

## Manager, Asset Management, Light Industrial

Full-time, permanent

Düsseldorf

### 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?

91% - employees feel engaged (2023 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, Asset Management, Light Industrial to focus on assisting with the Asset Management of c. €1bn of assets within the German Light Industrial portfolio.

Proactively drive income, ERV and capital growth to deliver strong annual returns through creative lease restructuring, minimising voids, leasing vacant buildings and developing strong business relationships with customers, advisors and other key stakeholders within our markets.

The role's principal accountabilities will be in:

- Assisting the Asset Management Strategy which ensures the maximisation of income and customer retention within the portfolio through active asset enhancement schemes /initiatives which contribute into the valuation process.
- In conjunction with Technical Development, presenting the business case for approval of refurbishment capital expenditure that will deliver high quality buildings, minimise void periods, deliver best in class rents and align with our Responsible SEGRO Framework.
- Creating long lasting relationships with existing (and new) customers. Fully understand their businesses to increase chances of retention and help grow their business within the SEGRO portfolio.
- Identifying performance enhancing development opportunities on existing estates, including recommending and executing strategy for vacant possession.
- Ensuring exemplary standards in H&S and policy compliance are deployed across all activities.
- Working with the credit control team to help ensure timely cash collection and minimise customer insolvency risk.

### Additional Accountabilities

- Inputting into strategic planning and delivery of agreed strategies. Direct decision making and sole recommendations presented to the Director.
- Managing the estate budget in line with the financial forecast.
- Identifying and building relationships with new customer opportunities utilising knowledge and contacts across the Group.
- Supporting the Property Management Team where required in order to ensure high levels of estate presentation and H&S compliance.

### **You will have...**

- First working experience in asset management or investment.
- Good communication, interpersonal and customer care skills.
- Negotiation and networking skills.

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

- Financial rigor and a track record in sound business deals. (renewals, reviews and re-gears)
- Experience in operational property management measures and processes.
- Experience of using Argus Enterprise and property management systems.
- Knowledge / experience of at least one other property sector.
- Good working knowledge of planning, commercial law and construction.

### **Special job requirements**

- A Full current Driving Licence.
- Ability to attend networking events, industry dinners and functions outside of core hours when required.

### **What we offer...**

Competitive package including 30 days annual leave, defined contributory pension plan, an optional direct insurance pension saving scheme, life assurance, as well as 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 [EUrecruitment@SEGRO.com](mailto:EUrecruitment@SEGRO.com).

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