

Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of over 540 sites in Belgium, Germany, the Netherlands, the United Kingdom, Finland, Sweden and Ireland, worth more than €4.4 billion. Aedifica is listed on Euronext Brussels (2006) and Euronext Amsterdam (2019) and is part of the BEL20 since 2020.

To strengthen our operations team, Aedifica is looking for a

## Valuation & Portfolio Manager

### Job description:

#### Valuation

Developing a strong general knowledge and awareness of the markets we operate in and general market conditions in each country. Developing a strong detailed understanding on each asset within the portfolio in order to effectively discuss with the external valuer, asset and projects managers and other external parties.

In cooperation with the Senior Manager, you will

- coordinate and analyse the external quarterly and year-end valuation;
- follow and understand crucial information on ongoing development projects in collaboration with the Project Management team and Finance and provide clear input to the external valuer;
- manage external valuations for acquisition purposes and liaise with the investment and M&A teams;
- discuss with the external valuer the valuation outcomes and present results to senior management;
- supervise and guide the Valuation Associate with his/her tasks:
  - collection of lease data (prepare, maintain and update tenancy schedules in close collaboration with Aedifica's Finance and Legal teams and provide input to external valuers);
  - preparation of valuation audit memos.

#### Portfolio Management

- You will develop a strong knowledge of the local healthcare markets and understand the operator's businesses and needs.
- You will monitor and analyse the operator's KPI's.
- You will assist and guide the country teams:
  - within the framework of a defined asset management strategy;
  - with the Understanding and analysis of specific operator's requirements. You will calculate the feasibility of projects (DCF/IRR/NPV) and prepare management memos;
  - with the preparation of the annual budget and forecasting exercise.
- You will prepare periodically reporting for management and Board members.
- You will prepare ad hoc and periodically market research presentations.

#### System and tools

- You will assist in developing and improving the standardised (Excel) valuation and analysis tools.

#### Relationships

The Valuation & Portfolio Manager is part of the operations team, works closely with and reports directly to the Senior Valuation and Portfolio Manager. He supervises in cooperation with the Senior Valuation and Portfolio Manager the Valuation Associate. The Valuation & Portfolio Manager will maintain and further establish an excellent working relationship with all members of Aedifica and external parties. External relationships are also very important and the candidate should seek to strengthen existing relationships with external valuers and consultants and investigate potential valuers who could support Aedifica in the future.

**Profile:**

- Strong knowledge of (asset) valuation. Ideally 3 to 5 years of experience within a real estate valuation department
- Analytical mindset
- Strong ability to communicate clearly and simply
- Strong interest in real estate market
- Strong (Real Estate) market awareness
- Flexibility in a changing dynamic environment
- Language skills: Dutch or French, English (knowledge of German is a plus)

**We offer:**

- An exciting job with a varied range of tasks in a pleasant and collegial working environment, with the chance to grow professionally.
- The opportunity to develop yourself on a permanent basis, through personal development and relevant training.
- A full-time contract of indefinite duration.
- An attractive salary, in line with your experience, supplemented with other fringe benefits.

Visit our website [www.aedifica.eu](http://www.aedifica.eu) for more information and send your resume and motivation letter to: [human.resources@aedifica.eu](mailto:human.resources@aedifica.eu) – vacancy Valuation & Portfolio Manager