

ROLE PROFILE

Job Title:	Manager, Asset Management, Germany	Location:	Düsseldorf
Reports to:	Associate Director, Asset Management, Germany	Department:	Northern Europe

Summary of the Role's Main Purpose

This role will focus on assisting with the Asset Management for parts of the German standing stock 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.

Principal Accountabilities

- To assist 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, present 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 SERGO Framework
- Create 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.
- Identify performance enhancing development opportunities on existing estates, including recommending and executing strategy for vacant possession.
- Ensure exemplary standards in H&S and policy compliance are deployed across all activities
- Work with the credit control team to help ensure timely cash collection and minimise customer insolvency risk

Additional Accountabilities

- Input into strategic planning and delivery of agreed strategies. Direct decision making and sole recommendations presented to the Director.
 - Manage the estate budget in line with the financial forecast
 - Identify and build relationships with new customer opportunities utilising knowledge and contacts across the Group.
 - Support the Property Management Team where required in order to ensure high levels of estate presentation and H&S compliance.
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Core Areas of Knowledge, Skills & Experience

Essential

- First working experience in asset management or investment
- Good communication, interpersonal and customer care skills
- Negotiation and networking skills
- Experience in financial modelling and of using MS Excel

Desirable

- 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

Date of completion: January 2024