

Job Title: Development Analyst
Division: Finance – Analytics team
Office: Brussels, Belgium
Reporting to: Senior Development Analyst

Goodman is an integrated property group that owns, develops and manages industrial property and business space.



- + Own: Goodman buys property for the long-term, providing ongoing relationships with customers and investment opportunities for its funds
- + Develop: Goodman's tailor-made developments across Asia Pacific and Europe are designed to meet the individual needs of its customers
- + Manage: Goodman's in-house property services teams ensure the operational needs of its customers are met and its assets are maintained to an exceptional standard. This generates increased customer satisfaction, higher retention rates and, in turn, secures returns for investors.

Context of this position:

The analytics team provides dedicated analytics for the Continental Europe Goodman business and takes care of the management reporting towards senior management in CE and towards the headquarter in Australia. The team is organised around the Goodman business model; development on one side and property (covering the 'manage' and 'own' part) on the other, but working closely together to capture the full business view.

Currently, the team is investing heavily in 3 management tools, which aim to supply financial visibility and transparency to the local business owners across CE and to empower them to take up financial responsibility. These 3 tools also target to enhance scalability and efficiencies on the reporting side.

In order to support the growth of the CE Goodman business and to successfully imbed these tools in the broader CE organisation, Goodman is looking for strong candidates to enforce the analytics team.

Accountabilities & duties:

+ Development Analysis:

- Follow up project status and forecasted cashflows with local development teams, particularly relating to expected margins versus approved feasibility margins
- Review feasibilities for new development projects and development acquisitions.
- Review of actual project spends with the accounting team.
- Post calculation completion including lessons learned feedback to management
- Capital Management planning (EUR and foreign currencies)–ensuring consistency with P&L/Balance sheet actuals & forecasts
- Monthly recognition of development fees/profits and cost accruals
- Prepare monthly development reporting to senior management (Local and Group)
- Preparation of development audit schedules six monthly
- Budgeting and forecasting of the CE development business

+ Master the development project statistics such as commitments, work in Progress, leases signed, completions, etc.

+ Financial linkage to country teams

+ Assist in the further development and embedding of the development follow up tool

+ Identify and implement further improvements to reporting and analysis-related tools and processes

Relationships

- + Extensive interaction** with local development management teams across CE relating to financials, project monitoring and budgeting.
- + Interaction** with the finance/accounting teams to ensure that actuals are reflecting business reality
- + Comprehensive reporting** to the business and senior management

Skills, Knowledge and Experience:

- + You have a Finance or Engineering related degree with preferably a first working experience (1-3 years)
- + You combine a strong helicopter view with a good eye for detail
- + You are able to translate complex findings into easy-to-understand insights and communication
- + You are a bright analytical thinker
- + You have advanced MS Excel knowledge
- + You have affinity with IT/tools.
- + You are fluent in English

Personal qualities:

- + You have the ability to work independently and within a team environment, serving numerous internal and external customers under a tight timeline
- + You have a 'hands-on' and a 'can do' mentality
- + You have a positive and pro-active mind-set
- + You are a strong communicator
- + You take initiative, go beyond what is expected