

Manager or Associate Director, Group Investment

Full-time, permanent

London

Closing Date: EOD Friday 3 June 2022

About us?

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. We invest in high-quality real estate, actively manage our portfolio and sell assets to crystallise attractive returns. We own, manage, and develop light industrial property and modern warehouses with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £18 billion. We are spread strategically across locations in the UK and in Continental Europe.

Our goal is to be the leading owner, manager and developer of industrial properties in Europe and the partner of choice for our customers.

Why work for us?

94% - employees feel engaged (2020 employee survey)

SEGRO is a friendly, vibrant community. We believe SEGRO people are amongst the best in our industry. We have a talented and committed team of employees in the UK and across Continental Europe. Our aim is to continue to attract, develop and retain the best and brightest employees in the industry.

We are proud of our track record in spotting and nurturing talent. Our ambition is to make sure every individual has the opportunity to maximize their potential and their careers with SEGRO.

What are we looking for?

We are currently looking to appoint a Manager or Associate Director (depending on experience) of Group Investment to support investment-related activity across the Group, with the primary aim of ensuring that the portfolio maximises returns and outperforms relevant benchmarks.

This role's contribution will include identifying and supporting with execution of acquisitions and disposals of income-producing assets; portfolio analysis; asset planning and coordinating the biannual valuation process.

The role's principle accountabilities will be in:

Acquisitions & Disposals

- Carrying out qualitative and quantitative analysis of potential opportunities.
- Executing sales & acquisitions ensuring deal activity is delivered commercially but also diligently, and at optimum value, maximising Total Property Return.
- Preparing board papers, capital approval committee papers and briefings for the Investment and Executive Committees.

Strategy / Leadership

- Building and maintaining market presence and a strong network, to proactively identify value creation opportunities.
- Assisting and contributing to the delivery of the Group and BU strategic plans to help maximise performance of the portfolio on a consistent annual basis.

Valuation

- Managing and coordinating the bi-annual valuations for the Group business unit with full ownership taken of internal and external stakeholders.
- Co-ordinating, evaluating and disseminating the valuation and IPD portfolio benchmarking within the business unit.
- Undertaking inspections of Group portfolio
- Maintaining up-to-date market knowledge
- Contributing to post-valuation analysis and preparation of data for the Executive Committee, accounts and external investors

Asset Planning

- Managing and coordinating the investment function within the asset planning process and contribute to the strategy for the capital recycling programme.
- Providing information and analysis on current and likely trends in the occupational and investment markets.

People

- Working with colleagues in Asset Management, Leasing, Finance, Development and Group Investment, consistently promoting best practice.

MSCI

- Assisting in reviewing the MSCI benchmark reports to pull out insights into SEGRO's performance compared to that of MSCI's benchmark

You will have...

- Transactional experience in the property investment market
- Competency in portfolio investment valuation
- Proficiency with Argus Enterprise / equivalent property management system
- Proficiency with Excel modelling and cashflow development
- Strong numerical and analytical skills
- High commercial awareness
- Experience in end-to-end project management
- Excellent influencing and networking skills

It would also be nice for you to have...

- Strong market profile and contacts
- Track record of creating value
- Asset management experience
- RICS Chartered Surveyor status

Special job requirements:

- Full current driving licence.
- Ability and willingness to attend industry events outside of normal working hours.
- Ability and willingness to – when necessary - work outside normal business hours to complete projects to deadlines.
- Ability and willingness to travel within the UK and Europe to meet customers, landowners and agency contacts.

What we offer...

Competitive package including up to 30 days annual leave, private health care, pension, life assurance. As well as an annual medical check-up, a wellbeing programme and an annual charity day of giving.

We provide excellent opportunities for training and development, supporting employees with their career ambitions. We have a range of high-quality education and training on personal and professional skills that enable our people to fulfil their potential.

All employees participate in our annual bonus scheme and have the opportunity to own a stake in the company through share schemes open to everyone.

How to apply:

If you would like to be considered for this role, please send your CV with covering letter detailing your suitability for the role to HR.Recruitment@SEGRO.com by EOD Friday 3 June 2022.

**SEGRO is an equal opportunities employer.
No Agencies please.**