



### **About the Company:**

**Regency Centers Corporation (Nasdaq: REG)** Regency Centers is a preeminent national owner, operator, and developer of shopping centers located in suburban trade areas with compelling demographics. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member. For more information, please visit [RegencyCenters.com](http://RegencyCenters.com).

### **About this Opportunity:**

Regency Centers is seeking an **Intern – Real Estate** to join our Jacksonville, Florida corporate office during the summer of 2023. This internship will provide exposure to several key areas of commercial real estate through hands-on experience and training in some or all of the following functions: Financial Services, Capital Markets, and Property Operations. Assignments given will include a mix of performing daily tasks while shadowing one or more experienced real estate professionals and completing or assisting with assigned work projects. This internship will involve working approximately 40 hours per week (in person in our Jacksonville office) for a duration of approximately 8 weeks.

### **Key Responsibilities/Projects May Include:**

#### **Financial Services:**

- Learn the fundamentals of analyzing capital allocation decisions (acquiring, selling, and developing real estate assets), including financial modeling, underwriting, and due diligence
- Evaluate the potential usage of predictive analytics and machine learning in the gathering of data used for decision making and financial / operational reporting

#### **Capital Markets:**

- Learn the functions of real estate capital markets, investor relations, and corporate responsibility (environmental, social and governance – or ESG) through interactions with all members of the team, as well as hands-on assignments and projects
- Support the Investor Relations and Corporate Responsibility teams with internal and external data collection, analysis and reporting

#### **Property Operations:**

- Property Management - Shadow property managers during day-to-day activities both in office and on property. Learn best practices of our hands on property management style
- Leasing – Work with our in-house leasing agent to get a look behind the curtain of how we approach a vacancy and what is done to get a space leased. Assist in activities to help get vacant space leased, meet with prospects, and help build new tenant relationships

## **Qualifications:**

### *Required:*

- Must meet ICSC Launch Academy diversity requirements
- Must be a student in good standing at an accredited 4-year college or university, currently enrolled as a freshman, sophomore, or junior
- GPA of at least 3.0 at the time of application
- Expressed interest in commercial real estate
- Intermediate level proficiency or higher with current Microsoft Office software (including Word, Outlook, Excel, and PowerPoint), email, and Internet research functionality
- Ability to learn new programs and software quickly
- Ability to work Monday – Friday, 8 hours/day during a day shift in our Jacksonville office
- Availability to participate in all Launch Academy activities, including virtual learning labs & virtual boot camp

### *Preferred:*

- Be enrolled in an industry-related degree program such as Real Estate or Business Administration
- Completion of real estate and/or business/finance courses

## **Personal Characteristics:**

- Capable of precise written and verbal communication
- Strong attention to detail
- Strong time management, priority setting, and organizational skills
- Trustworthy and able to handle confidential and proprietary information appropriately
- Interpersonal savvy including the ability to work within a team environment and take direction from different sources

## **Benefits for Internships:**

After a specific waiting period, you may become eligible for participation in a 401(k)-profit sharing plan with company match, medical insurance with prescription drug coverage, and flexible spending accounts. Additional benefits may be available depending on applicable state laws. ICSC may offer certain benefits directly (e.g., complimentary student membership with ICSC, and summer relocation grants may be available, when applicable.)

\*Regency Centers is an equal opportunity employer. Qualified applicants will receive consideration without regard to age, race, color, religion, sex, gender identity, sexual orientation, disability, national origin, or protected veteran status. Applicants are encouraged to confidentially self-identify when applying. Employment is contingent upon successful completion of background investigation. Regency Centers is a smoke-free and drug-free workplace. Pre-employment drug screening is required. No recruiters or agencies without a previously signed contract. Only candidates whose profiles closely match requirements will be contacted during this search.