



Mylène Nadeau

Partner

Office

Montréal

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514.841.6571

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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

Canada Growth Fund

Acting for Canada Growth Fund and Canada Growth Fund Investment Management Inc. with an equity investment of US\$25 million in Nouveau Monde Graphite Inc., an integrated Québec-based company specializing in graphite mining and processing. This investment marks CGF's first transaction in critical minerals sector and its first direct investment in Québec.

PPG Industries Inc.

Acted as Canadian counsel to PPG Industries Inc. in the US\$550-million sale of 100% of its architectural coatings business in the U.S. and Canada to American Industrial Partners.

eStructure Data Centers

Acted for eStructure Data Centers, Canada's leading data centre platform, in connection with Fengate Asset Management's record-breaking C\$1.8-billion investment transaction. This deal won Digital Infrastructure Acquisition of the Year at the IJInvestor Americas Awards 2024.

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.

Laurentian Bank of Canada

Acting for LBC Capital inc. in Chrono Aviation's restructuring under the *Companies' Creditors Arrangement Act* proceeding.

The Canada Life Assurance Company

Acted for The Canada Life Assurance Company and its affiliates with the

DAVIES

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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.

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.

RECOGNITIONS

Chambers Canada: Canada's Leading Lawyers for Business—Real Estate: Québec

The Best Lawyers in Canada—Project Finance Law; Real Estate Law

INSIGHTS

OpenForumOuvert Communications, Journées stratégiques sur les baux commerciaux, "Flexibilité des baux dans la location de bureau : perspectives des locateurs et des locataires"; Montréal, QC

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May 13, 2024

John Molson Executive Centre, "Real Estate Law"; Montréal, QC

May 02, 2024

Doing Business in Canada 2023, contributor

Nov. 14, 2023

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

BOARD MEMBERSHIPS

Ruelle de l'avenir, Board member

COMMUNITY INVOLVEMENT

Canadian Bar Association, Real Estate Section, Montréal Executive Committee

CREW M, Strategic Planning Committee