

ROLE PROFILE

Job Title: Manager, Group Investment **Location:** London
Reports to: Director, Group Investment **Division/Dept:** Group Investment

Summary of the Role's Main Purpose

SEGRO's investment function is split across 3 closely aligned teams: Group, UK & Continental Europe Investment teams. This role will sit in the central Group Investment team supporting investment-related activity across the Business. Contribution will include coordinating the biannual valuation process for a region, portfolio analysis and reporting, aiding with the planning and forecasting of business strategy, appraisals and consistency checking.

Principal Accountabilities

Valuation

- Help lead on the co-ordination of the bi-annual valuation of the Group with ownership taken of internal and external stakeholders.
- Analyse and report on the valuation, providing insights and identifying drivers of performance, assisting with the dissemination of the results to the wider business.
- Contribute to post-valuation analysis and preparation of data for the Executive Committee, auditors, accounts and external investors.

MSCI

- Assisting with the reviewing, evaluating and disseminating the bi-annual MSCI portfolio benchmarking to the wider business.

Acquisitions & Disposals

- Assist with preparation of investment committee papers.
- Review IRR analysis of opportunities.
- Provide ad hoc advanced modelling and analytics.

Strategy / Portfolio Planning & Forecasting

- Assist in the planning and forecasting process for the assets to aid asset and strategy planning.
- Conduct scenario planning and stress testing on the business forecast.
- Assist with regular reporting including market outlook, target returns, monthly investment reports amongst others.

People

- To support the Group Investment in co-ordinating group wide processes.
- Work with colleagues in Asset Management, Insights, Finance, Development, Digital, Tax and Legal to promote best practice with relation to investment and portfolio management across the SEGRO Group.

Core Areas of Knowledge, Skills & Experience

Essential

- Analytical / strategic skills – ability to creatively explore issues, improve processes and find solutions
 - Competent in portfolio investment valuation
 - Strong numerical and analytical skills
 - Excellent attention to detail, ensuring accuracy and precision in all activities.
 - Financial rigor (including modelling)
 - Able to provide and present insights from data
 - Proficient with Argus Enterprise
 - Proficient with Excel modelling and cashflow development
 - Excellent communication skills – fluent in English, able to collaborate internally. Effective written and verbal communication skills to convey complex financial information clearly.
 - Calm and resilient under pressure
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Desirable

- Power BI / Tableau Proficiency
 - Anaplan experience
 - In depth knowledge of the commercial property industry and market
 - Degree in Property or Finance
 - Experience of managing/liasing with an external team of professionals
 - An understanding of the investment property acquisition and disposals process
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Special Job Requirements

- Ability and willingness to – when necessary - work outside normal business hours to complete projects to deadlines
 - Ability and willingness to travel across Continental Europe on an infrequent basis
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Date of completion: March 2026