

Investment Manager

The Company

Hibernia Real Estate Group Limited (“Hibernia” or “the Company”) <https://www.hiberniareg.com/> is an Irish property investment and development company. We use our knowledge and experience of the Dublin market to acquire properties or deliver new buildings and to grow our income through active asset management. Hibernia was formed in late 2013 and has established itself as one of Ireland’s leading property companies, with a portfolio worth in excess of €1bn, all in Dublin and primarily city centre offices. Since 2022, Hibernia has been wholly owned by Brookfield, one of the world’s largest alternative investment management companies. While Hibernia continues to focus on creating best in class central Dublin offices, there is an increasing focus on alternative sectors as an area of potential growth.

An opportunity has now arisen for a suitably qualified person to join Hibernia as an Investment Manager.

Role Purpose

Working closely with the Chief Investment Officer (CIO) and Senior Investment Manager (SIM), the Investment Manager (IM) will be involved in, and support all sourcing and transaction execution activities. The IM will have an active role in the valuation process, market research and contribute to the Investment Committee, delivering valuable contributions to Hibernia’s strategy and investment process. The role also involves delivering financial modelling and analysis to support the investment process, as well as supporting the CIO, the SIM, and the Hibernia Senior Management Team and Brookfield team as required.

Role Responsibilities

- Preparing and assisting with deal specific investment proposals to key decision makers within Hibernia and Brookfield (incl. Investment Committee and Board papers)
- Supporting the Chief Investment Officer in sourcing and analysing potential acquisition / divestment / development opportunities
- Extensive financial modelling including deal underwriting, sensitivity analysis, IRR calculations and debt structuring
- Performing in-depth economic, industry and market research as required and maintenance of market information datasets
- Carrying out research projects to identify and assess new investment opportunities across all property sectors including alternative sectors
- Project management of investment/divestment processes including pricing negotiations, legal contract negotiation and conducting thorough technical and market due diligence
- Active role in the project management of valuation processes including the preparation of summary reports. Internally, the IM will undertake detailed quarterly portfolio valuations with rigorous analysis, benchmarking to MSCI and competitor data, presenting succinct summaries to the Senior Management Team and Brookfield team
- Supporting the Hibernia and Brookfield finance teams with financing activities
- Managing external third-party relationships including valuers, agents, lawyers and technical teams
- Assisting the Chief Investment Officer and various members of the senior management team on ad-hoc projects as they arise
- Work collaboratively and maintain positive interactions with internal teams, including e.g. Asset Management, Finance, Development & Sustainability
- Continuously broaden and develop their own skill set through further training and development.

This list of duties and responsibilities is not exhaustive, and the role holder may be required to undertake other relevant and appropriate duties as reasonably required.

Role Requirements

- Min 4 years' experience gained in Accounting, Investment Banking or Real Estate Finance role and/or in a highly quantitative environment, with property exposure/experience essential
- Third level qualification in Economics, Finance, Real Estate Finance, Engineering or Mathematical discipline essential. Postgraduate qualification in Finance or Real Estate preferred but not essential.
- Demonstrable proficiency and expertise at high level in financial modelling and analysis.
- Proven research, analysis and report writing skills and experience
- Excellent IT skills, particularly MS-Excel, essential.

The person

- Strong numerical and analytical mindset and skills, with excellent critical thinking and attention to detail
- Commercial acumen and market awareness combined with strong research and data analysis skills
- Adaptable and highly organised with proven ability to manage multiple projects and deliver to deadlines
- Energetic self-starter with a track record of achievement in a dynamic work environment
- Strong teamwork ethic as part of a small, highly professional team, actively supporting colleagues and projects across the organisation
- Ability to build strong professional relationships, and engage and maintain successful working relationships with internal and external partners and stakeholders
- Excellent communication skills (written and verbal) essential, including report writing and presentations
- Strong interpersonal skills together with drive, enthusiasm, commitment and integrity
- Professional, courteous, calm and efficient in approach.

This role is based in our offices at 1WML, Windmill Lane, Dublin D02 F2O6.

If you think that you have the skills and attributes to fulfil this role, please email us at CVS@hiberniaREG.com