

## The Linked Life Property Fund

Ref: 682

<b>Job Title:</b>	<u>Senior Asset Manager</u>
<b>Department:</b>	Property Head of Retail Linked Life
<b>Reports to:</b>	
<b>Job Summary:</b>	To assist with the asset management of the Retail, Retail Warehouse and Leisure properties within the Fund. To meet the client's aspirations on performance.
<b>Direct Reports:</b>	None

The Fund is a balanced fund investing in all aspects of commercial property investment with a 40/60 Retail/Business Space split.. It also has jointly held assets with other Legal & General Funds. is an investor in the Legal & General UK Property Trust which is an onshore authorised Unit Trust, launched in February 2006 and has various Sector specific Indirect holdings.

The Fund currently has combined assets of £1.7bn and is ranked in the top 5 unitised property funds.

### **Key Accountabilities**

- ◆
- ◆ To help identify and action active management opportunities in the portfolio.
- ◆ To assist in purchases and sales in line with fund strategy.
- ◆ To enhance income through effective managing rent reviews and lease renewals.
- ◆ To liaise with outside valuers concerning monthly valuations.
- ◆ Identify ways of releasing value from existing properties.
- ◆ To liaise with Property Management team to ensure all management issues are considered to enhance and protect asset value
- ◆ To manage letting agents to minimise the voids within the portfolio
- ◆ To monitor non recoverable expenditure to maximise returns.

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| ◆ To assist with the preparation of the year end sub fund strategy document. |
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### Profile of the ideal candidate

- ◆ The candidate will have a relevant University Degree – or equivalent - and be a member of the RICS.
- ◆ Significant High Street and/or Retail Warehouse experience desired.
- ◆ The candidate will have specialist knowledge and skills concerning investment appraisals, valuation and Asset Management experience.
- ◆ Highly organised with the ability to prioritise effectively.
- ◆ Strong Excel and Circle valuation skills and will have a numeric aptitude.
- ◆ A strong relationship manager and team player.
- ◆ To have a creative approach in exploring ways of releasing value from existing properties.
- ◆ The sub fund currently has 22 Retail, Retail Warehouse and Leisure assets representing currently approximately 40% of the fund.

The Fund is also invested in the following:

- (a) 20% share of a Shopping Centre.
- (b) Units in Henderson Retail Warehouse Fund
- (c) The Legal & General Property Unit Trust
- (d) 50% share of Out of Town Fashion Park
- (e) Units in L&G Leisure Park Fund(JPUT)
- (f) Units in Hercules Unit Trust

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