations, capital improvement projects and portfolio strategy. During his time at SJP Properties, Alex has worked on a variety of repositionings as well as new construction, mixed-use projects and transit-oriented developments. Most recently, he completed the lease-up of 200 Wood Avenue South in Metropark, New Jersey, drawing world-class companies such as Siemens and Bank of Nova Scotia.

Prior to joining SJP, Alex served as Vice President at CBRE in Midtown Manhattan. Alex's decade of experience in commercial real estate has enabled him to successfully navigate complex transactions. During his career, Alex has represented numerous venture-backed and publicly traded companies including Sony, Pfizer, Inc. and Nestlé in addition to guiding owners in repositioning assets to maximize value.

He has received a number of awards, including the Commercial Observer 30 Under 30, during the earlier stage of his career at Eastern Consolidated. Alex holds a bachelor's degree from The University of Pennsylvania and a law degree from Suffolk University Law School.



## NADINE EZZIE

*Founder and Managing Partner  
Ezzie + Co*

**Monday, June 22** | 12:30 PM - 2:00 PM | The Human Advantage in CRE | The Enduring Value of Relationships in a Technology-Driven Industry

Nadine Ezzie is an innovation strategist and practicing attorney with nearly 20 years of experience across commercial real estate, technology, and law. She founded ezzie + co. to help bridge the gap between real estate and tech with a mindset that centers around people, not just process. For her, the question is no longer whether we adopt innovation, but how to do it right. Her mantra: "Always start with the end-user".

Nadine's previous roles as General Counsel at an industrial real estate firm and Head of Customer Success at a leading PropTech company give her a unique perspective on both the operational and emerging sides of the industry. By leading these teams, she understands how both segments operate, negotiate, and evolve. Today, she leads a team focused on creating operational clarity, legal precision, and strategic momentum for companies building

the future of real estate.

When she's not with clients, you can find Nadine hopping on planes to deliver keynotes, co-hosting the CRE Unplugged podcast, advising several PropTech and LegalTech startups across North America, sitting on a variety of innovation and tech councils, or walking her dog Leo.



## LINDA FOGGIE

*Head of Global Real Estate and Corporate Services  
Scotiabank*

**Tuesday, June 23** | 12:45 PM - 1:45 PM | Competing for Capital | Making the Real Estate Case in a Resource-Constrained World

Linda Foggie is the Global Head of Real Estate and Corporate Services at Scotiabank, where she oversees a global portfolio spanning more than 30 countries and supporting over 90,000 employees. Her mandate includes enterprise-wide real estate and corporate services functions, such as global travel, food and hospitality, and corporate cards.

Linda brings deep international leadership experience from prior senior roles at Citibank, as well as Wells Fargo and CBRE. At CBRE, she led a revenue generating Global Corporate Services business, further strengthening her commercial and client-oriented perspective. A licensed architect and Columbia Business School MBA, Linda serves on a private equity-backed board and is actively engaged in a range of philanthropic initiatives.



## WILL FOLEY

*Executive Vice President  
JLL*

**Monday, June 22** | 12:30 PM - 2:00 PM | The Human Advantage in CRE | The Enduring Value of Relationships in a Technology-Driven Industry

Will Foley joined JLL as a real estate broker in 2021. He concentrates his efforts on representing tenants in the Downtown Boston market and specializing in portfolio strategy and transaction management for a number of companies.

Will served as an Executive Vice President on CBRE's Boston Consulting practice and has been in the real estate business since 1997, focusing primarily in the Boston office market. He concentrates his efforts exclusively in the corporate tenant advisor side of the real estate business, helping companies develop and execute their real estate strategies around the world.



**STEPHANIE FRANKLIN**

*Chief Human Resources Officer  
Vertex Pharmaceuticals*

**Tuesday, June 23 | 9:00 AM - 10:15 AM | Does CRE Matter? | The C-Suite View of Corporate Real Estate Value**

As a global C-level human resources executive and leader, Stephanie Franklin advises on transformative HR strategies that drive successful talent and business outcomes for Fortune 500 and category leaders across multiple industries including Vertex Pharmaceuticals, Proctor & Gamble/Gillette, and Blue Cross Blue Shield of Massachusetts. She has significant experience in merger and acquisition due diligence and integration, as well as culture and change management and the building of strategic HR and leadership capabilities to improve business performance.

Stephanie is known for guiding large, high growth and geographically distributed teams while overseeing budgets as large as \$75 million. Currently, she is Senior Vice President & Chief Human Resources Officer of \$12 billion revenue, Fortune 500 biopharma company Vertex Pharmaceuticals (Nasdaq: VRTX) where she leads all global aspects of Human Resources and serves as employee member of the Board’s Management Development & Compensation Committee. Vertex’s commitment to organizational growth and cultural transformation earned the company recognition in 2025 on prestigious lists, including Fortune’s 100 Best Companies to Work For in the UK and U.S., TIME’s 100 Most Influential Companies, and Science Magazine’s Top Employers.



**PAUL GIOIOSO**

*SVP, Global Real Estate and Workplace Experience  
American Express*

**Tuesday, June 23 | 12:45 PM - 1:45 PM | Competing for Capital | Making the Real Estate Case in a Resource-Constrained World**

Paul Gioioso serves as the Senior Vice President of Global Real Estate & Workplace Experience (GREWE) at American Express, where he leads the company’s real estate strategy across 39 countries. He oversees responsible for Design & Construction, Facilities Management, Workplace Experience, Hospitality Services, Workplace Safety, Sustainability, and Transaction & Lease Management. Paul is currently leading the development of American Express’s new nearly two million square foot global headquarters in New York City, an innovative new skyscraper that will support Amex’s New York-based colleagues.

Previously, Paul served as Senior Vice President of Engineering & Property Services at Johnson & Johnson, where he managed a portfolio of more than 1,000 properties totaling 60 million square feet and led initiatives that generated over \$1 billion in net value through real estate optimization. Recognized by NJBiz Magazine as a Distinguished Leader in Real Estate, Construction, and Design, he is known for driving innovation through digital and data-driven tools to improve portfolio performance and reimagine the workplace experience, as well as for building high-performing global teams.

Paul is a licensed professional engineer with bachelor’s and master’s degrees in mechanical engineering from Rutgers University, a master’s degree in chemical engineering from Columbia University, and an MBA in finance and general management from Fairleigh Dickinson University. He has served on the CoreNet Global Board of Directors and is a member of New York City’s Real Estate Executive Leaders Council. He lives in New Jersey with his wife Barbara and their two cats and spends much of his personal time with their three children.



## **CHRIS HORBLIT**

*SVP, Workplace Services*  
TJX Companies

**Tuesday, June 23 | 9:00 AM - 10:15 AM | Does CRE Matter? | The C-Suite View of Corporate Real Estate Value**

Christopher (Chris) Horblit is Senior Vice President of Workplace Services at The TJX Companies, Inc., where he leads the corporate real estate and workplace services portfolio—including planning, design, construction, facilities and vendor management—for the Home Offices. His organization also oversees physical security, auto leasing, and mail & reproduction services. TJX is a Fortune 100 company and is the leading off-price apparel and home fashions retailer in the U.S. and worldwide.

Previously, Chris served as President and Head of Real Estate at Fidelity Investments, directing global corporate real estate strategy and services across Fidelity's business units. He also held leadership roles in Fidelity Risk Oversight, managing Global Security Operations, and at Fidelity Management and Research Company (FMRCo), where he formed the Business Risk Management Group.

Chris earned a BA in English from Framingham State University, an MS in Criminal Justice from Northeastern University, and a JD from Suffolk University Law School (magna cum laude). A longtime member of CoreNet Global New England, he has served on the chapter's board and executive committee, including as Chapter President, and currently sits on the Chapter Advisory Board.



## **BARRY HYTINEN**

*Chief Financial Officer*  
Iron Mountain

**Tuesday, June 23 | 9:00 AM - 10:15 AM | Does CRE Matter? | The C-Suite View of Corporate Real Estate Value**

As Iron Mountain's executive vice president and chief financial officer, Barry A. Hytinen is responsible for a broad range of functions including finance, corporate development, global business services, transformation, revenue management, real estate, procurement, and Crozier, the company's fine arts storage business. He has served as Iron Mountain's CFO since January 1, 2020.

Prior to joining Iron Mountain, he served as executive vice president and CFO at HanesBrands since October 2017, where he helped diversify the company's business model and offerings to achieve sustainable results in an evolving global retail environment. Prior to that, he served as executive vice president and CFO for Tempur Sealy International, Inc., a global bedding manufacturer. Prior to that role and since 2005, he served in a range of finance, corporate development, financial planning and investor relations roles at Tempur Sealy International, including as executive vice president, Corporate Development and Finance. Prior to joining Tempur Sealy International, Mr. Hytinen served as CFO of Fogbreak Software, a venture-backed software company. Earlier in his career, he held finance and corporate development positions at Vignette and General Electric Company. Mr. Hytinen earned an MBA from Harvard Business School and holds a B.S. in Finance and Political Science from Syracuse University. He also serves on the Board of Directors of ABM Industries Incorporated.



## DAVID KAMEN

*Global Real Estate Leader*  
Evernorth Health Services

**Tuesday, June 23** | 12:45 PM - 1:45 PM | Talent and Workforce Evolution: Market Forces Reshaping Portfolio Strategy

David is a global business executive with extensive corporate and consulting experience, recognized for leading transformational workplace strategies. With a proven track record of driving sustainable results through operational excellence, innovation, and change management, David excels in building trusted relationships across all organizational levels. His inclusive leadership style prioritizes people, aligning behaviors with organizational goals to inspire teams and deliver results.

Currently serving as Head of Global Real Estate, Operations, & Workplace Experience at The Cigna Group, David leads a team that oversees a diverse portfolio that includes offices, clinics, distribution facilities, and data centers. He is instrumental in creating and implementing workplace guidelines that align physical environments with company culture, support a diverse workforce, and integrate ESG objectives.

David's previous roles include Director of Americas Real Estate and Workplace at Ernst & Young, where he led workplace transformation and global real estate activities. He has also held key leadership positions at Johnson Controls, and Aon Corporation.

David holds a BA in Political Science with a minor in Sociology from the University of Missouri and has completed advanced real estate strategy courses at CoreNet/Harvard and MIT. He is a former CoreNet Global Chairman of the Board and has held various other board positions over a 10-year term.



## JENNIE KANG

*Market Research Analyst*  
Peabody Office

**Monday, June 22** | 12:30 PM - 2:00 PM | The Human Advantage in CRE | The Enduring Value of Relationships in a Technology-Driven Industry

Jennie Kang is a global marketing and management professional with extensive experience in the hospitality and service industries. Throughout her career, she has led initiatives for multinational corporations, shaping brand strategy and operational efficiency across diverse markets. Her accomplishments include launching the first five stores of a major QSR (quick-service restaurant) brand in China and creating an award-winning hospitality program for one of China's leading Michelin-starred Western restaurant groups. She currently leads marketing and operations at Peabody Office, helping the fourth-generation family business maintain its competitive edge through compelling storytelling and user experience-driven processes.

Jennie holds an MBA from Boston College and a BA in English Language and Literature from Beijing Foreign Studies University. She brings together analytical rigor and creative storytelling to craft strategies that strengthen brands, enhance engagement, and drive sustainable business results. As a leader, she is committed to fostering a positive workplace

culture and supporting professional growth through mentorship and genuine human connection.

Beyond her professional pursuits, Jennie is passionate about wildlife and nature preservation, community service, and artistic expression. In her spare time, she enjoys exploring and photographing the natural world.



## **ROB LOBUONO**

*Global Leader, Critical Facilities Practice*  
Gensler

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Powering the Digital Frontier: Data Centers, Energy Demand and Real Estate

Rob LoBuono is a Principal and Technical Director at Gensler, and the Global Co-lead within the firm's Critical Facilities practice. With over two decades of experience, Rob specializes in the planning, design, and delivery of complex, mission critical real estate, advising owners and developers on high performance data center and infrastructure projects. A licensed architect in multiple states, Rob brings a rare combination of deep technical expertise and strategic perspective. He has led projects across North America and internationally, working closely with clients such as Microsoft, SDC, Aligned, and Menlo Digital to balance speed to market, sustainability, and long term operational performance. Most recently, he spearheaded the design of Microsoft's hybrid mass-timber data centers, advancing scalable and environmentally responsible solutions in the sector. Rob is a frequent speaker at industry forums, including Data Center Dynamics, 7x24, New York Build, and the International Mass Timber Conference. He is an active member of ULI New York, contributing an architectural voice to the evolving conversation around energy, infrastructure, and the built environment.



## **DEBORAH LOVICH**

*Managing Director and Senior Partner*  
Boston Consulting Group

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Employee Centricity and What it Means for Adaptive Leaders

Deborah "Debbie" Lovich is a leading thinker on leadership, culture, and the future of work. Debbie has shared her work in Harvard Business Review, Fortune, Forbes and on the TED stage – with her talk, "3 tips for leaders to get the future of work right" garnering more than 2 million views. She is a go-to for reporters who want deep insights on employee morale, leadership, culture and the adoption on AI - what she calls, Making Work Work.

Over her 30+ years at Boston Consulting Group including the last 3 years as a BCG Institute Fellow (BCG's think tank), Debbie has shown that the next wave of value creation – including AI-driven value creation – will come from employee centricity. That means truly elevating employees to be as important as shareholders and customers when it comes to

organizational strategy, execution, and metrics.

Debbie has worked with hundreds of clients and thousands of leaders – from the C-suite to the front line- to unlock value through implementing employee centricity.

In her upcoming book, *Make Work Work: The 5 Daily Practices of the Employee-Centric Leader*, Debbie shares insights from her 3-decade career on how to practically make employee centricity easily accessible to any leader. Her advice is grounded in a simple conviction: when leaders change small, daily behaviors, work becomes more engaging for employees — and stronger for the business.



**JOHN MATHEW**

*Executive Director, Global Real Estate & Master Planning*  
Charles River Laboratories

**Tuesday, June 23 | 10:45 AM - 11:45 AM | Better Together: Leveraging Strategic Partnerships to Create CRE Value**

John Mathew, MBA, PhD, is an experienced global leader in real estate, facilities, and master planning, with a strong focus on sustainability and data-driven decision-making. He has led large, complex portfolios across multinational organizations, consistently improving efficiency and reducing costs, including initiatives delivering approximately \$52M in annual savings and over \$130M in long-term value. Throughout his career at Charles River Laboratories, Organon, and Merck, John has been responsible for shaping real estate strategy, optimizing global footprints, and building strong partnerships that support business growth. He is known for his practical approach to integrating sustainability into long-term planning and for using analytics and financial modeling to guide strategic decisions and improve overall performance.



**ERIN MICAL**

*VP, Global Workplace Services*  
Capital One

**Tuesday, June 23 | 10:45 AM - 11:45 AM | Better Together: Leveraging Strategic Partnerships to Create CRE Value**

Erin Mical is the VP of Central Operations at Global Workplace Services, the organization that manages corporate real estate and security for the company. Her team is accountable for Workplace Hospitality and Strategy, Risk Management and Compliance, Global Facilities Infrastructure Operations, Sustainability, Workplace Analytics, and the Project Management Office. She oversees global third-party supplier contracts and vendor partnerships. Erin also oversees Operations and Retail leasing for Capital One Center, the mixed-use development at Tysons Campus. Erin has been with Capital One for over 13 years, previously working at ING DIRECT.



## **PETER MISCOVICH**

*Global Future of Work Leader, Executive Managing Director  
JLL*

**Tuesday, June 23 | 2:00 PM - 3:15 PM | Leveraging the AI Advantage - The Shift from Hype to Enterprise Value**

Peter Miscovich is JLL's Global Future of Work Leader and Executive Managing Director. He develops enterprise strategies for global organizations, with a focus upon artificial intelligence, workplace technology solutions, corporate real estate, and workplace transformation.

Peter advises executive leadership teams across a range of industries, including consumer products, financial services, healthcare, industrials, life sciences, and technology. He is also the co-author of *The Workplace You Need Now*, published by Wiley.

His global program management experience includes the transformation of more than 1.5 billion square feet of corporate real estate and the development of more than 50 Fortune 100 corporate headquarters.

Peter's academic research affiliations include Columbia University, Harvard University, the Massachusetts Institute of Technology, New York University, and Stanford University. He also serves on the Accenture Technology Vision Board and the Ceres President's Advisory Council, and he advises organizations including the Brookings Institution, CoreNet Global, the Urban Land Institute, and the World Economic Forum AI Governance Committee.

In addition, Peter provides executive oversight for numerous JLL global alliance relationships, including Accenture, BCG, HP, Microsoft, PwC, and UnWork.



## **DAN NASH**

*Senior Vice President of Finance  
Pegasystems*

**Tuesday, June 23 | 12:45 PM - 1:45 PM | Competing for Capital | Making the Real Estate Case in a Resource-Constrained World**

Dan Nash serves as Senior Vice President of Finance at Pegasystems (Pega), a \$1.8 billion revenue B2B software company delivering an enterprise AI decisioning and workflow automation platform.

In this role, Dan leads financial planning and analysis, cloud financial operations, and the company's workplace services—including real estate, facilities, travel, and sustainability.

Before joining Pega, Dan was Vice President of Client Operations at Sovos Compliance, a portfolio company of Vista Equity Partners and Hg Capital, where he led post-sale client operations and helped integrate a 200+ person team across five acquisitions spanning three continents. Earlier, he worked at Boston Consulting Group in both the Singapore and Boston offices, and began his career at The Walt Disney Company in a corporate finance role.

Dan earned a Bachelor of Science in Engineering from Princeton University and an MBA from Harvard Business School. He lives in Boston with his wife, daughter, and son. Outside of work, he enjoys the outdoors—running, skiing, traveling, and hiking—and serves on the board of directors for Bridge Over Troubled Waters, Boston's premier organization supporting runaway, homeless, and high-risk youth through safe, supportive relationships and critical services.



## LAKS NATARAJAN

*Chief Procurement Officer and Head of Global Real Estate & Facilities  
Marsh*

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Better Together: Leveraging Strategic Partnerships to Create CRE Value

Laks joined Marsh in 2010 as the Chief Procurement Officer. His role was expanded in 2012 to head Global Business Services which includes the Sourcing/Procurement and Real Estate/Facilities organizations. Laks' previous jobs were with TD Ameritrade where he was the Chief Procurement Officer and TD Bank where he led the US Sourcing Organization. Laks holds an MBA in Operations and Finance from NYU's Stern School of Business and an undergraduate degree in Electrical Engineering.



## KATY REDMOND

*Senior Managing Director, Integrated Portfolio Services  
JLL*

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Better Together: Leveraging Strategic Partnerships to Create CRE Value

Katy Redmond leads with a powerful conviction: in an industry driven by data and deals, human engagement is the ultimate competitive advantage. As a member of JLL's Integrated Portfolio Services leadership team and as Leasing Advisory lead for the Technology Industry, Katy solves complex portfolio challenges by bridging strategy and execution with authentic leadership. Her career experience spans the full real estate spectrum—from Leasing Advisory and Project & Development Services to Occupancy Planning and JLL Technologies—giving her a rare, cross-functional perspective on what drives real value.

Katy's insights on real estate trends, innovation, and professional development have earned her platforms in Fast Company, Axios, and CFODive. On stage at CoreNet Summits and major industry events, she challenges conventional thinking and inspires audiences to elevate their approach to both real estate and high-performance team leadership.

A graduate of Hobart William Smith Colleges, Katy holds a CoreNet Master of Corporate Real Estate (MCR) and is certified in Negotiation Mastery from Harvard Business School. She serves on the board of CoreNet Global and is an active member of Corporate Real Estate Women (CREW).



## **RAY RITCHEY**

*Executive Vice President*  
BXP

**Monday, June 22 | 2:30 PM - 4:00 PM | From the Ground Up: Two Legends Reflect on Careers Built with Purpose**

Raymond A. Ritchey serves as Senior Advisor at BXP. Prior to his appointment to this position in April 2026, he had served as Senior Executive Vice President since January 2016. Mr. Ritchey joined BXP in 1980, leading the expansion to become one of the premier real estate firms in the Washington, DC metropolitan area, and has held various leadership roles including Executive Vice President, Head of BXP's Washington, DC Office and National Director of Acquisitions and Development from April 1998 to January 2016 and Senior Vice President and Co-Manager of our Washington, DC office from June 1995 to April 1998. Mr. Ritchey has been responsible for supporting BXP's Washington, DC, Los Angeles, and Seattle regional businesses, including client engagement and business development activities, as well as coordinating companywide leasing and cross-regional client relationships.

From 1977 to 1980, Mr. Ritchey was a leading commercial real estate broker at Coldwell Banker in the Washington, DC, area. Mr. Ritchey is the immediate past President of the Board of Spanish Education Development (SED) Center; a member of the Federal City Council; a member of The Economic Club of Washington, DC; and a Founding member of the National Association of Industrial and Office Properties (NAIOP), Northern Virginia. A sampling of Mr. Ritchey's professional honors include: ULI Lifetime Achievement Award; Man of the Year, Commercial Real Estate Women (CREW); Brendan McCarthy Award, Commercial Real Estate Brokerage Association (CREBA); Good Scout of the Year, Boy Scouts; Trendsetter of the Year, Transwestern; Developer of the Year (numerous organizations); Junior Achievement Man of the Year; and Washington Business Hall of Fame. He is a graduate of the U.S. Naval Academy and a graduate of the U.S. Naval Postgraduate School in Monterey, California.



## **NATHAN ROGERS**

*Chief Information Officer*  
SAIC

**Tuesday, June 23 | 9:00 AM - 10:15 AM | Does CRE Matter? | The C-Suite View of Corporate Real Estate Value**

Nathan G. Rogers is senior vice president of Infrastructure Enablement and chief information officer (CIO) for SAIC. In this role, he manages information technology (IT), CRE & Facilities, Security, Cybersecurity, and Data. He focuses on advancing technical and digital innovation, automation and AI, shaping the future of work, and keeping SAIC secure, while leading the company's digital transformation of IT and providing best-in-class customer service that enables SAIC to serve and protect our world.

Rogers has served in diversified IT, financial, and operational management roles for 25 years. Prior to his current position, he was the Engility CIO, and previously the senior director of enterprise shared services and senior director of financial operations at TASC, which was acquired by Engility in 2015. He also served as director of contract accounting at Northrop Grumman and has extensive experience with mergers, divestitures and acquisitions. He has been the executive sponsor of SAIC's Connect and Grow enterprise resource group focused on professional and leadership growth among all generational segments, serves on the Board of Directors for the Appalachian Trail Conservancy (Audit, Governance and Nomination committees), is a co-chair for Boston Evanta, and serves on the Governing Board of the BostonCIO.

Rogers was the winner of the 2020 Boston CIO of the Year Large Enterprise ORBIE award and has been named to Washington Executives CIOs to Watch. He holds a Master of Business Administration from Boston University and a Bachelor of Science in accounting from the University of Massachusetts, Amherst. An Eagle Scout and Assistant Scout Master, he is the proud father of a son, who is a rising Eagle Scout. He enjoys volunteering time to the ATC and enjoying the great outdoors with his wife and children.



## **CORY SAUNDERS**

*Head of Real Estate Investments*  
Fidelity Investments

**Tuesday, June 23** | 12:45 PM - 1:45 PM | Competing for Capital | Making the Real Estate Case in a Resource-Constrained World

Mr. Saunders serves as Head of Investments, Direct Real Estate and a portfolio manager at Fidelity. Mr. Saunders is responsible for overseeing Fidelity's acquisition and financing activities and for portfolio managing Fidelity's Exchange Fund's real estate subsidiary vehicle. From 2007 to 2021, Mr. Saunders served in a variety of roles at Fidelity, including as Vice President at Pembroke, a subsidiary of Fidelity Investments that invests the private capital of FMR and FIL Limited into global real estate opportunities. During his time at Pembroke, Mr. Saunders acquired or disposed of over \$1 billion in U.S. real estate across various risk profiles and property types and was responsible for managing a portfolio of over \$1.4 billion in gross value of real estate across multiple U.S. markets (including over \$150 million in development activity). In addition, Mr. Saunders participated in the acquisition and development of over \$700 million in property in Japan and Australia. Mr. Saunders received a B.A. from Brown University.



## **JEFFREY TAPLEY**

*Chief Operating Officer*  
Digital Realty

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Powering the Digital Frontier: Data Centers, Energy Demand and Real Estate

Jeff Tapley joined Digital Realty in August 2013 and is currently the Chief Operating Officer (COO) of the company. In his current role, Jeff is responsible for global leadership in the operations, design and construction, customer success, health and safety, and energy areas of the business. A key focus of the global operations team under his leadership is a customer-centric, consistent approach to how Digital Realty builds and operates globally.

Jeff is also a member of Digital Realty's Investment Committee and a member of the Executive Leadership Team. Prior to becoming COO, Jeff served as Digital Realty's Managing Director for EMEA and was the global lead for the Portfolio Management Group.

Before joining Digital Realty, Jeff spent 18 years within the private equity real estate group at Fidelity Investments, followed by two years with Long Wharf Real Estate Partners. He served as Managing Director of both firms and was a principal in acquiring and structuring joint ventures in all forms of commercial real estate for the company-sponsored value-add investment vehicles.

Jeff holds a Master of Business Administration (MBA) in Finance from Bentley University, a Bachelor of Arts degree in Business and Economics from Saint Anselm College and is a Chartered Financial Analyst.



## **PETER VAN EMBURGH, MCR**

*Executive Account Director*  
Cushman & Wakefield

**Monday, June 22** | 2:30 PM - 4:00 PM | From the Ground Up: Two Legends Reflect on Careers Built with Purpose

For more than two decades, Peter Van Emburgh has helped some of the world's most forward thinking companies rethink how their workplaces support people, performance, and growth. His career spans both the client and services side of the corporate real estate industry, giving a rare, holistic view of how capital, strategy, transactions, projects, and operations come together to shape effective workplaces.

He currently serves as East Region Executive Account Director within Cushman & Wakefield's Global Occupier Service (GOS) business, where he leads strategic and operational account delivery for more than 500 employees across 200 million square feet across clients' global portfolios.

Previously, Peter was Senior Vice President, Global Head of Corporate Real Estate at CBRE, overseeing the firm's 550+ office portfolio spanning more than 7 million square feet in 60+ countries. He spearheaded the award winning Workplace360 program; an ambitious transformation of 150+ offices into agile, technology enabled environments that delivered more than \$95 million in savings. Earlier in his career, he held management consulting roles with PwC and Deloitte.

Peter's leadership has earned industry-wide recognition, including CoreNet Global's highest individual honor: Global Corporate Real Estate Executive of the Year in 2023. He is a past President of CoreNet Global's Mid-Atlantic Chapter and currently serves on the Executive Committee and as Chair of the Learning Board for the Eastern Regional Symposium (ERS).

Peter is based in the Washington DC area and holds a BS in Business Administration from Bucknell University and an MBA from Wake Forest University.



## **DAN VERBANAC**

*SVP Power, Mass Markets*  
Constellation Energy

**Tuesday, June 23** | 10:45 AM - 11:45 AM | Powering the Digital Frontier: Data Centers, Energy Demand and Real Estate

Daniel J. Verbanac is Senior Vice President of Retail at Constellation and President & CEO of Constellation NewEnergy, Inc. With more than 40 years of industry experience, he leads Constellation's Commercial & Industrial Electric, Mass Markets, and Solutions businesses, serving over two million customers nationwide.

Dan has held senior leadership roles at Wisconsin Public Service, WPS Energy Services, and Integrys Energy Services, where he served as President. Since joining Constellation in 2014, he has led major retail growth and transformation initiatives, including a \$65 million systems integration and modernization program. Following Constellation's separation from Exelon in 2022, he was appointed President and CEO of Constellation NewEnergy.

Dan serves on the Board of Northeast Wisconsin Technical College, is Vice Chairman of REAL, and is active in community leadership organizations. He holds degrees in data processing and computer science and is a graduate of Harvard Business School's Advanced Management Program.



**JULIE WHELAN**

*Senior Vice President, Head of Occupier Research, Americas*  
CBRE

**Tuesday, June 23** | 12:45 PM - 1:45 PM | Talent and Workforce Evolution: Market Forces Reshaping Portfolio Strategy

Julie Whelan leads CBRE’s Americas occupier research team, identifying major trends impacting commercial real estate across industries. She advises clients on real estate markets and strategies, with particular expertise in how AI and flexibility are reshaping the future of work.

A frequent speaker at industry events and media commentator featured in major news outlets, Julie brings decades of experience from both the client and services sides of the industry, previously serving as VP of Global Realty Services at State Street Corporation.

Julie holds a BA from Providence College, an MBA from Suffolk University, and completed Boston University’s Commercial Real Estate Program. She is also a guest lecturer at Harvard Graduate School of Design’s Advanced Management Development Program (AMDP). She lives in Boston with her husband and three children.

## BOARD OF DIRECTORS—CHAPTER PRESIDENTS

Name	Company	Chapter
Christian Bryan	Crowd Strike	New York City
Jackie Falla	AMCON	New England
Michael Blau	CFI Office	New Jersey
Miles McDonald	Salas O'Brien	Connecticut/Westchester
AJ Greulich	Uber Technologies	Mid-Atlantic
Diane Botson	Vanguard	Philadelphia

## BOARD OF DIRECTORS—VICE PRESIDENT/PRESIDENT ELECT

Name	Company	Chapter
Sonya Dufner	Gensler	New York City
Kenneth Papetti	Iron Mountain	New England
Jay Joyce	Savills	Philadelphia
Michael Blau	CFI Office	New Jersey
Erin Figueroa	MGAC	Mid-Atlantic
Martha Mahoney	FUJIFILM	Connecticut/Westchester

## ERS EXECUTIVE COMMITTEE

Name	Company	Chapter
Sarah Abrams	Retired	New England, Governance
Rob Angilletta	UBS	New York City, Treasurer
Maureen Rystrom	J. Calnan & Associates	New England, Communications
Kristin Poulin	Structure Tone	New England, Host
Dan Fishbein	NYU SPS Schack	New York City, Advisor
Peter VanEmburch	Cushman & Wakefield	Mid-Atlantic, Learning
Laura Patel	CBRE	New York City, Learning
Ken Zirk	CBRE	Philadelphia, Sponsorship
David Kontra	CHOP	Philadelphia, Sponsorship
Chris Horblit	The TJX Companies, Inc	New England, Host

## LEARNING BOARD COMMITTEE

Name	Company	Chapter
Peter VanEmburch*	Cushman & Wakefield	Mid-Atlantic
Laura Patel*	CBRE	New York City
Sarah Abrams	Retired	New England
Matt Feeney	Cresa	Philadelphia
Dan Fishbein	NYU SPS Schack	New York City
Sheena Gohil	Colliers	New York City
Jasper Gondhi	VVA	New England
Sean Healy	Capital One	Mid-Atlantic
Chris Horblit	The TJX Companies, Inc	New England
Margaux Jaffa	Unispace	New York City
Andrew Kolen	Cresa	New Jersey
Katie Koncar	EY	New York City
Megan Lantz	HITT	Mid-Atlantic
Martha Mahoney	FUJIFILM	Connecticut/Westchester
Peter Murphy	McKinsey	New York City
Lisa McGregor	JACOBS	Philadelphia
Peter Miscovich	JLL	New York City
Alexandra Sanchez	Richemont	New York City
Don Watson	Oracle	New Jersey
Pay Wu	BMS	New York City
Marianne Zeller	Ingram Micro	New Jersey

\*Committee Chair

## HOST COMMITTEE

Name	Company	Chapter
Chris Horblit*	The TJX Companies, Inc	New England
Stephan White, Sr.*	PES Associates, Inc.	New England
Kristin Poulin*	Structure Tone	New England
Sarah Abrams	Retired	New England
Kristin Blount	Colliers International	New England
Filo Castore	JACOBS	New England
Gabrielle Harvey	Cushman & Wakefield	New England

## SPONSORSHIP COMMITTEE

Name	Company	Chapter
Ken Zirk*	CBRE	Philadelphia
David Kontra*	CHOP	Philadelphia
Kristin Poulin	Structure Tone	New England
Deane Edelman	AeroVironment (AV)	Mid-Atlantic
Doug Berry	Iron Mountain	New England
Jennifer Taranto	STO Building Group	New England
Mary Fox	Pavarini NE Construction Co.	Connecticut/Westchester
Brigitte Beltran	VVA	New York City
Lynne Hastings	Verro Group	New York City
Nick Luczyszyn	Strategic Edge Training Powered By Sandler	New York City
Sherri King Parente	HOK	Philadelphia
Annie Porter	Gensler	Philadelphia
Brendan Bergin	MOI	Mid-Atlantic
Jodi Paci	DPR Construction	Mid-Atlantic

\*Committee Chair

## COMMUNICATIONS COMMITTEE

Name	Company	Chapter
Maureen Rystrom*	J. Calnan & Associates	New England
Marisa Fava	Humanscale	New England
Noelle Borda	Adobe	New York City
Christine Weiner	Office Works	New England
Rebecca Cooke-Rodriguez	Fields Advisory	Mid-Atlantic
Brian Schwagerl	NYU	New York City
Jared Crabtree	Hilldrup	Philadelphia
Camden Cowan	Vanguard	Philadelphia
Karyn Houde	Berman Group	New England
Connor Vickerman	At Work Collaborative	Connecticut/Westchester
Andrea Fitch	The Fitch Collective	Mid-Atlantic
Deb Seay	Amenta/Emma Architects	Connecticut/Westchester
Martha Mahoney	FUJIFILM	Connecticut/Westchester
Kelley Douglass	PurOptima	New Jersey
Megan Punzak	Mitsubishi Estate Co., Ltd.	New England

*A special thank you to our Chapter Administrators who have supported ERS throughout our planning with Chapter promotions and social media posts.*

## YOUNG LEADERS

Name	Company	Chapter
Steven Gibree*	The TJX Companies, Inc	New England
Will Byrne*	Bearfoot Ventures	Mid-Atlantic
Gabrielle Bower	Turner & Townsend	New England

\*Committee Chair

## EXECUTIVE DIRECTOR AND OPERATIONS

Name	Company	Chapter
Karen Fields	Fields Advisory Services	Mid-Atlantic
Kate Harrington	Fields Advisory Services	New York City

## BRANDING / GRAPHICS / EVENT PLANNING

Name	Company	Chapter
Sydney Stair	Fields Advisory Services	Mid-Atlantic
Rebecca Cooke-Rodriguez	Fields Advisory Services	Mid-Atlantic
Laura Prescott	Fields Advisory Services	Mid-Atlantic

## LOCAL CHAPTER ADMINISTRATION

Name	Company	Chapter
Kathy Doran	ACG	New Jersey
Megan Parsons	ACG	Connecticut/Westchester
Denise Downing	Neff Downing	Philadelphia
Karyn Houde	Berman Group	New England
Erica Palmerson	Berman Group	New York City
Coleen Carney	Berman Group	New York City
Evangalina Bauso	Berman Group	New York City
Sydney Stair	Fields Advisory Services	Mid-Atlantic

\*Committee Chair

# ENTERTAINMENT POLICIES



## **SCHEDULED/SANCTIONED SYMPOSIUM ACTIVITIES**

The CoreNet Global Eastern Regional Symposium requires that no business, social or educational activity be scheduled that would in any way compete with the Symposium schedule of events for the duration of the conference. CoreNet Global Eastern Regional Symposium designates "free time" prior to or after the conference agenda so that members may schedule on-site or off-site social activities.

Private functions may not be held during the following designated times:

Monday, June 22, 2026, from 10:00 a.m. to 5:00 p.m.

Tuesday, June 23, 2026, from 7:30 a.m. to 4:15 p.m.

## **ENFORCEMENT/PENALTIES**

Violations of this policy will be brought to the attention of the CoreNet Global Eastern Regional Symposium Executive Committee. The Executive Committee will review the circumstances surrounding any violations and will determine whether penalties will be assessed.

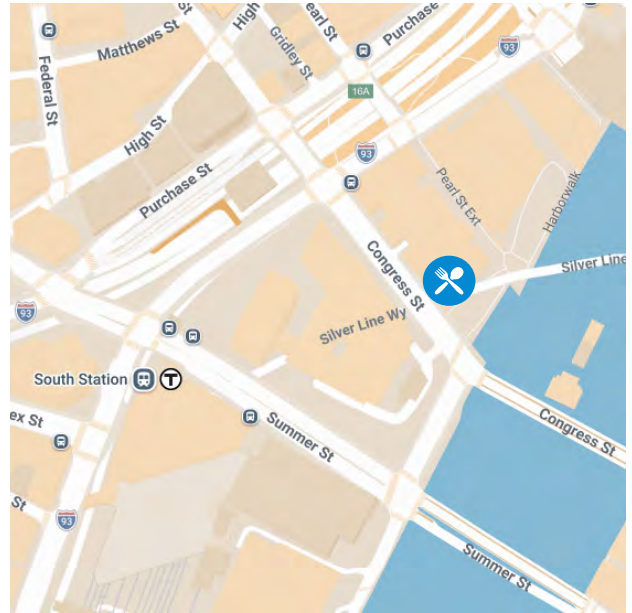
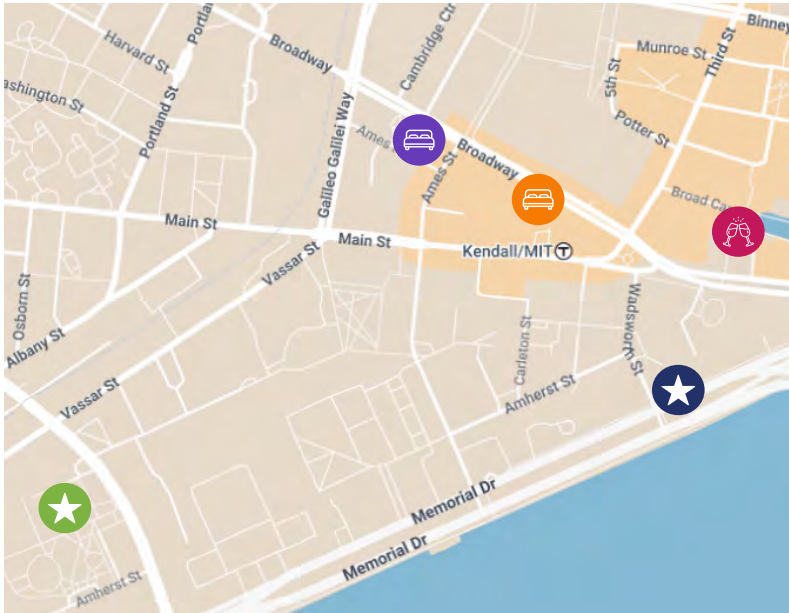
## **PENALTIES**

1. First Offense—loss of attendance at the next CoreNet Global Eastern Regional Symposium.
2. Second Offense—permanent loss of attendance at future CoreNet Global Eastern Regional Symposiums.

## **RECORDINGS POLICY**

Recording, photographing, and interviewing are not allowed.

No attendee at a CoreNet Eastern Regional Symposium (ERS) may record, film, tape, photograph, interview, or use any other such media during any presentation, display or exhibit without the express, advance approval of a Learning Board/Program Chair and a second ERS Planning Group or Executive Committee member. This policy applies to all CoreNet Global members, non-members, guests and exhibitors, as well as members of the print, online or broadcast media.



## MAP LEGEND



**MIT SAMBERG CONFERENCE CENTER**  
[MONDAY PROGRAMMING]  
50 Memorial Dr, Cambridge, MA 02142



**MESTIZO MODERN MEXICAN**  
[AFTER HOURS]  
10 Broad Canal Way, Cambridge, MA 02142



**MIT STRATTON STUDENT CENTER AND KRESAGE AUDITORIUM**  
[TUESDAY PROGRAMMING]  
84 Massachusetts Ave, Cambridge, MA 02139



**BOSTON MARRIOTT CAMBRIDGE**  
[HOST HOTEL]  
50 Broadway, Cambridge, MA 02142

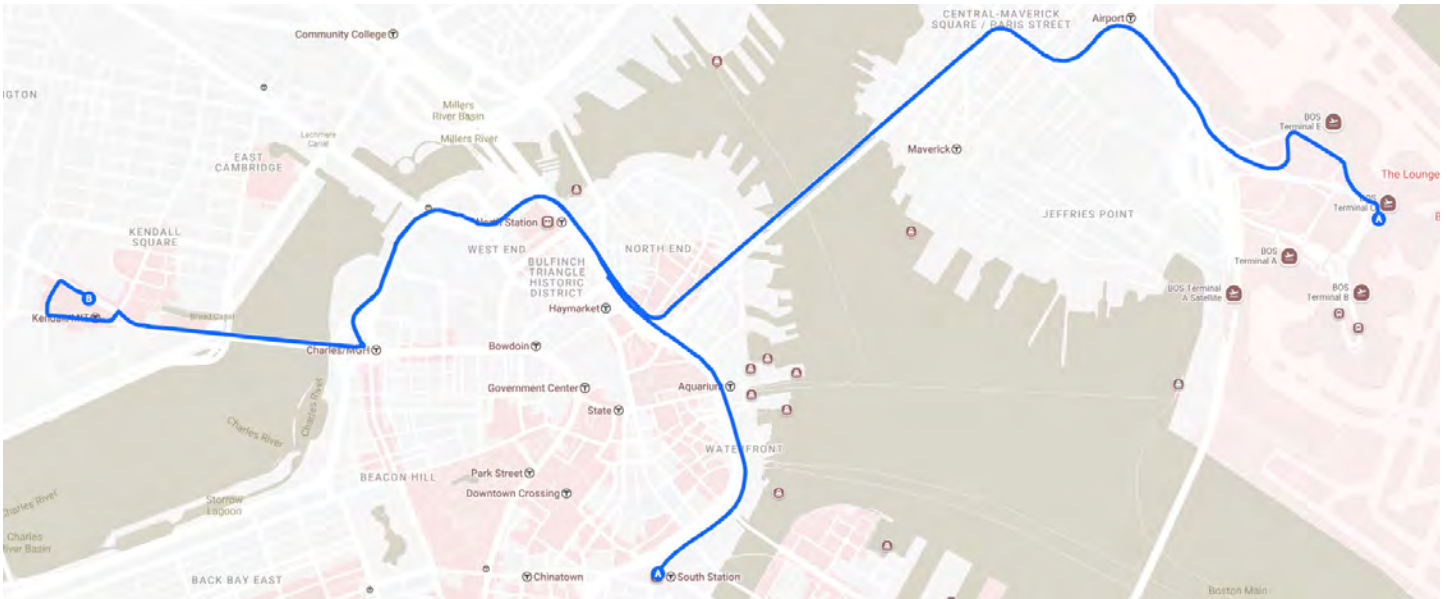


**SMITH & WOLLENSKY**  
[END USER DINNER—BY INVITATION ONLY]  
294 Congress St, Boston, MA 02210



**RESIDENCE INN BY MARRIOTT BOSTON CAMBRIDGE**  
[HOST HOTEL]  
120 Broadway, Cambridge, MA 02142

## BOSTON MARRIOTT CAMBRIDGE



### FROM BOSTON LOGAN AIRPORT

By Car: Approximately 20 minutes

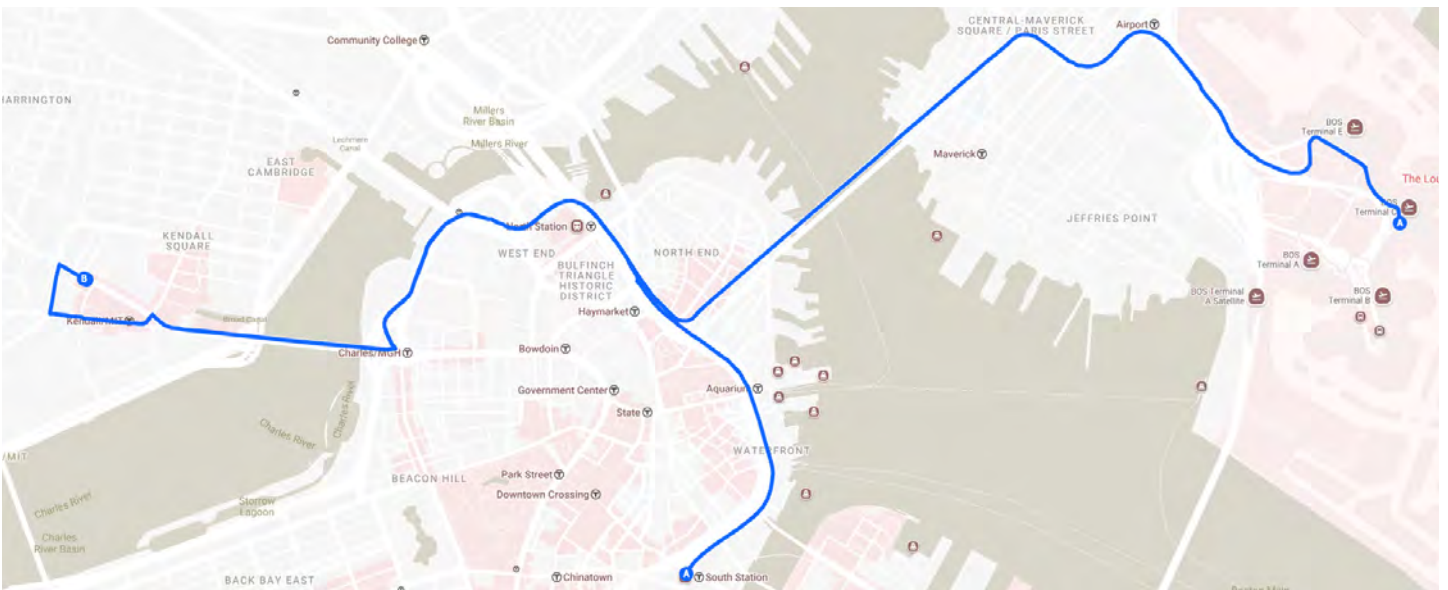
By Public Transportation: Approximately 35 minutes

### FROM AMTRAK BOSTON SOUTH STATION

By Car: Approximately 25 minutes

By Public Transportation: Approximately 10 minutes

## RESIDENCE INN BY MARRIOTT BOSTON CAMBRIDGE



### FROM BOSTON LOGAN AIRPORT

By Car: Approximately 20 minutes

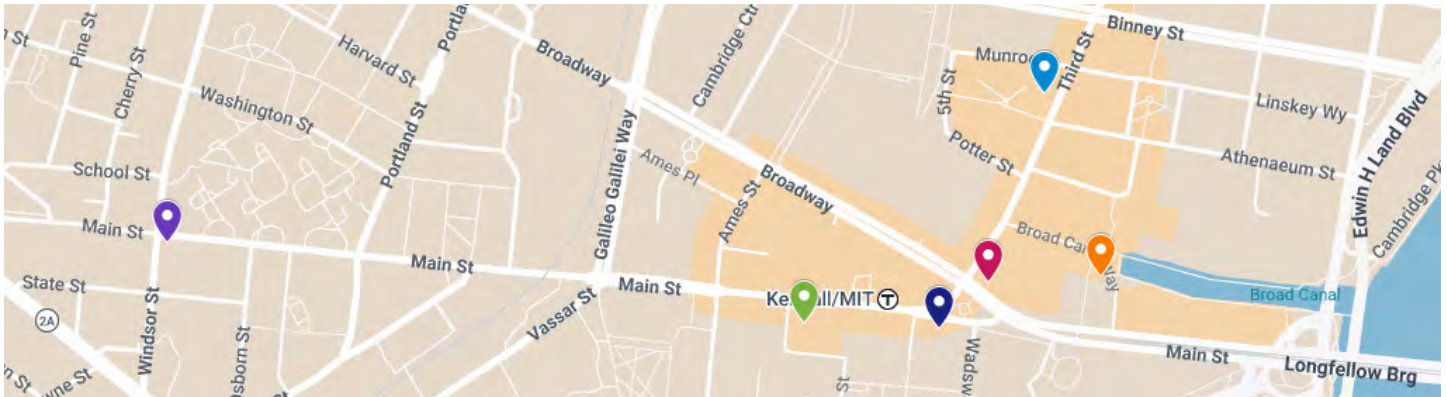
By Public Transportation: Approximately 35 minutes

### FROM AMTRAK BOSTON SOUTH STATION

By Car: Approximately 25 minutes

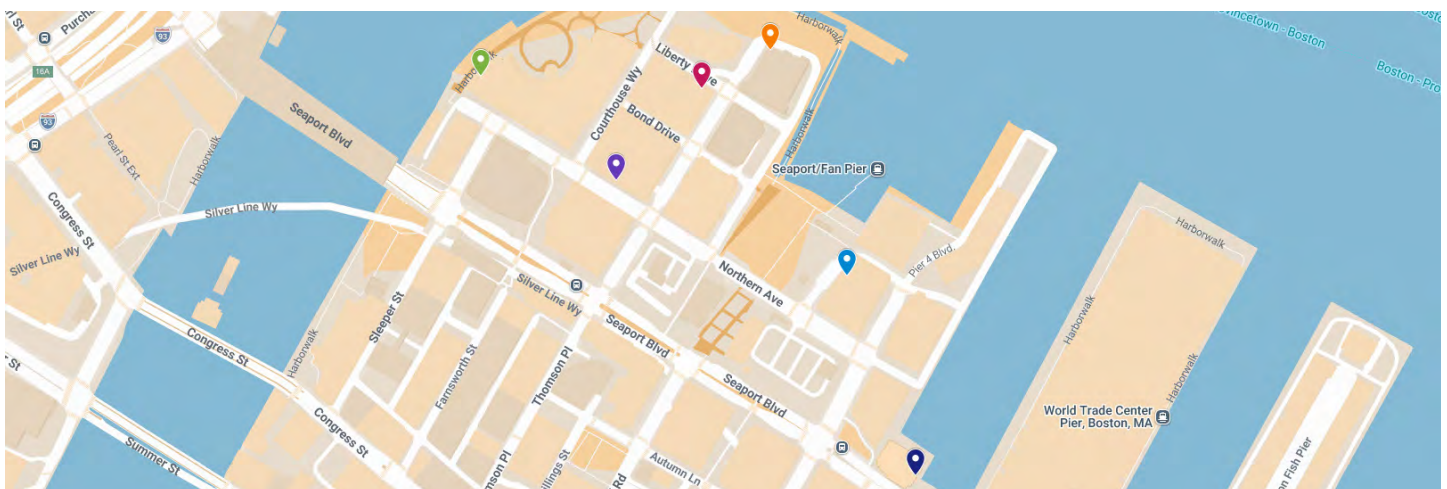
By Public Transportation: Approximately 10 minutes

## CAMBRIDGE RESTAURANTS



- 📍 **ALICE [KENDALL]**  
238 Main St, Cambridge, MA 02142
- 📍 **ROW 34 [KENDALL]**  
314 Main St, Cambridge, MA 02142
- 📍 **BATIFOL [KENDALL]**  
291 Third St, Cambridge, MA 02142
- 📍 **SHY BIRD [KENDALL]**  
390 Third St, Cambridge, MA 02142
- 📍 **MESTIZO [KENDALL]**  
10 Broad Canal Way, Cambridge, MA 02142
- 📍 **MOONA [CENTRAL SQUARE]**  
291 Third St, Cambridge, MA 02142

## BOSTON SEAPORT RESTAURANTS



- 📍 **SAVR [SEAPORT BLVD]**  
150 Seaport Blvd, Boston, MA 02210
- 📍 **MARCELINO'S SEAPORT [NORTHERN AVE]**  
2 Northern Ave, Boston, MA 02210
- 📍 **LIMANI GRILLE SEAPORT [NORTHERN AVE]**  
100 Northern Ave #1802, Boston, MA 02210
- 📍 **SERAFINA SEAPORT [FAN PIER BLVD]**  
11 Fan Pier Boulevard, Boston, MA 02210
- 📍 **DAVIO'S [FAN PIER BLVD]**  
26 Fan Pier Boulevard, Boston, MA 02210
- 📍 **COMMITTEE [NORTHERN AVE]**  
50 Northern Ave, Boston, MA 02210

  
**CORENET**  
GLOBAL | Eastern  
Regional  
Symposium



*Pivot with Purpose*

**Preparing for Tomorrow's CRE, Today**

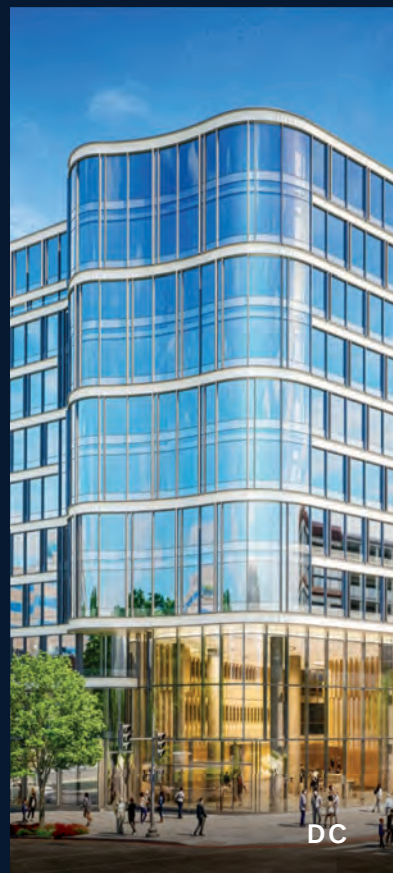
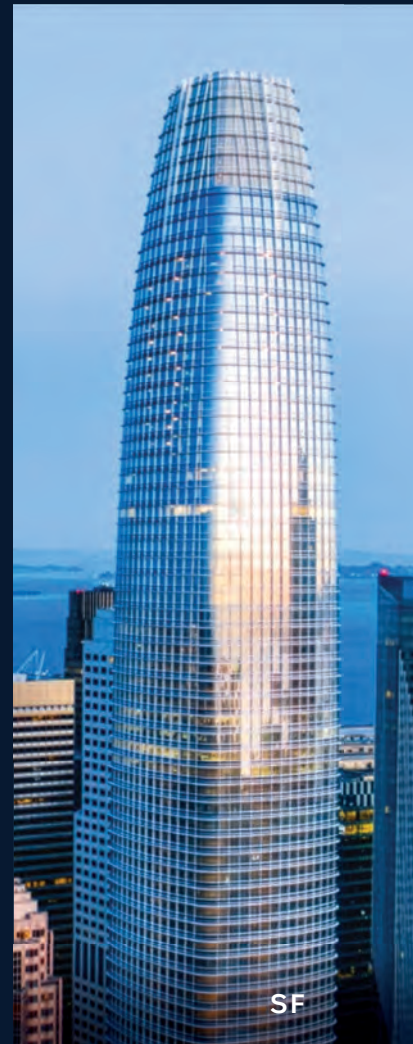
Massachusetts Institute of Technology | Boston, MA  
June 22—23, 2026

*Thank you!*

**PRESENTED BY THE FOLLOWING CORENET GLOBAL CHAPTERS**

Connecticut/Westchester | Mid-Atlantic | New England | New Jersey |  
New York City | Philadelphia

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