

# Development, Winter 2026 – Toronto (Co-op/Internship)

At QuadReal, excellence lives here!

We are committed to providing our Co-ops/Interns with a student experience that provides a supportive and engaging learning environment while developing skills and business acumen. Students will have the opportunity to participate in a variety of experiences including our Corporate Speaker Series, Fireside Chats, Volunteer opportunities and Networking events.

***Eligibility Note: To qualify for a student (Co-op/Internship) opportunity, students must be enrolled in their academic studies at a post-secondary institution (university/college) and must be returning to school after completion of their work term with QuadReal. If you are a student registered in an official co-op program at your post-secondary institution and completion of a final work term is a mandatory component for you to graduate, you are eligible to apply with the understanding that you will leave QuadReal at the end of your work term or have the possibility to be considered for full-time opportunities.***

Based in Toronto, the Co-op/Intern, Development, will report to the Director, Development Management and support the Investment Management (Development, Asset Management and Acquisitions teams) for Parkbridge. These teams are responsible for evaluating development opportunities, reporting the performance of the portfolio, asset business plans, conducting acquisition and disposition underwriting, managing transactions, and producing investment memorandums, research reports and studies to drive decision making.

## What We Offer:

- An organization and leaders that support your development through meaningful work experience
- A Student Mentorship Program designed to provide 1:1 support throughout your experience
- Opportunities to build your industry knowledge through Corporate Speaker Series & Fireside Chats
- Giving back to community with your peers and team members through volunteering events
- Opportunities to build long lasting industry and professional relationships

## What You Will Experience:

- Work with the investment teams to prepare return calculations and analysis for potential transactions, including the creation of cashflow models to anticipate future performance and the presentation of financial modelling outputs and conclusions.
- Preparation of financial analysis, proforma modelling, market reports and investment memoranda for a variety of purposes, including: property level hold-sell analysis; major capital and investments decisions; and as required, acquisition/disposition analysis.



- Active role in the creation and updating of annual business plans; operating budgets; and quarterly reports and presentations
- Assist the investment team with due diligence and other tasks required in the acquisitions/dispositions processes.
- Support the development team in analyzing new opportunities and provide analytical support in creating development models, scenario analysis and presentation material
- Gather and interpret market and economic research and co-ordinate integration with analysis and preparation of investment memos.
- Computing NAV, investment performance, real estate operating metrics, and other KPIs by maintaining Excel-based fund models
- Assist in the preparation of monthly/quarterly and ad hoc management reports for senior management

### What You Will Bring:

- Enrolled in an accredited University program and able to demonstrate an early understanding of corporate finance concepts and best practices; preferably working towards a Real Estate or Finance specialization.
- CFA or CAIA, and or AACI enrolment is considered an asset.
- Ability to demonstrate acumen in financial modelling.
- Strong quantitative and analytical skills; detail-oriented and proficient in building and handling complicated data sets
- Excellent communication and presentation skills; demonstrate an ability to effectively communicate and present results that articulate key themes and messages.
- Must be able to allocate time effectively and work under pressure to meet tight deadlines, handle multiple demands and competing priorities, and adapt to new ideas and change. Comfortable following direction but also contributing to the direction.
- Must have advanced knowledge of Excel, PowerPoint and Word;
- Proficiency working with large structured datasets and databases (MS Access & SQL)
- Must be extremely proactive and work well in a collaborative environment, with the ability to take guidance but then move projects forward independently.
- Previous experience working with a real estate company (asset manager or developer), real estate brokerage or advisory firm, appraisal firm, or real estate lender is desirable. A strong interest in developing a career within real estate is essential.

**Don't have all of the above skills? Don't worry. We still want to hear from you!**

*#LI-DNP*

### About QuadReal Property Group

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management are \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded

its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

[www.quadreal.com](http://www.quadreal.com)

QuadReal Property Group will provide reasonable accommodation at any time throughout the hiring process for applicants with disabilities or for those needing job postings in an alternate format. If you require accommodation, please advise the Talent Acquisition team member you are working with and include the following: Job posting #, your name and your preferred method of contact.