



Asset Manager - Associate **Amsterdam, Netherlands**

What type of person are we looking for?

An energetic team player who is eager to get things done. Structured and enthusiastic and willing to truly own tasks and bring them forward. Eager to learn and be given responsibilities. A person that is communicative and a good counterpart to tenants, property managers and brokers for daily contact and to negotiate contracts and monitor developments. A person with a hands-on mentality that is willing to roll up their sleeves especially seeing the phase of the lifecycle of the business in The Netherlands.

What can we offer you?

You will operate in a small team within a truly Pan-European Real Estate platform, part of a worldwide investment manager and report to the Country Manager of the Netherlands. The assets under management at this moment are Office, Retail, Residential and Logistics. As the assets under management are growing rapidly, the role will be very diverse and dynamic and you will be exposed to different sides of the business. You will be able to grow into the job and expand your responsibilities. Through your role you will be assisting the Fund teams which are spread across Europe in achieving their portfolio and fund objectives through identifying value drivers of each asset and executing the asset strategies.

Main activities & Tasks

The objective of the asset manager is to maximize the return of properties under management through;

Main activities and tasks:

Strategic:

- Assisting in development, implementation and monitoring the strategies for properties under management in close consultation with Fund teams;
- Modeling cash flows supporting optimization of subjected business plans and through the whole lifecycle of the property (acquisition until disposition);
- Identify further opportunities for improvement of property performance

Commercial:

- Coordinate commercial process including negotiations with existing tenants and leasing of vacancy (negotiations of leases, drafting lease contracts and annexes, other (third party) agreements...) and be the first point of contact;
- Signal risks in the properties and develop measures for minimization;
- Selecting, guiding and monitoring external service partners such as leasing agents, property managers, tax advisors, lawyers, technical advisors, etc.
- Enhance network and follow market developments;

Transactions:

- Provide input in due diligence process (including review of financial, operational and debt assumptions) and onboarding new acquisitions into the platform;
- Supporting deal sourcing through network;

- Assisting in coordination of disposal process in close consultation with Fund teams

Monitoring and Reporting:

- Monitor business plans, budgets, forecasts and valuations;
- Preparation of decision papers (leasing and sales) including quarterly reports and business plans;
- Control and supervise third parties in quarterly meetings and their reporting

The Asset Manager will closely work with all teams across Europe: Fund and Portfolio Management, Legal, Investment teams and Technical Department.

Skills

- Entrepreneurial
- Team work
- Analytical
- Responsible
- Problem solving

Interpersonal skills

- Presenting and communicating information
- Pro-active and taking ownership
- Commercial and entrepreneurial thinking and problem solving
- Structuring, planning and organising
- Good understanding of financial models and cash flow calculations

Profile:

Educational background:

University degree (finance / legal/ engineer) or Real Estate degree

Level of experience (years of service):

Between 3 and 5 years professional experience as Property or Asset Manager

Fluent in Dutch and English

Experience in Dutch Residential asset and development management is a prerequisite

About AEW:

AEW is one of the world's largest real estate asset managers, with €69.8bn of assets under management as at 31 December 2020. AEW has over 700 employees worldwide, with its main offices located in Boston, London, Paris and Hong Kong and offers a wide range of real estate investment products including comingled funds, separate accounts and securities mandates across the full spectrum of investment strategies. AEW represents the real estate asset management platform of Natixis Investment Managers, one of the largest asset managers in the world.

As at 31 December 2020, AEW managed €34.6bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 400 employees based in 12 locations across Europe and has a long track record of successfully implementing core, value-add and opportunistic investment strategies on behalf of its clients. In the last five years, AEW has invested and divested a total volume of over €21bn of real estate across European markets.