Asset Manager – Real Estate

Vestcor has a full-time position available for an Asset Manager – Real Estate.

Located in Fredericton, Vestcor is the largest investment manager in Atlantic Canada, providing global investment management services to 11 different client groups representing approximately $24.4 billion in assets under management. We also provide administration services to 11 pension plans and five employee benefit plans.

The Asset Manager – Real Estate, is a member of the Real Assets Team, responsible for investing client funds in private real estate investments. Reporting to the Head of Real Estate, the Asset Manager will support the management of Vestcor's private real estate portfolio through ongoing asset business planning, monitoring, investment analysis, market research, and strategic asset management activities.

The ideal candidate will possess a university degree in business, finance, economics, or a related discipline, with five (5) years of experience in commercial real estate, real estate asset management, institutional investing, commercial lending, valuation, or a related field. A professional designation such as CFA, CPA, CBV, or AACI, or progress toward a relevant designation, is desirable.

The successful candidate will be a team player with excellent verbal and written communication skills as well as strong analytical and financial modelling skills. Experience reviewing agreements and legal documentation would be considered an asset. The ability and willingness to travel, mostly within Canada, is required as is having written and spoken competence in English. Written and spoken competence in French would be an asset.

In the cover letter, candidates must demonstrate why they believe they have the required qualifications and skills for this position. We offer a competitive salary, an excellent benefits package, and a challenging and rewarding team environment. The successful candidate will participate in the New Brunswick Public Service Pension Plan.

Vestcor supports a diverse and inclusive work environment and encourages applications from all qualified applicants. Interested applicants must forward their cover letter and resume by **October 7, 2026**.

HOW TO APPLY

Director Human Resources

Vestcor Inc.
100 – 140 Carleton St.
Fredericton, NB E3B 3T4

Or via e-mail to:
careers@vestcor.org

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2026

VESTCOR

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POSITION DESCRIPTION

Title:	**Asset Manager – Real Estate**
Department:	**Real Assets**
Immediate Supervisor:	**Head of Real Estate Investments**
Salary Range:	**Min.: $129,000 / Mid.: $172,000 / Max.: $214,000**

CORE ACCOUNTABILITY

Reporting to the Head of Real Estate Investments, the Asset Manager will support the management of Vestcor's private real estate portfolio through ongoing asset business planning, monitoring, investment analysis, market research, and strategic asset management activities.

MAJOR RESPONSIBILITIES

- Prepare budgets and operating plans for real estate assets and monitor actual results relative to plan and underwriting assumptions
- Review property operating results, leasing activity, capital expenditure programs, valuations, and annual business plans
- Work with property managers and operating partners to identify opportunities to improve asset performance and maximize investment returns
- Support due diligence for new real estate investment opportunities, including co-investments and direct investments
- Prepare presentations and portfolio reporting for senior management
- Perform market and sector research to support investment strategy and portfolio management activities
- Assist with ESG and sustainability initiatives across the real estate portfolio
- Perform other duties as required by the Real Assets Team

COMPETENCY PROFILE

- A university degree in business administration, commerce, finance, economics, real estate, engineering, or a related discipline
- A minimum of five years of relevant experience in commercial real estate, real estate asset management, institutional investing, commercial lending, valuation, or a related field
- Strong analytical, financial modelling and Microsoft Excel skills. Experience with Argus software would be an asset
- Excellent verbal and written communication skills, with strong attention to detail and report-writing abilities
- Experience reviewing partnership agreements, loan agreements, lease documentation, and other legal contracts would be considered an asset
- A professional designation such as CFA, CPA, CBV, or AACI, or progress toward a relevant designation, would be considered an asset
- The ability to work effectively in a team-oriented environment
- Ability and willingness to travel