DAVIES



Mylène Nadeau
Partner

Office
Montréal

Tel
514.841.6571

Email
mnadeau@dwpv.com

Expertise
Commercial Real Estate
Finance
Mergers and Acquisitions

Bar Admissions
Québec, 2010

A resourceful, client-focused practitioner, Mylène advises on a diverse range of commercial real estate matters.

She regularly acts for some of Canada's largest real estate investors, developers and pension funds in connection with complex commercial real estate acquisitions, dispositions, joint ventures, development projects and financings in both Canada and the U.S.

Mylène also assists Canadian and cross-border clients with their private mergers and acquisitions in a wide variety of industries.

Mylène is a member of the Executive Committee of the Canadian Bar Association's Montréal Real Estate Section. She was seconded to Davies' New York office in the summer of 2015 and was also seconded in 2013 to the legal department of one of Canada's largest pension funds, where she acted on real estate joint venture transactions.

REPRESENTATIVE WORK

Mason Resources Inc.
Acted for Mason Graphite Inc. with the sale of the Lac Guéret Property, targeted for the development of graphite at the Uatnan Mining Project, to Nouveau Monde Graphite Inc. in consideration of 6,208,210 common shares of Nouveau Monde Graphite Inc.

The Canada Life Assurance Company
Acted for The Canada Life Assurance Company and its affiliates with the C$185.5-million financing of a portfolio of three hydroelectric generating facilities located in British Columbia and Quebec totalling approximately 107 MW owned by Innergex Renewable Energy Inc. The Gilles Lefrancois Project (24 MW) is located in Levis, Quebec and the Rutherford Creek (50 MW) and Miller Creek (33 MW) Projects are located near Squamish-Lillooet, British Columbia. The projects are fully-contracted with take-or-pay contracts with Hydro-Quebec and BC Hydro, respectively.

Warwick Hotels and Resorts
Acted for Warwick Hotels and Resorts in the financing and purchase of the iconic luxury hotel Le Crystal in downtown Montréal, which includes a spa and parking facilities.

Jesta Group
Acted for Jesta Capital Corp. in the (i) $128-million sale of the iconic Château Viger/Gare Berry to Allied Properties REIT in August 2021; and (ii) construction financing and subsequent $121-million sale of a 7-storey newly constructed office building to Allied Properties REIT in October 2022; including the 10-year lease to Novartis Pharmaceuticals Canada as anchor tenant of this new office building.

Mason Graphite Inc.

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Acted for Mason Graphite Inc. with its entering into an option and joint venture agreement with Nouveau Monde Graphite Inc. for the development of the Lac Guéret graphite project and Nouveau Monde's concurrent strategic private placement in common shares of Mason Graphite; and Mason Graphite's change of business from a Tier 2 mining issuer to a Tier 2 investment issuer, pursuant to the policies of the TSX Venture Exchange.

The Cadillac Fairview Corporation Limited

Acted for The Cadillac Fairview Corporation Limited in (i) its C$295.35 million acquisition of an undivided 50% interest in the Fairview Pointe-Claire shopping centre located in Pointe-Claire, Québec, and its adjacent lands, from Ivanhoe Cambridge, and (ii) its C$232 million sale of an undivided 50% interest in the Galeries d'Anjou shopping centre located in Montréal to Ivanhoe Cambridge. Following the transaction, The Cadillac Fairview Corporation Limited became, directly or indirectly through affiliates, the sole owner of the Fairview Pointe-Claire shopping centre and its adjacent lands, whereas Ivanhoe Cambridge became, directly or indirectly through affiliates, the sole owner of the Galeries d'Anjou shopping centre.

Nelmar Group

Acted for the shareholders of Nelmar Security Packing Systems Inc., Plastixx Extrusion Technologies Inc. and Plastixx FFS Technologies Inc. in the sale of their 100% interest to Balcan Plastics Ltd., a subsidiary of BDT Capital Partners.

Fédération des Caisses Desjardins

Acted for Fédération des Caisses Desjardins in connection with the cross-border restructuring of Cirque du Soleil under the *Companies' Creditors Arrangement Act* and Chapter 15 of the U.S. Bankruptcy Code as well as the implementation of cash management arrangements and other facilities.

Minto Apartment Real Estate Investment Trust

Acted for Minto Apartment Real Estate Investment Trust (REIT) in the $268-million acquisition from Rockhill Apartments Inc. of a multi-residential rental property comprising 1,004 suites in Montréal, Québec. The REIT, which co-acquired the property with Investors Real Property Fund, is the asset and property manager for the co-tenancy and is earning fees for these services.

Claridge IC Properties, Limited Partnership

Acted for Claridge IC Properties, Limited Partnership in a joint venture in connection with Les Loges St-Nicolas, located in Lévis, on the south shore of Québec City. This ground-up development is expected to comprise 8 phases totalling 850 condo-style rental apartments for a development cost exceeding C$250 million.

RECOGNITIONS

The Best Lawyers in Canada—Project Finance Law

INSIGHTS

Doing Business in Canada 2023, contributor
Nov. 14, 2023

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Moderator, OpenForumOuvert Communications, Journées stratégiques sur les baux commerciaux, “Intégration des critères ESG dans le bail commercial”; Montréal, QC
May 15, 2023

« Deux ans de pandémie : quels lendemains pour l’immobilier commercial? », co-author
May 19, 2022

Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, ‘Real Estate Law’; Montréal, QC; February 25-26, 2022
Feb. 26, 2022

Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, ‘Real Estate Law’; Montréal, QC; June 12-13, 2021
June 13, 2021

EDUCATION

Université de Sherbrooke, LLB (Dean’s List, Heenan Blaikie Award for Excellence in Labour Law), 2009
Université de la Réunion (France), 2008

COMMUNITY INVOLVEMENT

Canadian Bar Association, Real Estate Section, Montréal Executive Committee
CREW M, Strategic Planning Committee