

## Commercial Real Estate

When the stakes are high, top real estate players across Canada and the US turn to our team. Our sights are always on the deal as we fearlessly tackle issues and negotiate agreements that work.

Complex transactions involving significant properties and portfolios call for a team with broad expertise in tax, mergers and acquisitions, project finance, capital markets and environmental law. Whatever kind of challenge you're taking on – acquisition, disposition, joint venture, financing, construction and development, or creating a REIT – you can count on us for agility and speed, grounded in deep experience.

We've forged long-standing relationships with many of the largest and most sophisticated institutional real estate investors and developers. And we advise most of the country's largest pension funds and institutional investors, both domestically and internationally. Immersing ourselves in your issues, we make complicated legal situations clear, pay close attention to the details and help you build a sound strategy for what comes next.

### REPRESENTATIVE WORK

#### **Dollarama L.P.**

Acting for Dollarama L.P. with its acquisition of lands in the Calgary metropolitan region, Alberta for a total cash consideration of C\$46,700,000. Such lands will be used to build a warehouse and second distribution centre to service stores in Western Canada. The construction of the logistics hub, excluding land acquisition costs, is currently anticipated to require total capital expenditures of approximately C\$450,000,000.

#### **Claridge IC Properties 4, Limited Partnership**

Acted for Claridge IC Properties 4, Limited Partnership with the acquisition, in a joint venture with Colonnade Bridgeport, of a property in the City of Ottawa, for the purposes of the development of a residential project comprising approximately 127 rental units.

#### **Cominar Real Estate Investment Trust**

Acted for Cominar Real Estate Investment Trust with the sale of a property located at 975 St-Joseph Blvd. in Gatineau, Québec, to the City of Gatineau.

#### **Canada Pension Plan Investment Board**

Acted for Canada Pension Plan Investment Board, as selling unitholder, in connection with an aggregate \$75 million public treasury and secondary offering of Primaris REIT units. The units sold by CPPIB were acquired on the exchange of \$50 million aggregate face value of 6.25% preferred units exchangeable into Primaris REIT units that were received as consideration in connection with the sale of its 50% interest in the Les Galeries de le Capitale mall in Quebec City to a subsidiary of Primaris REIT.

#### **Oxford Properties Group and Canada Pension Plan Investment Board**

Acted for Oxford Properties Group and Canada Pension Plan Investment Board in its C\$325-million sale of Les Galeries de le Capitale, a super regional enclosed shopping centre located in Quebec City, to Primaris Real Estate Investment Trust.

# DAVIES

## RECOGNITION

“Davies is that rare group of professionals that are both experts in the law and in our business. There is a customized and focused approach to everything they do.”

*Legal 500 Canada 2020*

*Chambers Canada: Canada’s Leading Lawyers for Business*

- Real Estate: Nationwide
- Real Estate: Ontario
- Real Estate: Québec (Band 1 firm)

*The Legal 500 Canada—Real Estate (Tier 1 firm)*

*The Canadian Legal Lexpert Directory*

- Property Development: Montréal (Most Frequently Recommended firm)
- Property Development: Toronto
- Property Leasing: Toronto and Montréal