

# Aleksandra Janusz

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DOB 30/03/1989 · Nationality: Polish

## EDUCATION

- 2012-2013**      **Department of Land Economy, University of Cambridge, UK**  
MPhil Real Estate Finance    (averaged 68%)  
*Incl. Real Estate Project Modelling and Decision Methods, Quantitative Research Methods*
- 2009-2012**      **Murray Edwards College, University of Cambridge, UK**  
BA(Hons) Land Economy      **II.i Class**  
*Incl. Economics, Finance, Statistics and Accounting*

## WORK EXPERIENCE

- March 2014-present**      **Rockspring Property Investment Managers, Assistant Manager, €6.5bn AUM    UK**  
Transactions, fund and asset management in a top European real estate manager with target IRR of 8-12%; member of the Fund Advisory Team (FAT) acting across all managed Funds.  
Responsibilities include:
- Underwriting in excess of €0.7bn of transactions in Europe and the UK across all sectors; participating in four deal closings for a total deal size of c.€180m ;
  - Analysing deals including JVs, developments and forward fundings; modeling of debt financing on an asset and fund level;
  - Co-developing a fund distribution model to evaluate performance and aid in strategic investment decisions for a €520m NAV fund;
  - Involved in active asset management in maximising the value of held investments; evaluating performance using various metrics, including IPD (Investment Property Databank), in house tools and developing statistical methods to identify underperformers;
  - Performing asset management, viability and scenario analysis of c. €120m housing project; reconciling policy requirements with investment targets for the asset;
  - Working under pressure to produce internal Investment Committee papers and documentation for completion of deals;
  - Producing teasers and presentations on potential deals for non-discretionary capital clients.
- August 2013 - March 2014**      **NBGI Private Equity, SEE Real Estate Fund, Analyst, €100m AUM      UK**  
Analyst in a three-people team managing a €100m portfolio of logistics, retail and office direct equity investments in CEE and SEE. Responsibilities included:
- Building investment appraisal and development models from scratch, including a bank financing restructuring model for a distressed asset;
  - Adapting existing models to the needs of new projects for the logistics and office sector;
  - Drafting of investment memoranda for internal committee use and taking minutes;
  - Asset management and liaising with property managers, leasing teams, lenders and valuers; producing quarterly reports for investors, including projections, performance indicators of the portfolio and economic updates.

## LANGUAGES

•Fluent Polish and English, intermediate German

## OTHER EXPERIENCE:

### •Mentor, The Kings Foundation- 2013/2014

Acting as a mentor to talented Polish high school students who aspire to apply to UK universities, (focusing on Cambridge in particular); mentored three students, all successfully made it to 2014 intake

### •Lower Boats Captain, Murray Edwards College Boat Club 2010-2011

Managed the largest intake of over 40 novice rowers in several years; coached novice rowers, rowed and coxed with senior crews at a competitive level since 2009