

# FUTUREGROWTH

/ ASSET MANAGEMENT

## FUTUREGROWTH ASSET MANAGEMENT IS RECRUITING!

We have an exciting opportunity available for an **Investment Analyst** in our Real Estate & Agriculture team.

*Futuregrowth is also committed to transformation. A strong preference will be given to suitably qualified previously disadvantaged candidates.*

### Investment Analyst

Are you passionate about Real Estate and Agriculture and getting involved in managing direct real assets. Are you seeking a rewarding career in fiduciary asset management? Do you have strong communication, organisational and interpersonal skills? Are you a self-starter, detail-oriented and adaptable, with a strong ethical base? Then this position might be for you!

### Who is Futuregrowth?

Futuregrowth has been South Africa's leading developmental, responsible and fixed-income investor for over 25 years. We manage a range of fixed interest and development funds and play a leadership role in the South African asset management industry. We are committed to investing our clients' funds in a responsible manner, with the interests of our clients always coming first.

### Purpose of the position

As part of a team, be responsible for analysis of the direct property and listed REIT sectors, monitoring and analysis of primary agriculture investments, assisting and managing drafting of legal agreements with attorneys, fund quarterly report performance commentary, client report backs and queries, and assisting in the development of new funds.

### Key responsibilities of the position

1. **Generating investment thesis/ideas emanating from market developments, sector information and/or company developments.**
2. **Direct Property and REIT sector analysis. This includes:**
  - Reviewing companies in the REIT sector for comparable purposes to the Futuregrowth Community Property Fund and any new established property funds;
  - Creating benchmarking tools for our Funds to measure our service providers performance across various property metrics;
  - Providing research and insight on the direct property market and Listed REITs to the investment team and our clients;
  - Understanding the key drivers for retail, industrial, office, residential properties and other sub sectors;
  - Researching the property market locally and globally; and
  - Reviewing MSCI data and benchmarking against our property funds.

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## **3. Property and Agri Investment analysis and post investment monitoring**

### **This includes:**

- Analysing historical financial statements;
- Analysing historic and forecasted financial ratios as well as scenario testing analysis;
- Creating and analyzing complex financial models (including sensitivity analysis) to support potential investment opportunities and to review existing investments;
- Reviewing the monthly/quarterly management accounts of investee companies and annual forecasts;
- Ensuring that an investment is performing in line with the agreed strategic vision and investment committee approvals;
- Reviewing the annual independent valuations of each asset;
- Generating ideas in improving investment performance;
- Conducting market research;
- Conducting an extensive asset review; and
- Reviewing and analysing the governance, environmental, social and management of real assets.

## **4. Legal**

- Assisting the Fund Manager on various legal agreements including but not limited to investment guidelines, purchase/sale agreements, development agreements, shareholder agreements, memorandum of incorporations, guarantees, indemnities and suretyships, and management agreements.

## **5. Reporting**

- Assisting in preparing quarterly fund performance commentary for all funds (Property and Agriculture);
- Assisting in preparing reports for the Futuregrowth Asset Management Exco and Board pertaining to the Funds under Management;
- Responsible for the preparation of report back presentations;
- Presenting report backs to clients alone or together with the Fund Manager;
- Responding to client queries and providing in-house research to clients; and
- Assisting in preparing capital raise presentations and prospectus documents for new funds.

## **6. Utilities Management**

- Working with the property management operations executive to lower the carbon footprint of the properties through various initiatives and investigating new technologies;
- Working with the property management operations executive to roll out rooftop solar and batteries across the property portfolio; and
- Working with the operations executive on developing reports to clients on carbon emissions and data metrics on solar, water and batteries to demonstrate savings and returns to clients. That can also be used in presentations and marketing of the fund.

**7. Conducting site visits to farms and shopping centres located in townships and rural areas and giving tangible feedback in team meetings.**

**8. Working collaboratively with team members outside of the investment team to ensure deal capturing, reporting, monitoring and valuations.**

## **Knowledge and experience required**

### **Skills, know-how and experience**

- o Strong commercial focus with a passion for investments;
- o Strong company evaluation skills and business management skills;
- o Previous property and agriculture experience will be advantageous;
- o A good knowledge of real estate and agriculture with the ability to apply your skills creatively to diverse investment opportunities;
- o Proactive and high-energy with a hands-on approach to problem-solving, and a positive and creative attitude;
- o Providing support to and working with experienced team members;
- o Providing training and mentoring to less experienced team members;
- o Uncompromising with respect to quality of work and completeness in all regards;
- o Unquestionable ethics and integrity;
- o Willing to take on a challenging amount of responsibility and workload;
- o Results orientated, with an ability to manage multiple projects and deadlines simultaneously and expeditiously;
- o Demonstrated aptitude for quantitative analysis, risk assessment and financial modelling;
- o Ability to assess risks across a spectrum of areas related to each asset;
- o Superior attention to detail and highly organised;
- o Ability to work independently and also to work closely with other team members both internally and externally;
- o Excellent analytical, strategic, negotiation and implementation skills; and
- o SADC travel required.

### **Technical/ professional qualifications**

- o Strong academic credentials – B Com Honours or similar;
- o Candidate aiming to complete a CFA or CA preferred; and
- o Proficiency in a variety of computer software applications, including MS Excel, Word and PowerPoint.

### **Key behaviours and competencies**

- o Analytical thinking;
- o Numeracy;
- o Attention to detail;
- o Judgement;
- o Initiative;

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- Assertive, articulate and confident;
- Collaboration and teamwork;
- Negotiation skills;
- Networking skills;
- Excellent planning and organisational skills;
- Self-motivated and self-driven;
- Ability to work under pressure and to tight deadlines (working beyond regular work hours when required).
- Excellent communication skills (including written and presentation skills);
- Integrity; and
- Adaptability.

## **Recruitment process and closing dates**

Selected candidates will need to attend a series of competency-based interviews/activities and a psychometric assessment.

## **Contact details**

Email: [futuregrowth\\_careers@futuregrowth.co.za](mailto:futuregrowth_careers@futuregrowth.co.za)