

Aedifica is a Regulated Real Estate Company under Belgian law specialised in healthcare real estate. At Aedifica, we care in particular about the elder generation and their housing needs. Aedifica has developed a portfolio worth more than €3.3 billion in Belgium, Germany, the Netherlands, the United Kingdom, Finland and Sweden. Aedifica is listed on Euronext Brussels (since 2006) and Euronext Amsterdam (since 2019), and is part of the BEL 20, the leading share index of Euronext Brussels.

To strengthen our Operations team in Brussels, Aedifica is looking for an:

Valuation Associate

As Valuation Associate, you will be part of the Operations team, working closely with and reporting directly to the Senior Valuation & Asset Manager. The Valuation Associate will maintain and further develop an excellent working relationship with all members of the Aedifica team and external Asset Managers, as well as with other external partners.

Key responsibilities:

Valuation

- You will develop a strong general knowledge and awareness of the 6 markets we operate in and general market conditions in each country. You will develop a detailed understanding of each asset within the portfolio in order to have effective discussions with the external valuers, local operators/tenants and other external parties.
- You will assist in the coordination and analysis of the external quarterly and year-end valuation.
- You will collect lease data, prepare, maintain and update tenancy schedules in close collaboration with Aedifica's Finance and Legal teams and provide input to the external valuers.
- You will collect and understand crucial information on ongoing development projects in collaboration with the Project Management and Finance teams and provide clear input to the external valuers.
- You will manage external valuations for acquisition purposes and stay in contact with the investment and M&A teams.
- You will discuss with the external valuers the valuation outcomes and present the results to senior management.
- You will prepare valuation audit memos.

Asset Management

- You will develop a strong knowledge of the local healthcare markets and understand the operators' businesses and needs.
- You will collect crucial (financial) information on operators and monitor and analyse their KPI's.
- You will prepare (periodically) operator reporting for the management and Board members.
- You will analyse specific demands of operators relating to current agreements (extension, renovation and other). You will calculate the feasibility of projects (DCF/IRR/NPV) and prepare management memos.
- You will assist in the preparation of the annual budget and forecasting exercise.

Research & development

- You will prepare (periodically) market research presentations.
- You will assist in developing and improving the (excel) valuation and analysis tools.

Skills, knowledge and experience:

- Strong knowledge of (asset) valuation
- Analytical mindset
- Strong ability to communicate clearly and simply
- Strong interest in the real estate market
- Strong (real estate) market awareness
- Flexibility in a changing dynamic environment
- Language skills: Dutch/French, English (knowledge of German or another European language is an asset)

We offer:

- An exciting job with a wide range of tasks in a pleasant and collegial working environment
- The opportunity to grow in an environment which encourages personal development and training
- A full-time contract of indefinite duration
- An attractive salary package supplemented with a variety of fringe benefits

Visit our website www.aedifica.eu for more information and send your resume and letter of motivation to: human.resources@aedifica.eu – vacancy Valuation Associate