

BE PART OF THIS TEAM

The **East London Industrial Development Zone SOC Ltd (ELIDZ)** is a State Owned Corporation set up by government through the South African Industrial Development Zones Programme (now the South African Special Economic Zones Programme) to develop, operate and maintain modern infrastructure and to complementarily attract strategic investments for the region.

POSITION: INVESTMENT MANAGEMENT SPECIALIST

(JOB GRADE D2 – PATERSON SYSTEM) | Ref: REC/04/26

Minimum Requirements: • 3 Minimum Requirements: • A Degree in Investment Management / Finance & Investment Management / Finance / Financial Management / Quantitative Finance / Banking / Banking & Finance / Economics / Accounting/ Business Science • 3–5 years' relevant experience in investment structuring & management, with demonstrable experience in financial modelling, investment appraisal & promotion, feasibility and viability analysis, transaction structuring, due diligence, project management & fundraising, and investment risk assessment • Proven track record and Experience in investment structuring & management within an IDZ / SEZ, investment promotion agency, development finance institution, infrastructure, property development/other investment-driven environment, including exposure to investor facilitation, FDI, customs/trade matters & expatriate-related requirements is an added advantage.

Required Competencies: • Knowledge of Legislation pertaining to ELIDZ • Knowledge of Public Financial Management Act (PFMA) • Knowledge of PIMS policies, procedure and legislation • Knowledge of performance monitoring, finance and reporting concepts • Knowledge of Project Management • Knowledge of Financial & Budget Control Measures • Knowledge of Procurement related issues • Knowledge of Enterprise Risk Management (ERM) frameworks • Knowledge of corporate governance principles • Knowledge of policy development and advocacy • Knowledge of Corporate Communication protocols • Understanding of government parastatal environment • Advanced understanding of parastatal operating environment (advantageous) • Sensitivity to social and political dynamics • Computer literacy (MS Word, PowerPoint, Excel) • Market and Sector Intelligence Analysis • Investment Promotion Strategy Design • Financial Modelling & Investment Appraisal • Deal Structuring and Commercial Negotiation • Stakeholder and Ecosystem Strategy Architecture.

Specific Functional Responsibilities: • **Compilation of investment board paper** • Analysis of Investment Business Plan for Board approval detailing: Due Diligence; Deal Structure (Negotiations between ELIDZ and Investor Zone Developer and packaged structure/ investment proposal); Business proposal from investor; Financial Forecasting • Board Paper with accurate and compelling content • Develop comprehensive technical and financial business cases for Board and Investment Committee consideration • Structure investment proposals including capital stack modelling, funding assumptions and return analysis • **Investment Analysis** • Determination of investor and proposal suitability (establishing affordability, viability, best practice principles, regulatory requirements and feasibility studies / restrictions • Pipeline Analysis and reporting (forecasting based on sales) • Conduct Due Diligence exercise to establish the legitimacy and suitability of investors (check validity of registrations, judgements, litigations and the like against both company and entrepreneur) • Incentive package analysis, including CCA, as part of investment proposal • Overall suitability and rating • Undertake structured commercial, technical and financial due diligence on investment proposals • Perform transactional analysis including sensitivity modelling, risk profiling and viability assessment • Provide formal investment rating and structured recommendation aligned to governance requirements • **Market Development Incentives Facilitation** • Identify sector specific incentives and facilitate access by targeted investors and existing tenants • Enable qualifying operational zone enterprises to benefit from the IDZ/SEZ suit • Enable linkage to government trade missions and new market entry opportunities of incentives and other government support measures • Lobby and establish the ELIDZ as a satellite site for the administration of the SEZ incentive package • Undertake and internalised International Incentive benchmarking • **Project Funding** • Compilation and provision of investment incentive packages and applicable controls / issues • Investigate and compile project funding proposal framework and share this with project managers • Support the development of Project proposals in coordination with project managers • Identify project funding opportunities • Forge and maintain good relationships with potential funders • Understand and provide funding requirements of each targeted funder • Collaborate with Finance and Resource Mobilisation functions to align funding structures, capital requirements and commercial viability models • Ensure funding proposals are technically sound and supported by defensible financial modelling • Keep project managers informed about funding opportunities and funder engagement • Research, identify and maintain an accurate database of current and prospective funders, funding applications and their outcomes • Draw up engagement plan for targeted funders • Compile funding plan for targeted funders • Investigate and develop funding models that will be attractive to both funders and investors • **Project Development** • Identify and package new investment projects • Assess funding requirements for each project • Develop structured investment packaging documentation including feasibility summaries, commercial term, incentive alignment and transaction structuring components • Support transaction negotiations by providing analytical inputs and financial modelling support • **Occupational Health & Safety and Environmental Sustainability** • Expected to comply with and actively support the organisation's SHEQ Management System • This includes adhering to all relevant health, safety, environmental, and quality legislation, policies, procedure, and standards • Perform duties in a way that fosters a safe, healthy, environmentally responsible, and quality-driven workplace.

Applications must be submitted by e-mail to: recruitment@elidz.co.za.

The closing date is 23 October 2026. Only short listed candidates will be communicated to. The ELIDZ reserves the right not to fill this position. **The East London Industrial Development Zone is an equal opportunity employer, and the filling of positions will be in accordance with affirmative action measures as per the ELIDZ Employment Equity Plan and supporting framework. People with disabilities are encouraged to apply.**

The personal information submitted in response to this advertisement shall be processed solely for purposes relating to the position applied for, as mandated in law. The East London IDZ undertakes to ensure that appropriate security control measures are implemented to protect all the information submitted by the applicant.