



## Financial Analyst

**Role:** Pure Industrial Real Estate (“PIRET”) is seeking a finance professional to join the Financial Planning & Analysis (“FPA”) group. The Financial Analyst will produce key deliverables including financial and operational analysis and reporting for Senior Management and PIRET’s investors, Blackstone and Ivanhoe Cambridge (the “Investors”). This role will be highly collaborative with PIRET’s Finance, Leasing, Asset Management, Investments and Property Management teams.

The Financial Analyst will report to the Manager, FPA and will be located either in our Vancouver or Toronto office.

**The Company:** PIRET is a Blackstone & Ivanhoe Cambridge portfolio company headquartered in Toronto, Canada. PIRET is focused on acquiring, leasing, operating and managing a portfolio of high-quality, well-located industrial assets with a portfolio of over 21 million square feet throughout Canada.

**The Candidate:** We are looking for a professionally designated individual who has either prior Real Estate Industry experience or a strong passion for the Real Estate Industry. The successful applicant will be a self-starter, responsible and a confident individual who possesses high energy, excellent time management and organization skills. They will be a strong team player and welcome the opportunities to “roll up their sleeves” and “think outside the box”. Superior verbal and written communication skills are essential as the Financial Analyst will work directly with the Senior Management on various strategic initiatives.

### Primary Responsibilities:

- Prepare monthly, quarterly and annual operational performance inputs and analysis to the Investors and Senior Management such as occupancy and cash flow operating results;
- Prepare quarterly Board Book supporting schedules and analysis;
- Prepare the supporting Budget and Reforecast schedules and variance analysis for key KPI’s such as occupancy and NOI, analyzing between current year, reforecast and the upcoming budget year;
- Monitor performance indicators, highlighting trends and analyzing unexpected variances;
- Assist in new debt management and treasury requirements including coordinating with third-parties and compiling external due diligence reports to lenders;
- Participate in cash forecasting processes by maintaining input schedules such as property tax payments;
- Promote continuous improvements in processes and reporting, proactively identifying opportunities for enhancements;
- Collaborate with the Investment, Asset Management, Leasing and Accounting team to ensure the integrity and consistency of records;

- Develop financial models to support strategic initiatives; and
- Perform special projects and ad hoc reporting, as required

### **Education & Experiences:**

- Minimum of 4 years experience in a related role within the financial services, accounting and/or real estate investment industry
- Professional accounting designation (CPA) or equivalent. Other professional designations such as MBA or CFA is a bonus
- Work experience in real estate industry, preferably in an institution, pension fund or private equity business
- Experience with Yardi Voyager is an asset
- Superior proficiency in Microsoft Office Suite and in particular, Excel

### **Characteristics:**

- Passion for commercial real estate
- Strong analytical and problem-solving abilities, and ability to think outside the box
- Hard-working and energetic with the capacity and willingness to manage multiple tasks to respond to demanding and time-sensitive deadlines
- Strong communication (verbal and written) and interpersonal skills, and ability to foster effective working relationships internally across the organization and externally
- Ability to create, update, and manage financial models as well as communicate findings clearly and concisely
- Strong attention to detail
- Self-starter who will take ownership of responsibilities
- Fast learner, able to thrive in a fast paced, dynamic environment
- Skilled in navigating through reporting systems and computer applications
- Actively contribute to a positive and highly effective team culture.