



Nuveen Real Estate hires Phillips and Tilton as portfolio managers

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New York, NY Nuveen Real Estate has hired two portfolio managers for its office and industrial sector strategies. The new hires – Chad Phillips and Brian Tilton – report to Rahul Idnani, Nuveen Real Estate’s global COO and U.S. head of portfolio management.

“These new hires round out a year-long build-out of a talented portfolio management team to oversee the platform’s series of open-end sector funds,” said Idnani. “Phillips and Tilton will partner with the office and industrial investment teams, respectively, to deliver a highly curated sector strategy.”

The hires follow that of Nikita Rao in August 2018 to help lead the firm’s multifamily housing sector strategy. Nuveen Real Estate then launched its U.S. Cities Multifamily Fund in February 2019 with an \$850 million seed portfolio.

With the new hires in place, Nuveen Real Estate plans to launch two complementary Funds within its Global Resilient Series later this year – The U.S. Cities Office Fund and the U.S. Cities Industrial Fund. The U.S. Series provides investors the opportunity to customize their allocations to the four main property types – multifamily, retail, office and industrial – through sector-focused vehicles.

Nuveen Real Estate’s Global Resilient Series offers core investment funds which aim to capitalize on long-term, structural real estate themes and demographic megatrends by investing in dynamic and resilient cities. The series is designed for diversification, income and long-term capital growth, leveraging the firm’s global reach and local execution. In addition to the four U.S. sector funds, the series includes the European Cities Fund and the Asia-Pacific Cities Fund, allowing investors to optimize their global real estate exposure.

Phillips has over 18 years of investment experience in real estate and joins from Guggenheim Real Estate where he oversaw the firm’s investment strategies, acquisitions, financings and dispositions as a portfolio manager. Phillips holds a B.A. from Davidson College and a Master’s of Real Estate from Georgetown University. Phillips is based in the firm’s Charlotte office.

Tilton has over 16 years of investment experience and joins from Canada Pension Plan Investment Board where he led its U.S. industrial team and was responsible for investment strategy, sourcing, underwriting and structuring programmatic joint ventures and equity investments. Tilton holds a B.B.A from the University of Wisconsin and an MBA from The University of Chicago Booth School of

Business. Tilton is based in the firm's New York office.

Nuveen Real Estate invests in the office sector on a global basis on behalf of a range of clients and mandates. The firm has specialist office experts across all the key gateway markets with over 323 assets and \$36 billion in office assets worldwide. The firm's U.S. office holdings total approximately \$25 billion across both equity and debt investments in the sector.

The firm has been investing in the industrial sector since 1953 and currently manages approximately \$11.2 billion of industrial properties globally. The firm's U.S. industrial holdings total approximately \$9 billion across both equity and debt investments in the sector.

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