DAVIES



Florence Simard

Partner

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Expertise

Mergers and Acquisitions
Real Estate
Infrastructure

Bar Admissions

Québec, 2011

Known for her efficiency and strong business sense, Florence advises Canadian, U.S. and international clients on a variety of complex corporate transactions.

Florence's practice focuses on mergers and acquisitions, joint venture agreements as well as various real estate and infrastructure investments and dispositions. Florence advises on complex and high-profile cross-border and domestic transactions for a wide variety of clients across diverse industries, including entrepreneurs, private equity funds, pension funds and other institutional investors.

Florence serves on the board of directors for Préma-Québec and is chair of both the Montréal Student/Stagiaire Recruitment Committee and the Montréal Student/Stagiaire Evaluation Committee at Davies.

Representative Work

PSP Investments

Acting for **PSP Investments** as a co-purchaser in the acquisition of H&R REIT's assets valued at approximately $6.7 billion alongside other co-purchasers including funds affiliated with Blackstone Real Estate and Crestpoint Real Estate Investments. As part of the transaction, PSP Investments and Crestpoint are acquiring the Canadian industrial properties in H&R REIT's portfolio.

PSP Investments

Acted for **PSP Investments** in its acquisition of 49% of the Class B interests held by an affiliate of Pattern Energy Group LP in the 271.4 MW Gulf wind project located in Kenedy County, Texas.

Long Span Partners, LLC

Acted for the shareholders of **Risk Control Technologies Inc.,** Toronto-based leading provider of risk management and loss control solutions to the insurance industry, in the sale of a 100% interest to Duck Creek Technologies Inc.

Bit Digital, Inc.

Acted for Nasdaq-listed **Bit Digital, Inc.** in its acquisition of Enovum Data Centers Corp., a Montreal-based owner, operator, and developer of high-performance computing datacenters.

Spring Lane Capital

Acted for **Spring Lane Capital**, a private equity firm that provides growth financing to Cleantech companies in the Advanced Energy, Waste, Water and Food markets, in its investment in an urban agricultural-tech company Belle Spring Farms Inc.

Power Energy Corporation

Acted for **Power Energy Corporation,** a subsidiary of Power Corporation of Canada, in its investment in the Lion Electric Company.

Hydro-Québec

Acted for **Hydro-Québec** in connection with the development and construction of an electrolyzer facility with a capacity of approximately 90 MW, making it one of the most powerful electrolyzers in the world to produce green hydrogen.

Enovum Data Centers Corp.

Acted for **Enovum Data Centers**, a wholly-owned subsidiary of Bit Digital, Inc., in the

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acquisition of land and a building for a build-to-suit 5MW Tier 3 data center expansion project in Pointe-Claire, Quebec, known as MTL2, for CAD $33.5 million.

Power Energy Eagle Creek, LLP

Acted for a joint venture of **Power Energy Corporation**, a subsidiary of Power Corporation of Canada, and **Claridge Inc**. in the sale of their majority interest in Eagle Creek Renewable Energy, LLC, an operator of 63 hydropower facilities in the United States, representing 216 MW of capacity.

Novacap Management Inc.

Acted for **Novacap Management Inc.** in connection with the formation and fundraising of Novacap TMT IV, L.P. and Novacap International TMT IV, L.P., a $375-million private equity fund in the technology, media and telecommunications (TMT) sector in Canada.

Alstom Transport Canada Inc.

Acted for **Alstom Transport Canada Inc.** in its role as lead member of a consortium that is providing rolling stock, signalling services and operation and maintenance services, as part of the construction and operation of a new automated light rail transit system in the Greater Montréal Area. This $6.3-billion infrastructure project (its original estimated cost) is the largest public transit project undertaken in the Province of Québec in the last 50 years.

PSP Investments

Acted for **PSP Investments** in its strategic initiatives with Pattern Energy Group Inc., including (i) the acquisition of a 9.9% interest in Pattern Energy; (ii) the joint venture between PSP and Pattern Energy to co-invest in various renewable projects; (iii) the joint acquisition with Pattern Energy of a 51% and 49% interest, respectively, in the 179 MW Meikle wind project in British Columbia and the 143 MW Mont Sainte-Marguerite wind project in Québec; and (iv) the acquisition of 49% of the Class B interests held by Pattern in the Panhandle 2 wind project in Texas.

Power Energy Corporation

Acted for **Power Energy Corporation** in its acquisition of Nautilus Solar Energy, LLC, a leading U.S. solar developer and asset manager, from management and Virgo Investment Group.

PSP Investments

Acted for **PSP Investments** in its acquisition, through a joint venture, of a portfolio of 1750 single family rental homes.

PSP Investments

Acted for **PSP Investments** in its acquisition of 49% of the Class B interests held by an affiliate of Pattern Energy Group LP in the 324.3 MW Broadview wind project located in Curry County, New Mexico, and Deaf Smith County, Texas.

PSP Investments

Acted for **PSP Investments** in its acquisition of a 49% interest from an affiliate of Pattern Energy Group LP in the 138 MW St. Joseph wind project located in Manitoba.

National Bank of Canada

Acting for **National Bank of Canada** with its $100-million acquisition of an undeveloped 135,000 square foot property in downtown Montréal and in connection with the C$500-million construction thereon of its new head office in Montréal, the

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most important new office building development in the city in the past 25 years.

PSP Investments
Acted as lead counsel for **PSP Investments** in (i) its sale to TCorp of a 49% undivided ownership interest in eight hydroelectric generating facilities located on the Abitibi, Seine, Rainy and Winnipeg rivers in the province of Ontario and the Raft Lake, Kettle Falls and Squirrel Falls control dams and 140 km of transmission lines and control systems for these generating facilities, and (ii) the negotiation of the management and co-ownership agreements between the partners.

PSP Investments
Acted for **PSP Investments** with its acquisition of a minority interest in the 100 MW Belle River wind farm located near Chatham-Kent, Ontario.

First Capital Realty Inc.
Acting for **First Capital Realty Inc.** in connection with the redevelopment, in multiple joint ventures, of Centre Commercial Wilderton, a mixed-use project for a major shopping complex in Montréal, which will include commercial spaces, a retirement residence and a residential tower.

National Bank of Canada
Acted for **National Bank of Canada** with the sale to Kevric of the class-A downtown Montréal building, located in the Quartier International neighbourhood, where the National Bank's head office is currently located.

PSP Investments
Acted for **PSP Investments** in its acquisition of a 49% Class B interest in the Stillwater Wind Project, an 80 MW operating wind energy project located in Stillwater County, Montana.

Claridge Real Estate Inc.
Acting for **Claridge Real Estate Inc**. in the acquisition of a 95 acre site in Ottawa (Ontario), and the development thereon of a multi-use project including 647 single family and townhouse lots, a 230 residential project, a school site and public parks, in joint venture with Regional Group and Palomino Capital.

Claridge IC Properties 2, Limited Partnership
Acted for **Claridge IC Properties 2, Limited Partnership** in the acquisition and redevelopment of an approximately C$50 million residential project in downtown Montreal on an 11,350 square foot property, in joint venture with Omnia Technologies Inc.

First Capital Realty Inc.
Acted for **First Capital Realty Inc.** in the refinancing with an institutional lender of 5 commercial properties in Montréal and Québec.

Claridge Inc.
Acted for **Claridge IC Properties, Limited Partnership,** with the development, in its joint venture with Pur Immobilia, of the Lum Pur Fleuve project in Brossard, on Montréal's South Shore.

Novacap Industries III, L.P.
Acted for **Novacap Industries III, L.P.** in connection with the sale to Arlon Capital Partners of its interest in Idaho Pacific Holdings, Inc. and AgraWest Foods Ltd., manufacturers of dehydrated potato products.

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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.

Media Experts M.H.S. Inc.

Acted for the shareholders of **Media Experts M.H.S. Inc.** in connection with a sale of a majority interest to Interpublic Group of Companies Canada, Inc.

Felda Global Ventures Holdings Sdn. Bhd.

Acted for Malaysia's **Felda Global Ventures Holdings Sdn. Bhd.,** one of the largest palm plantation operators in the world, in its sale of eastern Canada's largest oilseed processing plant to Viterra Inc. for $190 million.

Carbonleo Real Estate Inc.

Acting for **Carbonleo Real Estate Inc.** in connection with the Quartier Royalmount major mixed-use development project at the intersection of Highways 15 and 40 in Town of Mount Royal, in Montréal.

Bank of Montréal

Acted for **Bank of Montreal**, **Canadian Imperial Bank of Commerce, JPMorgan Chase Bank** and a syndicate of ten banks in connection with the extension, amendment and increase of Gildan Activewear Inc.'s revolving credit facility to US$1.2 billion.

Black Property Holdings L.P.

Acted as counsel to a limited partnership, the direct and indirect partners of which include The Cadillac Fairview Corporation Limited and Ontario Teachers' Pension Plan Board, in connection with a $155-million construction loan by The Toronto-Dominion Bank for the construction of Deloitte Tower, a multi-purpose state-of-the-art tower to be constructed in a historic and high profile part of downtown Montréal, Québec.

TransMontaigne Inc.

Acted as Canadian counsel to **TransMontaigne Inc.,** a US oil pipeline and terminal company, in connection with the sale of Canterm Canadian Terminals Inc., a company with two distribution terminals for the storage and handling of refined products in Montréal and Québec City, to Royal Vopak, the world's largest independent liquid bulk tank storage service by capacity.

The Cadillac Fairview Corporation Limited and Ivanhoé Cambridge (CFIC Pointe-Claire L.P.)

Acted for **The Cadillac Fairview Corporation Limited** and **Ivanhoé Cambridge** in connection with their joint venture for the acquisition of a 58-acre real estate property in the City of Pointe-Claire, Québec.

Claridge Inc.

Acted for **Claridge Inc.** in connection with the sale of its assets of Circle Foods, LLC, a producer of specialty food products, to Tyson Foods, Inc.

Waste Management of Canada Corporation

Acted for **WM Québec Inc.**, an affiliate of Waste Management, Inc., a leading provider

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of comprehensive waste management services in North America, in connection with the acquisition of the RCI Group, the leading integrated waste management group in the Province of Québec.

Coinamatic Canada Inc.

Acted for the shareholders of **Coinamatic Canada Inc.** in connection with the sale of the company to Wash Multifamily Laundry Systems, a portfolio company of Chicago-based CHS Capital.

Oxford Properties Retail Limited Partnership and Montez Core Income Fund Limited Partnership

Acted for **Oxford Properties Retail Limited Partnership** and **Montez Core Income Fund Limited Partnership** in connection with their $220.25-million acquisition of the *Les Promenades de L'Outaouais* shopping centre in Gatineau, Québec.

Twin Rivers Technologies - Entreprises de Transformation de Graines Oléagineuses du Québec Inc.

Acted for **Twin Rivers Technologies - Entreprises de Transformation de Graines Oléagineuses du Québec Inc.**, a subsidiary of Felda Global Ventures Holdings Sdn Bhd of Malaysia, in connection with its joint venture with Bunge North America to create Bunge ETGO L.P.

CSX Transportation, Inc.

Acted for **CSX Transportation, Inc,** one of the largest railway companies in North America, in connection with its development of an intermodal terminal and other infrastructure projects in the Province of Québec.

Sigdo Koppers

Acted as Canadian counsel to **Sigdo Koppers**, a Chilean industrial engineering conglomerate, in connection with its US$790-million acquisition of Magotteaux Group, a Belgian mining and cement services company.

Novacap Industries III, L.P.

Acted for **Novacap Industries III, L.P,** a leading Canadian private equity and venture fund, in connection with its US$87-million acquisition of Idaho Pacific Holdings, Inc. and its Canadian and U.S. subsidiaries.

Industrial Alliance Insurance and Financial Services Inc.

Acted for **Industrial Alliance Insurance and Financial Services Inc.** and **Hydro-Québec Pension Fund** in connection with the acquisition from 2020 University Associates, LP and redevelopment of the 525,000 sq. ft. office tower located at 2020 University Street in Montréal, Québec.

Eurocopter Holding SAS

Acted for **Eurocopter Holding SAS**, a subsidiary of European Aeronautic Defence and Space Company EADS N.V., in connection with its acquisition of Vector Aerospace Corporation in a transaction valued at $635 million by way of a takeover bid.

Immobilier Carbonleo Inc.

Acted for **Société en commandite BB, Nouveau DIX30 II S.E.C. and Immobilier Carbonleo Inc.** in the acquisition and financing of a 50% interest in Quartier DIX30 and the transfer of its management to Immobilier Carbonleo Inc.

Novacap Management Inc.

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Acted for **Novacap Management Inc.** in connection with the formation and fundraising of Novacap Industries IV, L.P. and Novacap International Industries IV, L.P., a $425-million private equity fund focusing on the industrial and manufacturing sectors, as well as in services, distribution and retail sales platforms. The fund had a $300-million initial closing.

PSP Investments

Acted for **PSP Investments** in the sale of its interest in an industrial property located at 7900 Airport Road in Brampton, Ontario, to Unilever Canada Inc.

Recognitions

Lexpert Rising Stars
Leading Lawyers 40 and Under
2022

Lexpert Special Edition
Infrastructure

Lexpert (CLLD)
Mergers and Acquisitions

Best Lawyers Canada
Mergers and Acquisitions; Real Estate Law

External Engagements

Speaking Engagement
John Molson Executive Centre, “Real Estate Law”; Montréal, QC
May 2, 2024

Article
« Deux ans de pandémie: quels lendemains pour l’immobilier commercial?», co-author
May 19, 2022
Premières en affaires, Spring 2022, p. 42-43 (In French)
Download Article

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

Insights

Davies Lawyers Recognized by *Best Lawyers*
Sep 3, 2026

Lexpert Affirms Davies’ Position as a Leading Firm
Mar 17, 2026

Education

University of Western Ontario, JD, 2010
Université Laval, LLB (with Great Distinction), 2009

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Québec, 2011

Board Memberships

Préma-Québec, board of directors