



Anthony Arquin

Partner

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Montréal

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Expertise

Commercial Real Estate

Bar Admissions

Québec, 2006

Anthony provides clients with creative and practical solutions informed by a thorough understanding of trends in both business and real estate.

He advises on commercial real estate sales and purchases, development projects and joint ventures for public and private corporations in Canada and internationally. He has significant experience working on mixed-use developments and commercial co-ownerships. Developers, managers, pension funds and a wide range of real estate companies consistently count on Anthony for his superior negotiating and deal drafting skills.

Anthony was named by *Chambers Canada* as a leader in Québec's real estate industry and by *Best Lawyers in Canada* as Montréal's Real Estate Lawyer of the Year in 2024. He is included in *The Legal 500 Canada's* Real Estate Hall of Fame and was ranked in *The Lexpert/American Lawyer Guide to the Leading 500 Lawyers in Canada* as one of the most recommended Canadian lawyers recommended for Property Development. Anthony is a member of the board of directors for the Urban Development Institute of Québec and the Montreal Real Estate Foundation For Kids. He is also the practice coordinator for Davies' Montréal's Real Estate team.

REPRESENTATIVE WORK

Ivanhoé Cambridge Inc.

Acted for Ivanhoe Cambridge Inc. in (i) its sale of an undivided 50% interest in the Place Laurier Québec (comprising of the shopping centre, Édifice Champlain and Tour Frontenac) located in Québec City to Douville, Moffet & Associés and (ii) the creation of a strategic partnership with Douville, Moffet & Associés to each take part in the accelerated redevelopment and the densification of such site. Place Laurier Québec has the highest municipally assessed value in Québec City.

Habitations Trigone Inc.

Acted for Habitations Trigone Inc. in the sale of its partners' two-thirds ownership and Trigone's sale of its one-third interest in a 30-property apartment portfolio in Montréal to Centurion Apartment REIT. This sale represents the largest single multi-family transaction to date in Québec.

Blackstone Real Estate Income Trust, Inc.

Acted for Blackstone Real Estate Income Trust, Inc. in its acquisition of a portfolio of 12 seniors' housing residences in Québec.

Ivanhoé Cambridge Inc.

Acted for Ivanhoé Cambridge Inc. in its real estate partnership with Cogir and Pomerleau for Haleco, a redevelopment project that will transform a municipal service yard in downtown Montréal into a 338,000 sq. ft. (31,000 sq. m.) mixed-use project including multi-residential private units, affordable units and social units, as well as office and commercial space, an urban forest and an urban farm fostering a circular economy and a strong community life. The building will

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comprise strong elements of sustainable development, including a Platinum LEED certification and Passivhaus components. This project is the winner of C40's international Reinventing Cities competition.

Brivia Group Inc.

Acted for Brivia Group Inc. in its acquisition from RioCan and Harden Group, as well as its partnership for financing and its development, of the LaSalle Carnival Centre, a 646,000 sq. ft. (60,000 sq. m.) land located in the borough of LaSalle, Montréal. Brivia Group has announced its intention to redevelop the land into a mixed-use, multi-phase transit-oriented real estate project.

The Cadillac Fairview Corporation Limited

Acted for The Cadillac Fairview Corporation Limited with respect to the establishment of a joint venture by a consortium comprised of The Cadillac Fairview Corporation Limited, Canderel, the Fonds immobilier de solidarité FTQ and the Club de hockey Canadien. Representing the joint venture, Tour des Canadiens 2 S.E.C., in connection with the development of Tour des Canadiens 2, a new 49 storey residential condominium building to be located across from the Bell Centre in the heart of downtown Montréal.

Carbonleo Real Estate Inc.

Acted for Carbonleo Real Estate Inc. in connection with a mixed-use development project on De la Montagne Street in downtown Montréal that features 18 luxurious condos and a Four Seasons luxury hotel with approximately 160 rooms, as well as approximately 25,000 sq.ft. of commercial space. This development project is located next to Holt Renfrew - Ogilvy's luxury store.

Ivanhoé Cambridge Inc.

Acted for Ivanhoé Cambridge Inc. in its negotiation of a real estate joint venture with Ipso Facto and developer Douville, Moffet & Associés and related entities regarding Lux Place, a new multi-phase, high-end multi-residential project that will feature 850 apartments and 175 long-term-stay hotel rooms above three levels of underground parking, with a total of 1,217,830 square feet of building space.

Ivanhoé Cambridge Inc.

Acted for the partnership between Ivanhoé Cambridge Inc. and Douville, Moffet & Associés inc. in its sale to Centurion Apartment REIT of the partnership's indirect interest in Quartier QB, a 684-unit, multi-residential high-end property located in the Cité-Universitaire district of Québec City.

Jesta Capital Corp.

Acting for Jesta Capital Corp. in connection with the redevelopment of Gare Viger, a historical site in Old Montréal. It is a \$300-million project for a fully integrated mixed-use development comprising a 20-floor residential tower; a worldwide branded hotel with over 175 rooms and suites; retail premises on the ground floor; a 10 floor office tower; and an important underground parking facility

RECOGNITIONS

Chambers Canada: Canada's Leading Lawyers for Business—Real Estate: Québec (Band 1)

DAVIES

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The Legal 500 Canada—Real Estate (Hall of Fame)

The Canadian Legal Lexpert Directory—Property Development (Most Frequently Recommended); Corporate Commercial Law; Property Leasing

Lexpert Rising Stars: Leading Lawyers Under 40

The Best Lawyers in Canada—Real Estate Law (Lawyer of the Year 2019 and 2024, Montréal)

Lexpert Special Edition: Infrastructure

Who's Who Legal: Real Estate; Who's Who Legal: Canada—Real Estate

Université Laval—Influential Graduate

INSIGHTS

Décarbonation : malgré les barrières, les initiatives foisonnent

Apr. 01, 2024

Moderator, Québec Apartment Investment Conference, “Improving your Pro-forma in the recent inflationary environment”; Montréal, QC

Feb. 28, 2024

Art – Vector for Well-Being in Office Spaces, guest columnist

Feb. 01, 2024

Innovating to Build Non-Profit Student Housing, guest columnist

Dec. 01, 2023

Adaptive Reuse and Carbon Footprint Reduction, guest columnist

Oct. 01, 2023

Montréal Real Estate Strategy & Leasing Conference, “ESG: Carbon Neutrality and Green Leases, Where to Start?”; Montréal, QC

Sept. 27, 2023

Journée stratégique sur le développement immobilier et urbain, “Études de cas concernant les défis pratiques et les complexités des coentreprises et des projets à usage mixte”; Montréal, QC

Sept. 11, 2023

Discovering Regenerative Design and Development, guest columnist

Aug. 01, 2023

Moderator, Sommet immobilier de Montréal, “Comment en arriver à la carboneutralité”; Montréal, QC

June 13, 2023

A Passion for Real Estate, author

Apr. 01, 2023

EDUCATION

Université Laval, LLB (Dean's List), 2004

Université Aix-Marseille III, DEUG Law (Honours), 2002

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PROFESSIONAL AFFILIATIONS

Canadian Bar Association
Urban Development Institute of Québec

COMMUNITY INVOLVEMENT

Montréal Real Estate Foundation for Kids, director
Urban Development Institute of Québec, director
Urban Development Institute of Québec, co-chair of the Legal Committee
Urban Development Institute of Québec, Economic Development Committee
GI Quo Vadis, Advisory Committee
Groupe HD, Advisory Committee
Urban Development Institute of Québec, INOVA Awards Committee, former member
Canadian Bar Association, Real Estate Section, Montréal Executive Committee, former vice-president
CREW M, Excellence Gala, Jury member
CREW M, mentor
Humanity & Inclusion, former director

TEACHING ENGAGEMENTS

Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, 'Real Estate Law'; Montréal, QC; March 23-24, 2023