

Manulife Investment Management Forest Management (NZ) Limited

Valuation Analyst Rotorua

Our Business

Manulife Investment Management Forest Management (NZ) Limited (MFM (NZ)), formally Hancock Forest Management (NZ) Ltd, was established in 2004 to manage forests on behalf of Manulife Investment Management Timberland and Agriculture Inc's (MIMTA) clients. MIMTA is one of the longest-tenured and largest timberland investment managers in the world and forms part of Manulife's Global Wealth and Asset Management business.

In Aotearoa, MFM (NZ) protects and manages approximately 172,000 hectares of plantation forest, producing an annual harvest volume of approximately 4.8 million m³. Providing a safe and inclusive workplace for its employees and contractors and managing all operations to ensure excellence in environmental outcomes are MFM (NZ)'s highest priorities.

The Role

Reporting to the Resource Manager, the Valuation Analyst will assist with the planning and investment analysis that supports the development of our business models and initiatives that create enhanced returns for our investors. The role also provides support for future asset acquisitions and/or dispositions. Based in our Rotorua office, the role requires regular interaction with all operational and functional areas of our business as well as our Australian and US based parent companies.

What We Can Offer You

MFM (NZ) is one of New Zealand's largest forest management companies and will offer a highly competitive package to our chosen candidate. Along with base salary and annual bonus, we also provide a suite of benefits including health insurance, trauma, income protection and life insurance, additional KiwiSaver contributions, gym subsidy, long service leave and now also paid parental leave. Generous financial support for formal external tuition can be accessed to ensure our employees can learn and grow while working with us. MFM (NZ) also supports employee health and wellbeing and the importance of work/life balance and provides flexible work arrangements wherever possible.

What We're Looking For

Communication, relationship management, accuracy and timeliness are all competencies that are critical in the performance of this role. Strong data management and analysis skills are required. Experience with SQL databases, GIS, Excel, R or Python, and Woodstock estate modelling software is desirable. The successful applicant will ideally hold a tertiary qualification in forestry or a related field with either experience in forest estate planning and valuation or be seeking an opportunity to develop their skills further in this area.

To Apply

If you'd like to join our team and work with some of the best in the business, more information can be found on our website www.hfm.nz. Please send applications in the form of a cover letter and CV to our Human Resources Team at hfmnzcareers@hnr.com by Friday 13 May 2022.

MFM (NZ) is committed to creating a diverse and inclusive environment and is proud to be an equal opportunity employer. All applicants will receive consideration for employment without regard to race, religion, gender, gender identity or expression, sexual orientation, disability, or age. MFM (NZ) values diversity and inclusion and is comfortable to provide any reasonably necessary accommodation to foster such a workforce.

Valuation Analyst

Manulife Investment Management Forest Management (NZ) Limited

April 2022

Location	Rotorua
Reporting to	Resource Manager
Number of reports	Nil
Key service recipients	Resource Analyst Land Manager Sales and Marketing Manager
Functional Relationships	Internal <ul style="list-style-type: none">• MFM (NZ) – Operational and Functional Teams• MIMTA Directors• MIMTA Acquisitions Team• Resource Information Teams• Client Account Management Team External <ul style="list-style-type: none">• Independent Appraisers• Forestry Consultants• Forest Industry• MIMTA clients and prospects• Local stakeholders, e.g., Māori landholders

Role Overview

Responsible for assigned planning and investment analysis tasks that support the development of business models and initiatives that create enhanced returns for Manulife Investment Management Timberland and Agriculture (Australasia) Pty Ltd (“MIMTAA”) timber investments in the region and providing support to any future asset acquisitions and/or dispositions.

Role Objectives

Accountabilities		Routine Tasks
1	Work closely with the MFM (NZ) management team and liaise with the broader MIMTA and MIMTAA teams to develop and maintain business models for timber investments throughout NZ.	<ul style="list-style-type: none"> • Assist in the annual budget process for timber investments in the region. • Develop and maintain business models for timber investments in the region. • Provide support in the management of the annual appraisal process for MIMTAA's timber investments, specifically in development and maintenance of the business model. • Update inputs that are consistent with the financial and physical aspects of the investment. • Work closely with external appraisers.
2	Provide support for the regional forest management team in the planning/technical areas of forestry operations, assessment of the cost/benefits of different silvicultural treatments in light of various investment horizons, risk management, log production & marketing initiatives, long term forest management plans.	<ul style="list-style-type: none"> • Liaise with regional operation teams to understand key modelling input assumptions and communicate long term plan outcomes. • Manage forest inventory and development of growth and yield tables. • Provide input into the development of management plans as required under lease and forestry right agreements.
3	Provide valuation support to Land and Area Managers.	<ul style="list-style-type: none"> • Develop valuations as required for the purposes of stumpage share determination, insurance, stumpage sales, casualty loss, and divestments.
4	Provide input for forest and business management initiatives that create enhanced returns for MIMTAA investors.	
5	Provide analytical and due diligence support for MIMTAA asset acquisition and divestment opportunities.	

6	Work closely with the Resource Support Team to assist in enhancement of the core woodflow models.	
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Technical Skills and Experience

- **Planning & Valuation** - Experience in forest planning, valuation, management, resource analysis, and related software tools.
- **Estate Modelling** - Knowledge of forest mensuration, timberland appraisal, growth and yield models, general forestry operations, and timber supply / demand modelling.
- **Data analysis** - Capable of querying large databases to extract relevant data and performing rudimentary statistical analyses.
- **Educational qualifications** - A graduate degree in a forest related discipline or business is highly desirable.
- **Systems/Applications** - Experience with SQL databases, GIS, Excel, R or Python, and Woodstock estate modelling software.

MIMTA Leadership Capabilities, Skills & Mindset

Energize - Inspires and embraces change, sees it for the opportunity it can be, and engages others to do the same.

- **Communication** - You express ideas clearly, tactfully, and authentically. People understand what you say and embrace your thinking.
- **Enable change** - You inspire and adapt to change. You bring about changes to enable MFM NZ to better serve our employees, clients, customers and stakeholders. You navigate through change while staying focused on goals.
- **Growth Mindset** - You understand both your own strengths and development areas. You're both curious about and open to continual personal growth and career development. You seek to learn about our global organization and how to leverage ideas and perspectives from diverse and distributed groups of stakeholders and colleagues.

Connect - Nurtures relationships and fosters a high-performance culture based on authenticity, trust, connection, and collaboration.

- **Collaboration** - You listen, show respect, and cooperate. You seek opportunities to work with members of other teams if you think it will produce superior solutions.
- **Develop & coach** - You look for ways to develop, motivate, recognize, improve, and maximize the performance of others. You build confidence, unlock potential, and provide support to drives engagement.
- **Inclusion & wellbeing** - You embrace the fact that we're a global organization with many diverse perspectives. You foster a culture that inspires everyone to bring their authentic self to work and help them to excel, both personally and professionally. You take interest in people's lives and show it by your actions.

Excel - Takes bold steps in delivering sustainable results by staying current on HNRG’s global strategy, business goals and customer needs.

- **Delivering results** - You know how to gather information, assess alternatives, figure out what’s important, then take action. You can set goals, allocate resources, monitor progress, and measure results.
- **Global business & technical acumen** - You know how MFM NZ and HNRG operate, as well as the global market. You know how to incorporate an enterprise-wide perspective and leverage your and functional knowledge to find customer centric technical solutions. And what you don’t know, you find out.
- **Accountability** - You own the outcome, whether it’s positive or negative. You inspire and expect great performance, both from yourself and those around you. You pro-actively identify, communicate, and mitigate risks.

MIMTA and MFM (NZ) Values

