

# We are hiring!



## JOIN OUR TEAM AS Financial & business analyst

### About IMMOCAP:

We are a Slovak developer that has been for more than 27 years uncovering the potential of the capital Bratislava and bringing life to neglected locations. Thanks to an exceptional team of professionals, we are able to transform brownfields and thus expand the city center with vital zones where people can comfortably work, live or spend their free time. We revived Trnavské mýto with the construction of Central, which brought not only a shopping center, but also offices and a hotel. Together with the city of Bratislava, we revitalized the Trnavské mýto Underpass. Our buildings are successful, which is confirmed by projects such as Lakeside park 02 or The Mill. We have several residential projects ahead of us, a carbon-neutral headquarters for ZSE. The current flagship is the project of the new ISTROPOLIS, which, in addition to residential and administrative functions, will also bring high-quality public spaces and a modern cultural and social center.

### What will be your responsibilities:

- Sharing the responsibility for the group's financing which shall include detailed financial modelling of group's existing and available financial instruments such as loans, bonds, hedging instruments, financial modelling of group's debt portfolio, detailed and comprehensive evaluation of debt parameters
- Direct communication with banks, bondholders, and other counterparties
- Preparation of group's cash flow statements, and project financial parameters
- Assitastion with or preparation of projects or group presentations for banks or investors
- From the beginning you will be involved in the process of debt structuring, financial modelling, internal and external data management, and reporting

### What we expect:

- Good understanding of corporate finance principles
- Thorough grasp of discounted cash flow concept and financial evaluation of projects
- Understanding of financial instruments such as commercial mortgage-backed loans, balance-sheet financing, bonds, hedging instruments
- Microsoft Excel, PowerPoint, and Word command on the expert level
- Problem solving skills, ability to discern patterns, work in uncertain environment and to joint seemingly unrelated matters, out-of-the-box thinking
- Ability to make things from scratch, to come up with own creative proposals, high personal accountability approach
- High personal integrity, team spirit and information-sharing attitude
- A willingness to see things from different, even seemingly contradictory, perspectives
- Ability to express own ideas, views, and outcomes clearly, briefly and convincingly
- Proficiency in English



### What we appreciate:



- > Previous working experience is welcomed (in a form of brief outline of your tasks and responsibilities)
- > Foreign studies or a similar experience abroad
- > Personal references, recommendation letter
- > Demonstration of your Excel skills or of any your own project you are proud of
- > Extra-curricular activities
- > Outstanding academic performance
- > A good command of Slovak or any other language

### What we offer:

- > An environment where you will have a direct and immediate impact on important decisions up to the top management level and the shareholders
- > Flat organizational structure where entrepreneurial spirit and leadership are welcome and highly appreciated
- > A fast-track career with top 3 real estate developer in Slovakia
- > Exposure to highly experienced and reputable professionals
- > Intense on the job professional training
- > Meritocratic environment and performance-based remuneration
- > Young and spirited colleagues, informal working environment

**Start date: January 2024 or based on agreement**

**Send your CV to: [daniel.masiar@immocap.sk](mailto:daniel.masiar@immocap.sk)**