

Matteo Margarita

WORK EXPERIENCE

LCN Capital Partners

Financial Controller

Luxembourg, Luxembourg

11/2024- ongoing

- Full Management of multiple Real Estate deals. Strong Involvement in decisions such as: Debt financing (internal and external); Rental Increase due to indexation; coordinate and approve external services in support of property operations.
- Debt covenant analysis to be compliant with the financing agreement
- Calculation of Distribution , Carried interest, Mgmt fees and Capital account statements (all at fund level).

Deloitte & Touche

Financial Auditor

Luxembourg, Luxembourg

10/2022- 10/2024

- Analytical analysis of the client Financial Statement and application of audit strategies to mitigate the risks.
- Analyze specific accounts using analytically advanced excel tools, providing comments on results and clear explanations of the process. Asset valuation.
- Conduct comparative analysis between Current and prior Year figures, offering comments on the result.
- Manage deadlines to align with the Engagement team and ensure timely emission of financial statements while coaching entry level resources.
- Directly interact with clients and third parties (service providers) through internal software, emails, and calls to obtain explanations for the team's inquiries and documentations.

EDUCATION

Master degree, LUISS Guido Carli

Business Management

Rome, Italy

09/2020 – 07/2022

Relevant Courses: Advanced Financial Mathematics; Business Strategy; Financial Analysis

Final grade: **110/110 cum laude**

Thesis Title: Novonordisk A/S and Menarini srl : a comparative analysis of two companies operating in the pharmaceutical industry. Thesis advisor: Fabrizio Di Lazzaro.

Erasmus, School of Business and Social Sciences (BSS)

Courses: Planning and Budgeting, International Business strategy, Strategic concepts .

Aarhus, Denmark

08/2021 – 01/2022

Bachelor degree, LUISS Guido Carli

Economy and Management

Rome, Italy

09/2017 – 11/2020

Relevant Courses: Advanced Corporate Finance; Capital Markets ; Private Law.

Thesis Title: Split Payment and Reverse Charge Institutes.

Thesis subject: Financial Science - Thesis Advisor: Angelo Cremonese.

High School Diploma, Liceo Classico Statale Giulio Cesare

Rome, Italy

09/2012 – 07/2017

SKILLS & INTERESTS

Languages Italian: Native.

English: Fluent/advanced (level C1.2 in the common European Framework, issued by Luiss Guido Carli).

French: Basic/intermediate.

Spanish: Basic/intermediate.

IT Skills: ECDL Advanced : Proficiency with Microsoft Office (Excel, Word, PowerPoint); Python

Interests: Sport passionate (mainly football and tennis) ; Build relationship with new people all over the world.

I hereby authorize the use and processing of My personal data in compliance with the applicable laws and regulations.

Courses attended during the work time in Deloitte :

- 1) Risk of material misstatements
- 2) Audit Procedures
- 3) Internal controls
- 4) Audit substantive procedures
- 5) Audit independence
- 6) Fundamental of Audit Journal Entries to address risk of management override of controls
- 7) Auditing accounting estimates
- 8) Sampling and other important topics
- 9) Planning and scoping a group Audit
- 10) Involving component Auditors in a group audit
- 11) Excel analytics introduction
- 12) Implementing analytics
- 13) Data fundamentals for Audit
- 14) Introduction to digital confirmation
- 15) Global introduction and financial crime compliance
- 16) Respect and inclusion
- 17) Real estate property valuation
- 18) Private Equity Valuation