

SHAPE PROPERTIES CORP.

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## Senior Financial Analyst, Corporate Financial Planning + Analysis

### ABOUT SHAPE

SHAPE is the real estate investment, development and management company leading some of the largest and most exciting projects in North America including The Amazing Brentwood and The City of Lougheed in Metro Vancouver. With more than 370 acres in our growing portfolio, SHAPE manages +2.7M sq.ft of commercial space with +3.5M sq.ft. of commercial and residential space under construction.

Through our fully integrated platform, SHAPE specializes in complete neighbourhoods with a top-calibre mix of shops, restaurants, residences, entertainment and a complete range of daily services with transit connected. With a thoughtful approach and continuous pursuit of innovation, we think differently to ensure our projects are relevant and dominant for the future of real estate.

### ABOUT THE ROLE

Reporting to the Senior Director, Finance + Corporate Controller, the Senior Financial Analyst, Corporate FP+A will execute the day-to-day requirements of the Corporate FP+A function including the preparation of annual five-year budgets, quarterly reforecasts and management dashboard, reporting and presentations. In addition, the Senior Financial Analyst, Corporate FP+A will be an integral part of establishing Corporate performance targets and KPIs of SHAPE's investment and operating companies and developing a best in class FP+A process within SHAPE.

The ideal candidate is bright, hard-working, professional, confident, and dynamic. This is a wonderful career opportunity for someone looking to support the development of a business function within an established, organization. We are looking for people who will contribute to our dynamic and energetic work environment.

### Primary Responsibilities:

- Prepare + manage financial models used to calculate current and projected performance under various scenarios, ensuring calculations are accurate and data inputs are cleansed/verified.
- Collaborate with functional leaders to identify key drivers of financial performance, risks and opportunities, and to drive toward Corporate targets.
- Prepare annual five-year budget and quarterly re-forecasts for finance and executive leadership review.
- Work closely with the Corporate accounting team to ensure budget vs. actual analysis is fully integrated within FP+A process and reporting is prepared timely, accurately and to the highest quality.
- Prepare monthly cash forecasts for our investment and operating companies.
- Make actionable recommendations to operational and finance leadership.
- Develop, streamline, and enhance processes and tools, driving improved accuracy, efficiency, and actionable insights.

- Develop and update best in class dashboards, reports and presentations for both internal and external audiences.
- Establish and maintain budget and re-forecast calendar.
- Participate in process/systems efficiencies.
- Prepare ad-hoc analysis tied to key business needs.

**Qualifications:**

*Required Training and Experience:*

- Post-secondary education in finance or accounting
- Professional designation such as CPA or CFA (or working towards designation)
- Work experience in the real estate industry, particularly real estate development, is a major asset

*Required Knowledge, Skills, and Abilities:*

- Strong attention to detail and analytical skills to challenge the status quo
- Flexible and adaptable to changes in a growing environment while maintaining strong support for our team
- Excellent financial modeling skills using Excel and other tools
- Very systems savvy, and able to assess current usage of systems and areas of opportunity to optimize and improve said usage. Experience using Yardi is an asset
- Delivers and demands excellence in everything they do
- Takes personal ownership and has the ability to work independently
- Energetic, friendly, and solutions-oriented work style
- Hard-working with a strong sense of urgency, ability to prioritize tasks and adaptable to change
- Enthusiasm and genuine passion for real estate and construction
- Displays service excellence in dealing with internal and external parties
- Have uncompromised ethics and integrity and understand the importance of confidentiality

**Working Conditions:**

Based at our corporate office, located in downtown Vancouver, the successful candidate may expect a comfortable and collaborative work environment in a modern office setting.

To apply, please visit our website at <http://shapeproperties.com/careers>