
CHRISTOPHER KILLEY

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PROFILE

A financial and operational professional with a proven track record over 25 years of implementing effective change and delivering a problem-solving style that utilizes an ability to develop creative, yet practical solutions; this, combined with strong leadership and negotiating skills, results in value-added solutions that improve and enhance operations.

WORK EXPERIENCE

EMIX PROPERTIES (since January 2012),
ANDROCAN GROUP INC. (March 2006- December 2011),
REDEV PROPERTIES LTD. (March 2007- December 2011)

Implement effective and efficient change and infrastructure within small but growing entrepreneurial environments that are undergoing dramatic transformation.

Establish and enhance control through co-ordination with internal clients and external service providers.

Build value through innovative, yet practical solutions.

ROYAL BANK OF CANADA
2006

March 2005 to January

Designed and implemented procedures for greater control over \$0.5 billion of spend and for enhanced reporting to support corporate initiative to achieve maximum cost containment.

TALISKER CORPORATION
Vice President, Finance and Administration
2004

January 2003 to July

Talisker is a private entrepreneurial developer of office, residential, commercial and recreational real estate in Canada and the U.S. Diverse responsibilities included reviewing loan documentation, tax planning, review of property appraisals and values and preparation of financial statements in both the U.S. and Canada on a current value basis.

- Established a timeline and procedures to ensure compliance with major U.S. and Canadian debt obligations
- Instrumental in timely preparation of U.S. GAAP financial statements on a current value basis, consolidating formerly NYSE traded entity with other entities and integration of same into Canadian GAAP statements; comprehensive review of substantial property appraisals to support the significant current values reported.

FIRST PROFESSIONAL SHOPPING CENTRES
Director, Joint Venture Reporting and Financial Planning
2003

November 2000 to January

Led a team of eight in timely financial planning, monthly reporting and all financial aspects on over 15.5 million square feet of commercial development in a Partnership between this entrepreneurial developer and its demanding partner, Wal-Mart. Responsibilities included securing Letters of Credit and Partner approvals.

- Enhanced and streamlined procedures for timely financial planning, internal and external monthly reporting and securing Letters of Credit and Partner approvals, thus ensuring relationship with major U.S. Partner was managed to a level exceeding expectations.

- Developed an Access data base for easier access to critical information on a rapidly growing portfolio, including requirements for additional information within and beyond SOX.

Christopher Killey

CENTREFUND REALTY CORPORATION
2000

April 1998 to October

Responsible for corporate accounting, reporting and treasury functions for this TSE-listed company's portfolio of more than 70 community shopping centres and development sites with over 10 million square feet in Canada and the U.S. Responsibilities include preparation of Canadian and U.S. tax working papers and implementing a detailed analysis of results as part of the quarterly and annual reporting to shareholders.

- Orchestrated the assembly of tax information towards the preparation of tax planning and Canadian and U.S. tax returns for over 70 entities.
- Designed and developed property level reporting of cost and revenue variances for senior management where none existed.

20 VIC MANAGEMENT INC.
1998

October 1995 to March

Accounting Manager

Directed a team of four in timely budgeting, reporting and other administrative responsibilities for a portfolio of 8 shopping centres totaling 5.5 million square feet, which are managed by 20 VIC on behalf of a major pension fund.

- Achieved a significant increase in recoveries through the accurate invoicing of operating cost and tax recoveries in compliance with various leases.

EATON PROPERTIES
1995

June 1994 to October

Lease Administrator

Directed a team of five with responsibility for lease administration, negotiation with landlords and internal financial reporting for Eatons' 19 joint ventures, wholly owned real estate and 90 leased stores. Actively participated on special task forces responsible for process re-engineering, for determining strategies for non-performing assets and for taking over management of a wholly-owned shopping centre.

- "Win-win" negotiated over \$1 million in cost savings.
- Actively participated on a task force investigating and implementing solutions for non-performing stores.

ENTREPRENEUR
1994

July 1993 to May

Assisted several diverse small businesses to prepare cash flows and strategic business plans; prepared sales analysis for several retail businesses; distributed food products in Toronto.

MARKBOROUGH PROPERTIES/HUDSON BAY COMPANY
1993

May 1983 to July

Manager of Administration, Shopping Centre Group- 1987-1993

Directed a team of four in budgeting, reporting and administrative responsibilities for a portfolio of regional and community shopping centres totaling 3.5 million square feet. Responsibilities included capital expenditure control, tenant recovery billings and relationship management with tenants and joint venture partners.

- Led a team of 3-7 to issue accurate operating cost recovery invoices that were issued on time, which resulted in better service to tenants while improving the amount of common area costs recovered.
- Designed and implemented an accurate automated system for timely tracking of tenants' sales performance, which improved management information and tenant service and eliminated 20 man-days of work by field personnel each month.
- Directed the change to an automated and timely production of revenue and cost budgets that incorporated a zero-based approach; designed and developed financial information reporting to partners and cost and revenue variances for senior management where none existed.
- Converted a 550,000 sq. ft. shopping centre in Surrey, British Columbia from third-party management to in-house administration to enhance tenant service and satisfaction.

Property Manager- 1985-1987

“Win-win” negotiated over \$1 million in cost savings or resolutions while maintaining a good rapport with Hudson Bay Company’s and Eaton’s several landlords and Markborough’s tenants.

Audit Services- 1983-1985

Researched and recommended opportunities for greater efficiency through HBC’s diverse operations; for example, recommended an increase in co-op advertising from 20% to 30-50% to recover millions of advertising dollars.

PRICE WATERHOUSE - Toronto & Scarborough

1978 TO 1983

Wide variety of industries, companies, management styles and projects, including cash flow proposals, bankruptcy work and computer audit.

EDUCATION

Master of Business Administration, Dean’s Honour Roll, York University	1986
Chartered Accountant designation	1982
Bachelor of Business Administration, Dean’s Honour Roll, Wilfrid Laurier University	1980

ONGOING PROFESSIONAL DEVELOPMENT

Mitch Goldhar’s course on Real Estate Development - 2002
International Council of Shopping Centre Conferences – from 1985
Real Estate Forum- 1998 to 2000
Proficient in: Microsoft Word, Excel, Access, Yardi, Quickbooks, Simply Accounting, Quicktax, Ufile
Organizational Behaviour course - Eaton School of Retailing - 1995

INTERESTS

sailing, skiing, rock climbing, cooking and traveling.