

Sinan Koca

CAND.OECON. (MSC ECONOMICS) · SENIOR PROJECT MANAGER & TEAM LEAD

+45 28 93 96 69 · sinankocadk@gmail.com · Mørdrupvej 86, 3060 Espergærde, Denmark · [linkedin.com/in/skoca](https://www.linkedin.com/in/skoca)

PROFILE

Results-driven **cand.oecon. (MSc Economics)** specialising in **real estate economics** with 8+ years of experience at the intersection of **data, economics and leadership**. Currently **Team Lead, Project at Newsec**, responsible for reporting, automation, construction economics and construction management. Previously Senior Project Manager responsible for Denmark's largest property database (DKK 39.1bn) with deliveries to the Ministry of Taxation and Statistics Denmark — alongside AML experience from Nordea and leadership experience as school principal. I turn complex data into decision-making and make cross-functional teams deliver.

EXPERIENCE

MARCH 2026 –
PRESENT

Team Lead, Project

Newsec

Lyngby

- Team Lead for Newsec's Project team — the Nordic leader in property management, administration and transactions.
- Responsible for **reporting, automation, construction economics and construction management** across the portfolio.
- Drive **KPI tracking and performance management of project managers**.

JANUARY 2023 –
JANUARY 2026

Senior Project Manager

EjendomDanmark

Copenhagen

- Responsible for strategic data collection, quality assurance and operation of **Denmark's largest property database** (DKK 39.1bn; 18,000+ properties, 250,000 tenancies).
- Established multi-layer validation of data from **450 property companies** in collaboration with Statistics Denmark and PwC.
- Implemented **GenAI solutions** that cut data-validation processes by up to 70%.
- Negotiated IT vendor agreements (incl. UNIK Bolig 4) and set fees and delivery requirements.
- Coordinated external auditors, public authorities and internal data specialists; ran knowledge-sharing networks.
- Developed customer-satisfaction programmes achieving **92.1% member satisfaction**.

SEPTEMBER 2018 –
DECEMBER 2022

Project Consultant

EjendomDanmark

Copenhagen

- Built the data foundation that became the **industry benchmark** for evaluating commercial leases and vacancy levels.
- Implemented systematic quarterly data-collection processes with markedly improved data quality.
- Trained and upskilled colleagues in property investment and financing.
- Delivered KPIs and analyses supporting professional investment decisions and reporting.

AUGUST 2021 –
DECEMBER 2022

School Principal

Helsingør Privatskole

Helsingør

- Led **19 staff and 148 students** with a budget of DKK 18m.
- Increased student enrolment by **34.5%** (from 110 to 148 students) through targeted leadership strategies and an attractive learning environment.
- Conducted performance reviews and facilitated ongoing staff development.
- Coordinated board and parent-association meetings and public-sector financial management in line with ministerial requirements.

NOVEMBER 2017 –
AUGUST 2018

AML & Transaction Monitoring Specialist

Nordea

Copenhagen

- Performed in-depth risk analyses of complex transaction patterns to ensure AML/CTF compliance.
- Developed VBA scripts that automated screening of large datasets and reduced manual processing time.
- Responsible for documenting and reporting suspicious activity to SØIK (Danish State Prosecutor).
- Acted as liaison between operations and Compliance for correct implementation of new risk policies.

JULY 2016 –
NOVEMBER 2017

Sales Support Specialist

Santander Consumer Bank

Hvidovre

- Set up sales and marketing campaigns in the bank's lending portal for the entire dealer network.
- Prepared commission, bonus and incentive structures for dealers.
- Developed and configured matrix models for dynamic interest-rate calculations and quotations.
- Automated calculations, reducing manual processing time and errors.

MAY 2015 –
NOVEMBER 2016

Student Assistant

Santander Consumer Bank

Hvidovre

- Analysis and support tasks within sales and credit processes.

Thesis: Strategic Analysis & Valuation of BMW Group — financial modelling, concurrent benchmarking and strategic pricing analysis.

Relevant courses: Advanced Corporate Finance, Industrial Economics, Microeconometrics, Project Management and the Consultant Role.

SKILLS**TECHNICAL SKILLS**

Financial analysis: Excel (Advanced/VBA), SQL, Power BI, Tableau, SAS

Programming & automation: Python, VBA, n8n, Linux scripting

Database & cloud: SQL, NoSQL, Microsoft Azure, Databricks

AI & Machine Learning: LLM-based automation, predictive modelling and anomaly detection (scikit-learn/pandas)

CORE COMPETENCIES

Strategic leadership: people management, change management, organisational development

Financial management: budgeting, controlling, portfolio analysis, business cases

Data & digitalisation: strategic use of BI (Power BI/SQL) for decision support

LANGUAGES

Danish — native

Turkish — native

English — fluent

COURSES & CERTIFICATIONS**PROPERTY INVESTMENT & ASSET MANAGEMENT**

- Property Investment I — market analysis, return calculation and portfolio theory
- Asset Management in practice — investment strategies and value optimisation
- EY — property taxation, VAT & succession

TENANCY LAW & LEGAL SPECIALISATION

- Rent setting in residential and commercial leases
- Rent setting and rent regulation in residential leases
- Small houses in tenancy law — specialised regulation
- Rent tribunal proceedings — process and documentation
- Transfer of co-operative housing — pricing and transaction law

ADMINISTRATION & COMPLIANCE

- Introduction to property administration
- Service charge accounts — measurement, deadlines and disputes
- AML Act — compliance and risk assessment
- The chairperson's role — general meetings
- Sustainable property operation and renovation — facility management

INTERESTS

Running & physical training (3+ times weekly) · Family time and social life · Emerging technologies & AI strategy — experimenting with LLM integrations, n8n workflows and Python ML libraries.