

Capital Markets Update

Faculty

Moderator, Michael Berman, EVP & CFO, General Growth Properties

Panelists: Aaron Arth, Managing Partner, Goldman Sachs

James Flaum, Managing Director, Morgan Stanley

Nathan Isbee, Director, Stifel-Nicolaus

Topics to be Covered

- What's happening in the capital markets today – the debt market, the equity markets?
- IPO's are back – why today? And implications for the future?
- Innovative financing structures in today's market
- Why do we not see more issues of preferred stock – including convertible preferred?
- The impact of non-traded REITs on the REIT capital markets
- What are the most significant risks in the capital markets today?
- How would interest rate increases impact the capital markets?
- How do REITs attract non-dedicated investors?
- Lessons learned over the last 10 years