

## REIT Analyst - Real Estate Securities

LOCATION: SINGAPORE

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### Main Purpose of the Role

AEW is seeking a REIT Analyst to join its Real Estate Securities investment team in Singapore. In this role, you will conduct in-depth fundamental research on publicly traded real estate companies, assess investment opportunities, and directly support the Portfolio Manager in making investment decisions. You will be a core member of a collaborative investment team spanning Singapore and Boston, contributing to all phases of the investment process — from idea generation through portfolio construction.

This is a hands-on, high-impact role for a skilled analyst who brings deep knowledge of REIT markets, strong financial modeling capabilities, and the intellectual curiosity to develop differentiated investment insights.

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### Key Responsibilities

- **Investment Research & Analysis:** Conduct in-depth fundamental research on public real estate companies (REITs, developers and real estate platforms), including analysis of financial statements, earnings calls, company filings, and management strategy. Develop and maintain a deep understanding of industry trends, sector-specific drivers, capital, competitive dynamics, and valuation frameworks.
- **Financial Modeling & Valuation:** Build, maintain, update and enhance detailed financial models (NAV, DCF, Earnings, FFO/AFFO forecasting, scenario analysis) for companies under coverage. Perform valuation analysis, ensuring models reflect latest assumptions, market conditions, and investment thesis. Forecast earnings, balance sheet evolution and capital management scenarios. Identify key sensitivities and stress-test investment cases.
- **Real Estate-Specific Analysis:** Analyze portfolios at asset level (occupancy, rental growth, lease structures, capex). Evaluate acquisition/disposal pipelines and development returns. Assess property market fundamentals (supply/demand, rents, yields, capital flows)

## AEW CAREER OPPORTUNITY

- **Investment Assessment:** Evaluate potential investments by synthesizing quantitative analysis with qualitative judgment — including management quality, governance, capital allocation, and market positioning — to form clear, well-supported investment views.
- **Portfolio Manager Support:** Provide timely, actionable research and recommendations to the Portfolio Manager. Monitor earnings releases, newsflow and macro developments. Prepare investment summaries, sector updates, and ad hoc analyses that directly inform portfolio decisions. Participate in investment discussions and contribute a point of view.
- **Market Intelligence:** Monitor macroeconomic trends, property market fundamentals, capital flows, regulatory developments, and peer company activity across Asia-Pacific and global REIT markets. Translate market intelligence into implications for portfolio positioning.
- **Cross-Team Collaboration:** Work closely with team members in both Singapore and Boston. Coordinate across time zones to ensure seamless communication, shared investment insights, and consistent analytical standards.
- **Reporting & Communication:** Contribute to quarterly investment reports, client presentations, and internal investment committee materials. Communicate analytical findings clearly in both written and verbal formats.

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### Skills & Experience Required

- **Experience:** 3–5 years of direct experience in REIT research, analysis, or investing — ideally in a buy-side, sell-side equity research, or REIT-focused investment role.
- **Modeling Expertise:** Demonstrated proficiency in building and managing detailed financial models for publicly traded real estate companies. Strong command of Excel; experience with Bloomberg, FactSet, or equivalent platforms.
- **Differentiating Skillsets:** Advanced Excel and automation proficiency will be a key differentiator. Ability to work with large datasets, familiarity with Python, VBA will be valued. Fluency in languages such as Japanese will be useful.
- **Education:** Bachelor's degree in Finance, Economics, Real Estate, Accounting, or a related discipline. Progress toward or completion of CFA designation is a plus.
- **Analytical Rigor:** Strong quantitative and qualitative analytical skills with the ability to synthesize complex data into clear, investable insights.

## AEW CAREER OPPORTUNITY

- **REIT Knowledge:** Solid understanding of REIT structures, property market dynamics, and real estate valuation methodologies (NAV, cap rate analysis, FFO multiples, etc.).
- **Communication:** Excellent written and verbal communication skills. Ability to articulate investment ideas persuasively to senior team members and external stakeholders.
- **Work Style:** Self-directed, detail-oriented, and intellectually curious. Comfortable operating in a lean, fast-paced team environment where ownership and initiative are expected.
- **Asia-Pacific Market Familiarity:** Knowledge of Asia-Pacific REIT markets is strongly preferred. Demonstrated experience covering Japan or strong familiarity with Japanese corporates/ markets is an advantage.

### Please Note:

We encourage candidates to use AI thoughtfully - as a tool to refine their work, not replace their voice - and we use AI responsibly in our hiring process to support fair, human-led decisions.