



ROLE PROFILE

Job Title: Associate Director, Investment & Asset Management, Spain Location: Barcelona/ Spain

Reports to: Head of Spain Division/Dept: Property - Continental Europe/ Italy & Spain

Summary of the Role's Main Purpose

- Provide senior support to the Head of Spain with regard to acquisitions, disposals, valuation and asset strategy and planning processes.
- Provide investment support to the Business unit, including cashflow and IRR calculations on new land opportunities.

Principle Accountabilities

Asset Planning/Manager:

- Managing the asset planning process, and assisting in setting strategy for the regional capital recycling programme
- Provide the Head of Spain with information and analysis on current and likely trends in the occupational and investment markets
- Assist in identifying assets for disposal which are non-core and will achieve the best price in the prevailing market conditions
- Lead and drive engagement & best performances of the Asset and Property management team

Valuation:

- Coordinate the biannual valuation and analysis for Spain & work closely with Investment team in Continental EU.

Acquisitions:

- Carry out qualitative and quantitative analysis of opportunities
- Establish and research leads for opportunities including individual properties and portfolios within region, property swaps, corporate purchases, joint ventures, occupier sale and lease backs
- Carry out site visits
- Prepare board papers, capital approval committee papers and briefings for the Executive Committee
- Coordinate acquisition due diligence

Disposals:

- Instigate the sales programme most appropriate to the asset being sold, working with appointed agents, advisors and management team to prepare due diligence packs and sales particulars
- Conclude sales in a timely manner and at the highest value
- Oversee any post sale action by advisors and others

Others/Ad'hoc

- Assisting in the geographical expansion plans
- Preparing necessary financial modelling; support development & asset management teams



Core Areas of Knowledge, Skills & Experience

- Highly numerate and analytical skills - Investment valuation experience recommended
- Good commercial awareness
- Experience of managing projects
- Good networking & influencing capacity
- Organisational & strong management efficiency and leadership skills (ie; ability to set priorities and assess capacities)
- Business proficiency in English
- Knowledge of Argus Valcap/AE is a strong advantage

Special Job Requirements

- Valid Driver's licence
- Ability to attend networking events, industry dinners and functions outside of core hours when required.

Date of completion: September 2024

At SEGRO we want all of our people to be able to reach their full potential and thrive and we are committed to creating an inclusive environment for all employees, where everyone can be themselves, have access to fulfilling careers and opportunities, and feel supported.