

Manulife Investment Management is seeking an analyst to support its Investments Team. The analyst will provide analytical support for the underwriting and evaluation of office, multi-family and industrial acquisitions and dispositions. Investments are made on behalf of the General Account and third-party vehicles. The analyst should have strong analytic and quantitative abilities, as well as polished written and verbal communication skills. The analyst should exhibit a strong desire to grow and learn the real estate investment business and an ability to work both independently and as a member of a team.

Responsibilities:

- Provide financial analysis, underwriting, and evaluation of investment, development and disposition opportunities
- Perform in-depth economic and demographic research and analysis for identified new investments and target real estate markets to guide investment decisions.
- Draft investment summaries, recommendations and presentations for senior management
- Work with senior members in the verification and coordination of due diligence activities involving financial, property tax analysis, rent surveys, lease audits and arranging of third-party reports.
- Assist Managing Directors and Directors in the creation of asset strategies and development of operating and capital budget for new investments and joint ventures.
- Develop relationships with internal groups to support the underwriting of investment opportunities.
- Build network, and interface with real estate professionals within the investment community to acquire current knowledge of each investment, including information related to investment trends and markets.
- Position will support the investment activities of several teams in several different geographic locations.

Knowledge/Skills/Competencies/Education:

- Undergraduate degree in finance, real estate, accounting, or economics desired.
- 2-3 years of relevant experience in real estate investment, asset management, or appraisal.
- Understanding of capital markets influence on the commercial real estate market.
- Advanced knowledge and experience in real estate underwriting, valuation, and modeling; including discounted cash flow analysis.
- Strong skills in Argus Enterprise, Excel, Word, PowerPoint.
- High energy individual with strong interpersonal, written and oral presentation skills.
- Organizational and project management skills. Ability to work in a team context, under pressure of tight deadlines, and ability to manage time efficiently and to adapt to changing priorities.

About Manulife

Manulife Financial Corporation is a leading international financial services group that helps people make their decisions easier and lives better. With our global headquarters in Toronto, Canada, we operate as Manulife across our offices in Canada, Asia, and Europe, and primarily as John Hancock in the United States. We provide financial advice, insurance, and wealth and asset management solutions for individuals, groups and institutions. At the end of 2019, we had more than 35,000 employees, over 98,000 agents, and thousands of distribution partners, serving almost 30 million customers.

As of March 31, 2020, we had \$1.2 trillion (US\$0.8 trillion) in assets under management and administration, and in the previous 12 months we made \$30.4 billion in payments to our customers. Our principal operations are in Asia, Canada and the United States where we have served customers for more than 155 years. We trade as 'MFC' on the Toronto, New York, and the Philippine stock exchanges and under '945' in Hong Kong.

Manulife is an equal opportunity employer. We strive to attract, develop and retain a workforce that is as diverse as the customers we serve and to foster an inclusive work environment that embraces the strength of cultures and individuals. We are committed to fair recruitment, retention and advancement and we administer all of our practices and programs based on qualification and performance and without discrimination on any protected ground.

It is our priority to remove barriers to provide equal access to employment. A Human Resources representative will consult with applicants contacted to participate at any stage of the recruitment process who request any accommodation. Information received regarding the accommodation needs of applicants will be addressed confidentially.