



CBRE INVESTMENT MANAGEMENT EAGLES (CBREIM EAGLES)

CBRE Investment Management: Who are we and why join our team?

CBRE Investment Management is a leading global real assets investment management firm operating in over 30 offices and 20 countries around the world. Through its investor-operator culture, the firm seeks to deliver sustainable investment solutions across real assets categories, geographies, risk profiles and execution formats so that its clients, users, people and communities thrive.

CBRE Investment Management is an independently operated affiliate of CBRE Group, Inc. (NYSE:CBRE), the world's largest commercial real estate services and investment firm (based on 2020 revenue). CBRE has more than 100,000 employees serving clients in more than 100 countries. CBRE Investment Management harnesses CBRE's data and market insights, investment sourcing and other resources for the benefit of its clients. For more information, please visit www.CBREIM.com

We acquire, develop and manage real estate such as offices, industrial units, shops, shopping centres and residential accommodation, with the aim of producing returns for our clients. We have a mix of clients but these are predominantly made up of pension funds or insurance funds (whose aim is to invest their capital in order to create a return so they can meet their pension fund and insurance liabilities (payments to pensioners or payments to policy holders)). As a result, the buildings we invest in subsequently provide a return for everyday people.

Our RISE (Respect, Integrity, Service, Excellence) values are the foundation of our business and how we work on a day-to-day-basis. We work as a team and believe in the strength of collaboration; inspiring each other, sharing knowledge and best practices at all levels and across all offices.

What is the opportunity?

This is a 6 month paid internship programme running from June 2023 to December 2023 with normal working hours of 9:00 am – 5:00 pm.

What will you be doing?

Main Duties and Responsibilities include: Attending team meetings and getting to know other teams

- Supporting the team in the day-to-day asset management of a variety of property types
- Working closely with the team to help source and review potential investment opportunities
- Working closely with the team in considering potential sales of properties
- Conducting research, initial due diligence and preparing documents to be discussed at Investment committee meetings

- Assisting in the timely production of reports and presentations for our clients
- Attending property inspections – office buildings, shops, shopping centres, warehouses, residential accommodation
- Learning how to improve building specifications and the impact of environmental considerations

What will you need in order to succeed?

Essential: No prior experience necessary – training will be provided

Desirable: A person who has an interest in the use of and investment in buildings

While studying for your degree, have you completed a course in mathematics, statistics, finance, accounting, geography, economics, law or similar? We are not fussy about the specific degree program, and along with any of the above individual subjects, if you consider yourself to have great analytical skills, we encourage you to experience an internship with us. In addition to furthering your technical skills and introducing you to the world of real estate we build on these soft skills that you have:

- You have a can-do attitude and always willing to learn and take on new challenges
- You can work as part of a team as well as on own initiative
- You can communicate well, both verbal and written
- You are open minded and approachable with good interpersonal skills
- You are proactive, organized, with good time management skills and have the ability to coordinate tasks efficiently
- You have a keen eye for attention to detail

When it comes to computer applications, you have proficiency or aptitude to learn the Microsoft Office suite (Word, Excel & PowerPoint)

What skills will you develop and what could you do next?

Career Progression

This role provides an excellent opportunity to gain a sneak peek into what an entry level analyst does within our company. There is also the added advantage that if you perform well, we can add you to our list to be assessed in our recruitment process for the EMEA Value Creators Program. This is a program where our analysts gain an in-depth overview of the various roles in investment management across Europe.

Example of departments you can call your home

If you are successful, you would join one of the below departments

- **The Separate Accounts team.**

This team focuses on investing and managing real estate across the UK on behalf of pension funds. Many of these will be household names such as Unilever, BBC and Shell. The investments will include high street retail, retail parks, offices, industrial, hotels, leisure and residential. The role involves all parts of the investment process, from identifying new investment opportunities, valuing and buying buildings, managing the assets, identifying new tenants, refurbishing the assets and potentially selling. There will be the opportunity to learn from a range of third party advisors, including property

managers, lawyers, letting agents and accountants and gain a good understanding of building and asset managing a multi-sector UK property portfolio.

- **The Europe Logistics Partners (ELP) team**

The team responsible for investing in and managing logistics assets across Europe. The team is responsible for investing in and managing logistics assets across Europe. They are actively involved in all stages of the investment process, working closely with CBRE IM's local offices and external development partners to both source and manage investments in order to establish a pan-European end-to-end logistics platform for the benefit of both investors and tenant clients. The team follows a development led strategy in order to build best-in-class logistics assets located in prime logistics locations that will deliver sustainable returns over the long-term.

Key responsibilities include working with local CBRE IM office and development partners to assess new acquisitions, preparing proposals to senior management and clients, monitoring existing investments to ensure adherence to business plans, attending asset management meetings, identifying value enhancement initiatives, updating fund financial models and preparing communication materials for the investors. You will use your analytical capabilities and abilities in Excel and PowerPoint.

Examples:

An example of an investment might be acquiring land across France and working with a local partner to build logistics warehouses for tenants such as Amazon so they can meet local and global ecommerce demand. An important consideration when developing these assets is the ESG (Environmental Social Governance) criteria of the asset – the team seeks to reduce environmental impact where possible, such as by using solar panels for electricity generation as well as improve the wellbeing of workers in the buildings.

- **Pan European Core Fund (PEC)**

The Pan European Core Fund management team consists of twelve people split into three business lines - portfolio management, finance and investors. The team was formed in 2010 when it launched the Pan European Core Fund to institutional investors. The Fund has grown to circa EUR 5bn AUM comprising a total of 69 assets spread across eleven countries. The Fund management team work closely with the local internal asset management, transactions and finance team across Europe as well as reporting accurate and detailed data to the 124 investors in the fund through monthly, quarterly and annual reports. The role will focus on all three sections of portfolio team, including asset management, reporting, investor requests and acquisitions.

- **The Indirect investment strategies team**

The indirect investment strategies team is a market leader in the provision of global real estate investment solutions that are tailored to each of our clients and their individual investment requirements. The team acts as a strategic partner, helping pension funds, insurance companies and other institutional investors understand and execute their bespoke investment needs. Incoming interns will be responsible for supporting the investment teams and portfolio management teams in managing client portfolios, monitoring investment decisions and executing transactions.

Specific workstreams from past years include attending asset tours, meetings with external fund managers, meetings with internal investment teams and assisting portfolio managers in monitoring,

constructing and reporting on client's portfolios. Furthermore, interns will be expected to help maintain each client's investment plan, balancing existing investments with potential new opportunities, as well as creating presentations for upcoming client meetings.

- **The Research Team**

This team plays a key role formulating the firm's investment strategy. They analyse the impact of economic drivers and capital market trends on the property market. Their responsibilities are highly varied, with the team providing insights along the entirety of the investment process. They work closely with transaction teams that purchase buildings and help steer portfolio decision making. They also participate in the investment committee and routinely speak with investors. The core focus of the internship will be supporting the team conducting primary research into niche property sectors, such as data centres, cold storage, urban agriculture and micro housing. You will utilise analytical skills and expand your interest in the built environment.

- **Environmental Social Governance (ESG)**

The Environmental Social Governance (ESG) team of four works on corporate and investment sustainability. We have a global scope, covering our operations, and real estate, infrastructure, debt and equity asset management. ESG, and especially the climate change impacts, has skyrocketed to the top of our stakeholder's priority list, employees, clients, tenants and suppliers alike, and this team is right at the centre of it all! We have launched an exciting new global Sustainability Vision, focusing on "Climate", "People" and "Influence" and in the intern role you will be working with the team on development of the toolkit for its implementation, measurement and reporting.

Good luck with your application and we look forward to meeting you!