

Marcel Eggenkamp

- Change driven real estate CFO capable of transforming companies to adapt to new requirements.
- Internationally oriented non exec Board member who has experienced the benefit of multi-cultural, well diversified teams.
- Key values include integrity, excellence and team spirit, combined with an innovative, stable and calm personality.



WORK EXPERIENCE

- 2019 – current **CFO Edge Real Estate**, ‘the world needs better buildings’
- Edge Technologies is a developer of ultra sustainable, smart offices with a focus on design and on health of the users. Edge develops mainly offices and mixed-use buildings in The Netherlands, Germany, the UK and France. Edge employs around 120 staff in offices in Amsterdam, Berlin, London and Luxembourg.
 - Responsibilities include funding of the Edge balance sheet, raising senior debt on asset and venture level and managing the finance, risk, ESG, IT teams.
 - Main achievements: successfully executed a EUR 225m equity raise and onboarded Macquarie Asset Management as a new minority shareholder of EDGE. Attracted mezz financing to strengthen the balance sheet. Created and implemented a new strategic direction reducing on balance sheet development risk by moving to GP/LP structures. Guided the company through the COVID-19 crisis, upgraded the accounting & reporting teams and processes, handled several fiscal dossiers, implemented risk management and upgraded internal processes with improved tooling. Managing the AI adoption at Edge.
- 2024 – 2025 **Non exec Board member NextSense** ‘decarbonizing real estate with data, care and purpose’
- Supervised Series A funding round from APG and ETF partners
 - Supervised the merger between EDGE Next and Physee into NextSense
- 2015 – 2021 **Non exec Board member Stichting Pensioenfonds Provisum**, the C&A the Netherlands Pension Fund
- Acting as chairman of the Audit, Risk and Compliance committee in a highly regulated environment. The Pension Fund holds EUR 1.4bn of assets and has a coverage ratio of 148%.
- 2011 – 2019 **CFO Redevco**, Real estate investment and asset management (managed portfolio value: € 7.5 bn)
- Redevco is the real estate Business Unit of COFRA Holding AG, ultimately owned by the Brenninkmeijer family. Redevco manages real estate for multiple investors through various investment structures. Redevco’s portfolio was retail led, driven by both high street retail and retail warehouse parks. The geographical spread of the portfolio was pan-European.
 - The CFO of Redevco is vice-chairman of the Board, Exco and the Investment Committee. Responsibilities include corporate finance & taxes, information technology, sustainable operations, group control and governance risk & compliance. Furthermore, the CFO maintains oversight over local financial operations supported by 7 Finance Directors and their teams.
 - Key achievements: setup and implementation of a € 2.2bn real estate sales program; restructuring of € 1.7bn of real estate from one shareholder base into different family related ownership structures with explicit investment strategies; transformed Redevco into an investment management company capable of running multiple funds for family and non-family related investors. Acted as interim MD in Germany and rightsized / restructured the German team. Standardised all asset management processes and tooling throughout all Redevco countries leading to significant cost reductions.

- 2005 – 2011 **Group controller Redevco**
- Job responsibilities include the final responsibility of all financial and management reporting, including the full planning and control cycle, of the Redevco group. The group totalled over 175 legal entities in more than 20 jurisdictions. Responsible for the Internal Control environment and the valuation process of all Redevco real estate. Coordinated external audits. Managed five direct reports.
 - Main achievements: implemented a standard chart of accounts and IFRS as primary accounting practise in Redevco. Implemented Coda and BO throughout Redevco. Reduced the time to report with approximately 75% and audit fees with around 25%. Continuously improved management information and risk management framework.
- 2003 – 2005 **Manager KPMG Advisory**, Financial management advisory and corporate recovery
- Responsible for acquisition of advisory projects around financial management and restructuring / corporate recovery. As project leader responsible for the execution of financial management and restructuring projects.
 - Key achievements: successfully guided clients through intensive restructuring projects. Acquired several advisory projects and got promoted in 2004.
- 2001 – 2003 **Financial controller Ballast Nedam International**, International contracting business
- Responsible for the coordination of the planning and control cycle, periodical consolidation and reporting of the group financials, Business Planning, preparing the annual accounts and other external financial reporting, project control a ski- and summer-resort in Canada.
 - Main achievement: international implementation and operational management of the group consolidation and reporting software (Hyperion Enterprise).
- 1997 – 2001 **Business analyst & controller KPN / KPN Mobile**, Mobile and fixed telecom operator
- Analysing business cases, managing the planning and control cycle including monthly reporting and optimising internal controls of the sales organisation at KPN Mobile. Preparing business cases, benchmarking, Activity Based Costing, reorganising the finance function during a reorganisation, EVA analysis at KPN Telecom. Completion of the management development program including the post graduate program ‘Executive Master of Finance and Control’ (RC).
 - Participated in successful change programs, including a project that prepared the setup of the finance function of a new business unit. Improved management control on the hardware sales of KPN Mobile. Obtained first time external certification on an Activity Based Costing tool, used to report to a government institute (OPTA).

EDUCATION AND SKILLS

- 2025 – ongoing **Nyenrode Commissarissen cyclus**, non exec Board member education, Nyenrode University
- 2022 – 2023 **CFO Forum**, PwC/Egon Zehnder, INSEAD, Paris
- 2013 – 2014 **COFRA Advanced Leadership Program**, IMD, Lausanne
- 1998 – 2000 **Executive Master in Finance and Control**, University of Amsterdam
- 1991 – 1997 **Business Economics**, Faculty of Economics and Econometrics, University of Amsterdam
- 1985 – 1991 **VWO**, Scholengemeenschap Laar & Berg, Laren

Performed several extra-curricular activities, including being a member of the faculty council, research assistant at the faculty, member of Boards of two student associations and organising a study tour to Prague.

- Language skills ▪ Dutch: fluent (mother tongue); English: fluent professional speaking and writing; German: basic
- Technology skills ▪ Good general technical knowledge relating to hardware, operating systems, cloud, business applications and BI levels. Experienced in overseeing and running IT implementation projects. Experienced in bringing technological innovation into a company.