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An AREF and Yardi report:

# The Role of Data and Technology in Real Estate Investment

3 February 2026





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# Welcome

**Ed Protheroe**  
AREF

## AGENDA

- 10:00 Welcome  
*Ed Protheroe*
- 10:02 Key findings from the report  
*Matt Glenny*
- 10:10 Panel Discussion  
*Moderated by Sammy Pahal*
- 10:50 Q&A
- 11:00 Close

# Research Methodology

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This report presents findings from a mixed-methods research approach conducted by AREF and sponsored by Yardi, exploring digital transformation across UK-based real estate funds.



## In-Depth Interviews

10 leading firms representing ~40% of AREF's fund membership base

- Fund managers, heads of research, COOs, data strategy leads
- Strategic priorities, data infrastructure, technology adoption
- Investor expectations and digitisation barriers



## Quantitative Survey

14 fund managers and administrators

- CEOs, CFOs, fund directors, technology directors
- Technology adoption trends and challenges
- Future priorities across investment lifecycle



## Thematic Analysis

Coded transcripts and responses to identify patterns

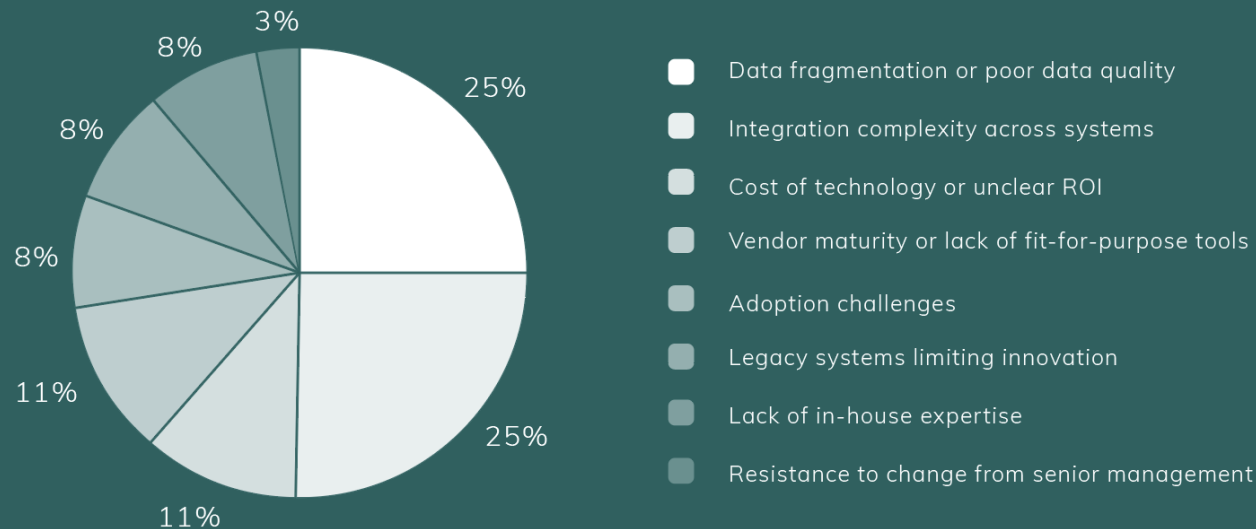
- Recurring themes and pain points
- Innovation patterns across firms
- Industry voices through direct quotes

# Data fragmentation remains a major barrier

*“The data [being] held in different formats, different jurisdictions, different sectors, makes tracking and reporting very difficult.”*

– UK Asset Management firm

WHAT ARE THE KEY CHALLENGES YOUR FIRM  
FACES IN ADOPTING OR SCALING TECHNOLOGY  
IN INVESTMENT OPERATIONS?



- 50% of responses cited data quality or data being dispersed across multiple systems as a barrier to adoption
- 86% of interviewees cited data quality as the #1 barrier to scaling AI and automation
- 100% of interviewees mention a heavy reliance on Excel modelling

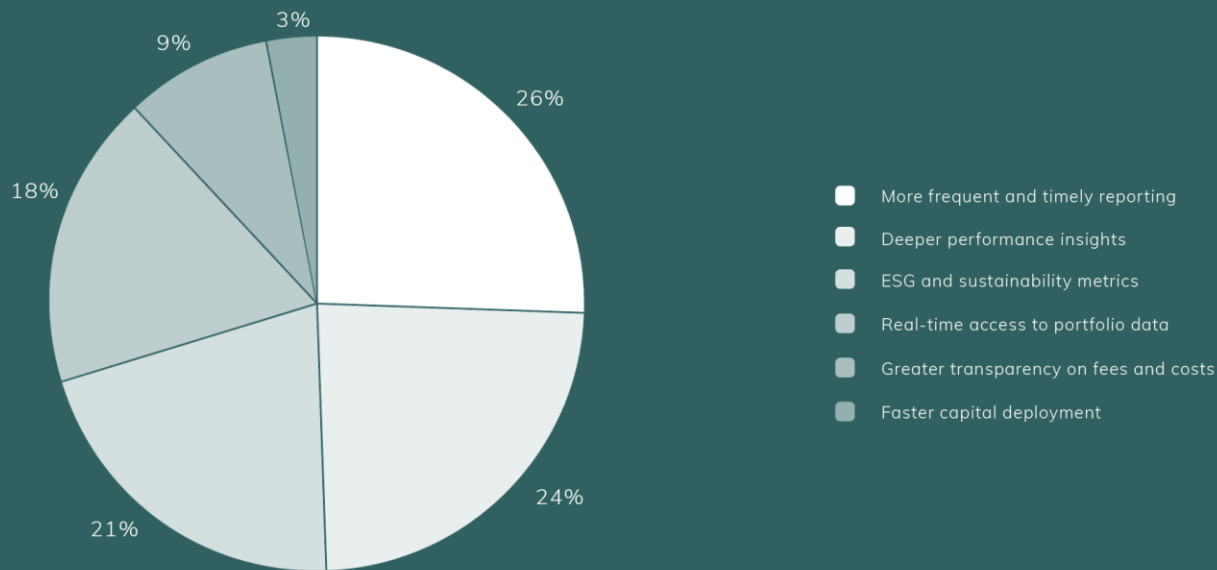


# Investor expectations are evolving

*"Real-time, transparent reporting is becoming the expectation — no one wants to learn about a problem 10 weeks after it happened when it should already be on a dashboard."*

- UK Fund Manager

WHAT ARE THE BIGGEST INVESTOR DEMANDS YOUR FIRM IS TRYING TO MEET THROUGH TECHNOLOGY TODAY?



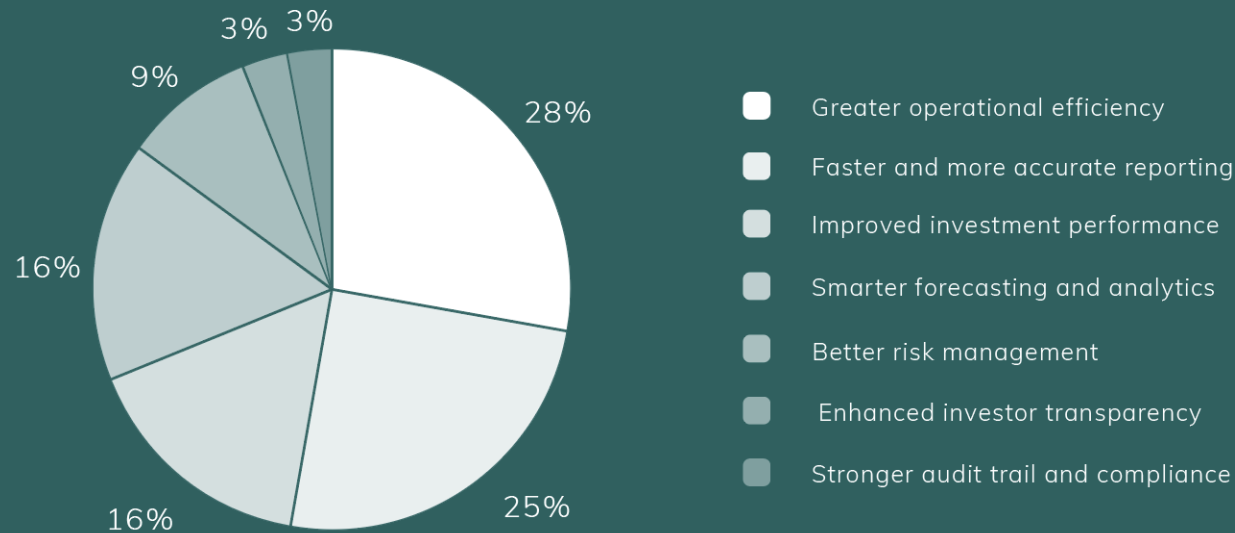
- 68% of firms are experiencing increased demands from investors for more performance transparency and timely reporting
- 71% of interviewees noted that LPs are requesting "More frequent and timely reporting", which 85% of firms say is impossible without further system integration
- 74% of interviewees cite increased demand for ad-hoc data from clients, citing a 40% increase in the past 24 months

# Technology is seen as a strategic enabler

*"We definitely view technology as a strategic enabler, rather than just an operational support function."*

*- UK Fund Manager*

WHAT ARE THE TOP BENEFITS YOU BELIEVE TECHNOLOGY COULD BRING TO YOUR DAILY OPERATIONS?

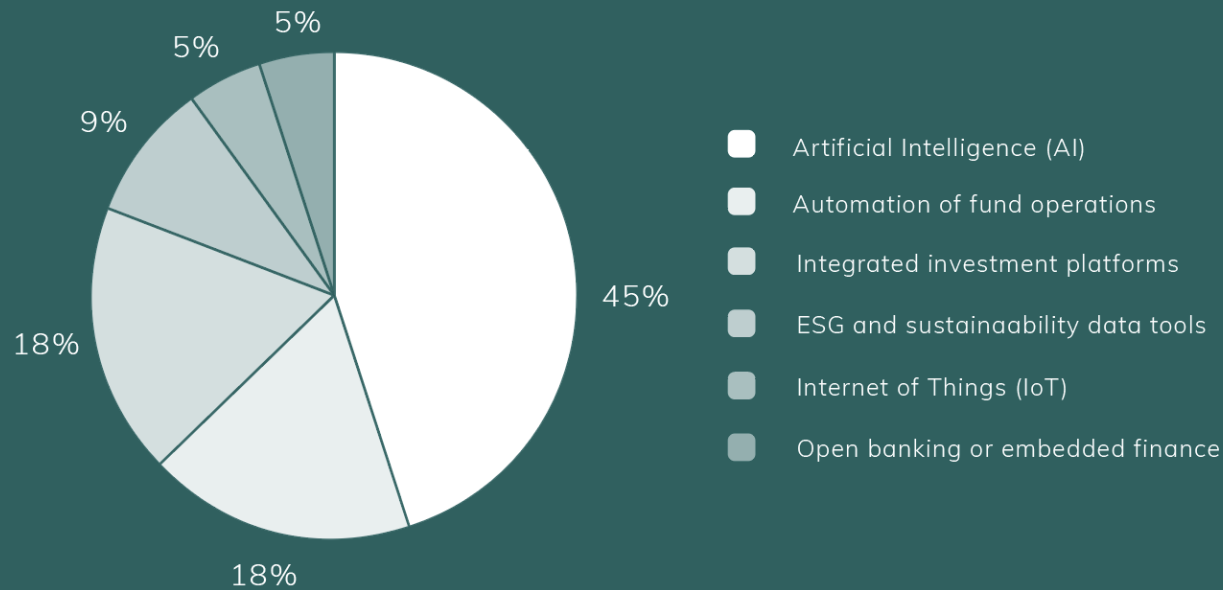


- 72% of firms primarily see technology primed to deliver operational outperformance as opposed to enhanced investment returns
- 88% of interviewees describe their tech approach as proactive or forward-thinking rather than just support-oriented
- 64% of firms manage portfolios above £5 billion, yet only 28% describe themselves as "ahead of the curve" in technology

# AI is being used to automate manual work

*"What I want to do with AI... is not take jobs away... I want to be able to use technology... to take away a lot of the grunt work"*  
– UK Real Estate Investor

WHAT DO YOU ANTICIPATE THE BIGGEST TECHNOLOGICAL DISRUPTORS WILL BE IN REAL ESTATE OVER THE NEXT 3 - 5 YEARS?



- 45% of firms cite AI as the biggest technological disruptor of the next 3-5 years
- 88% of interviewees in the cohort are currently piloting at least one AI use case, though only 5% claim to have achieved all their initial AI goals, suggesting a period of experimental "learning by doing"
- 76% of respondents prioritize "Financial Management and Analysis" as the top area for automation, specifically targeting IRR and NAV calculations to reduce human error





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# Moderator Welcome

**Sammy Pahal**  
UK Proptech Association



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# PANEL DISCUSSION



**MATT GLENNY**

Commercial and Investment  
Management Director

**Yardi**



**STEPHEN WALKER**

Head of AI & Technology - Real  
Estate and Alternative Investments

**Aberdeen**



**EMMA LONG**

Head of Business Strategy

**L&G Real Assets Equity**



**CHRIS WOODLEY**

Head of Performance  
& Data Management

**Savills Investment Management**





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# Q&A





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# THANK YOU



**MATT GLENNY**

Commercial and Investment  
Management Director

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