DESIGNING TOMORROW'S
REAL ESTATE!



GROUPE
DEVIMCO™



GROUPE

DEVIMCO[MC]




A DESTINATION
WHERE PEOPLE COME
TOGETHER TO LIVE,
WORK AND PLAY.

Redefining the future of real estate

As a leader in real estate development in Quebec, Groupe Devimco has been designing and creating unique and mixed-use living environments for more than 30 years.

OUR VISION

Groupe Devimco is a pioneer in developing and implementing integrated projects. Its mission is to offer added value to all its clients by enhancing neighbourhoods, creating living environments and outstanding destinations where people come together to live, work and play.

United by passion, our team cultivates an innovative mindset in real estate



Groupe Devimco relies on a team of visionaries committed to the collective success of each project as a whole and in the smallest details. It's experts combine a hundred specialized professions to make every project a success and ensure complete customer satisfaction.

Groupe Devimco works at all pivotal stages of development and management through its three autonomous divisions.



DEVIMCO®

IMMOBILIER

All of Groupe Devimco's projects go through the acquisition and development phase, which is handled by Devimco Immobilier. This division designs and implements residential, commercial, business and recreational real estate projects. It is also responsible for the marketing, sales and customer service of condos, as well as residential, commercial and office rentals.

Groupe Devimco has its own division responsible for customer service for residents, merchants and business enterprises in its real estate complexes.

Operating since 2013, Groupe Devimco's customer service team is dedicated exclusively to ensuring an impeccable level of quality at every stage of real estate acquisition. The department is composed of a solid team of over 20 professionals whose focus is to offer you an exceptional buying experience.



Groupe Devimco relies on its own construction division, dedicated exclusively to the management and execution of projects, ensuring that the group's standards of quality and excellence, on which its reputation is based, are met. This division brings together the teams responsible for estimation, preconstruction, health and safety on construction sites, site management and quality assurance.

DEVIMCO™

GESTION IMMOBILIÈRE

This division brings together the teams responsible for the management of our commercial, office and residential rental buildings. Projects at Devimco are therefore fully supported over the long term. Over the years, the Devimco Gestion Immobilière division has ensured that each building is well maintained and managed in order to guarantee tenants' satisfaction by promoting harmonious living environments.

Groupe Devimco has its own division responsible for customer service for residents, merchants and business enterprises in its real estate complexes.

MANAGEMENT OF RESIDENTIAL PROJECTS

All of Devimco's residential rental projects are fully managed by a dedicated team in order to provide comprehensive, easily accessible and professional services to its tenants.

COMMERCIAL AND OFFICE MANAGEMENT

The success of your business and your business site is always our priority. To offer a flawless customer experience to its tenants, Groupe Devimco manages all of its commercial and office buildings.



THE PARTNERS



Serge Goulet
President

Serge Goulet, a seasoned entrepreneur, founded his first company specializing in the commercial sector in 1988. He then began a remarkable career in the real estate industry. After having built several shopping centres with institutional partners in Quebec, he created Devimco Immobilier in 1997. In the early 2000s, the company built Quartier DIX30 in Brossard, the first project of its kind in Canada. It quickly became the second largest lifestyle centre in the country, attracting over 23 million visitors per year. In 2008, Devimco set out to conquer Montreal's residential market with District Griffin, a mixed-use project that completely revitalized the Griffintown neighbourhood. Always on the lookout for emerging trends, in 2013 Serge Goulet undertook the Solar Uniquartier project, the first transit-oriented development (TOD) in Quebec.

Renowned for his bold vision of the real estate industry, Mr Goulet made Groupe Devimco into an innovative company specializing in the construction of multi-purpose complexes that integrate offices, shops, residential units (condominiums and rental apartments), greenery and recreational spaces.

Mathieu Jobin
General director and partner

Mathieu Jobin currently holds the position of General Director and Partner at Groupe Devimco. A lawyer by training, Mr Jobin worked in private practice in Quebec City where he mainly practised real estate and business law, as well as funding structure. In 2003, he left private practice to join the world of real estate development. In December 2012, he founded Devimco Immobilier with Serge Goulet. Throughout his career, Mr Jobin has contributed to the development of several real estate complexes across the province, but especially in the Greater Montreal area. Thus, he was one of the leading players to initiate the DIX30 project in Brossard and District Griffin in downtown Montreal. Today, Groupe Devimco carries out complex development projects focused on mix usage, such as Solar Uniquartier on the South Shore of Montreal, MAA on the site of the first gym in North America and Maestria in the heart of Quartier des spectacles.

Mr Jobin manages Groupe Devimco real estate projects, and oversees business relations with partners and stakeholders. His expertise, combined with Mr Goulet's determination and experience, allows Groupe Devimco to be a leader in the real estate industry across Quebec and Canada.



Laurent Messier
Chief executive officer and partner

Laurent Messier joined the Devimco Immobilier team in 2014. With more than 15 years of experience in finance, he manages partnerships, finances, budgets and transactions. Holder of a Bachelor's degree in business administration and a graduate degree in public accounting from HEC Montréal, he obtained the chartered accountant and chartered business valuator designations from York University.

As an expert in consulting services, he worked for nearly 10 years with senior business executives, offering his expertise in business acquisition, fair market value and restructuring.





James Goulet
Partner

Having joined the Devimco team in 2013, James Goulet has participated in the development of numerous projects across all departments of the company. This allowed him to develop an excellent overview of Devimco. Since 2019, he has been evaluating potential sites for new projects. Recognized for his leadership, he brilliantly leads a variety of multidisciplinary teams in developing them. Holder of a Bachelor's degree in Business Administration from l'Université de Sherbrooke, he represents the interests of the company with municipalities. Mr Goulet plays a key role in the expansion of Groupe Devimco.

Successful achievements

Groupe Devimco has established itself as the driving force behind emblematic real estate developments in Quebec such as District Griffin, Solar Uniquartier, Quartier Dix30 and Maestria Condominiums. These vibrant hubs where thousands of residents, workers and visitors converge every day have forged the company's reputation for excellence.





What makes us different

At Groupe Devimco, we make it a point of honour to keep our promises and ensure that each of our projects is brought to successful completion. We have the expertise to carry out mixed-use real estate projects involving major players in retail, business and residential, for purchase and rental.

When dealing with complex, multi-partner projects, our excellence has tangible results. Devimco has mastered the art of delivering large-scale, mixed-use projects and centralized commercial destinations. We are constantly innovating and striving for excellence in the Canadian real estate industry.

Groupe Devimco works at all pivotal stages of development and management through its three divisions: Devimco Immobilier, Édyfic Construction and Devimco Gestion Immobilière.



Strong community involvement

Groupe Devimco is committed to the well-being of the communities where the company carries out its projects. That's why we are making every effort to bring about positive change.

In 2021, due to the worldwide COVID-19 pandemic and growing international awareness of the dangers of viral diseases, Groupe Devimco decided to officially support the Jewish General Hospital Foundation to create a new research centre specifically dedicated to infectious diseases. Lead by Dr. Karl Weiss, a world-renowned specialist, this centre will provide Quebec with a powerful research hub in the field of communicable diseases. Groupe Devimco and its partners have already raised and donated over $425,000 to the Foundation.

For the last two years, Groupe Devimco has also supported Fondation Tel-jeunes through a golf tournament fundraising event. For 2020, Groupe Devimco is proud to have exceeded not only the sum of $169,000 raised in 2019, but also the goal of $200,000 set when COVID-19 was not yet a part of our lives. In 2022, Groupe Devimco co-chaired the renowned Lobster Lunch, the largest business lunch in Canada, with a record 743 tickets sold. The event helped raised nearly $1M, enabling the teenagers of today and tomorrow to access free and confidential services at all times.

In 2019, Devimco Immobilier, the Fonds immobilier de solidarité FTQ and Fiera Immobilier, partners in the Square Children's real estate project, announced a $300,000 donation to the Montreal Children's Hospital Foundation to support the research activities and highly specialized care provided by this internationally renowned pediatric centre.

Eco-responsible development

Each Groupe Devimco project adopts a philosophy that balances splendor and simplicity, that is pleasing and in harmony with the surrounding nature and its ecosystems. Bringing creativity, innovation and boldness together to design living spaces for future generations.

OUR ENVIRONMENTAL COMMITMENT

At Groupe Devimco, we share values that promote environmental commitment. We therefore work towards a sustainable future by minimizing the ecological footprint of our projects. Our real estate projects now integrate LEED certified buildings and state-of-the-art green technologies such as green roofs, charging stations for electric vehicles, LED lighting and rainwater harvesting. This approach ensures maximum energy efficiency.

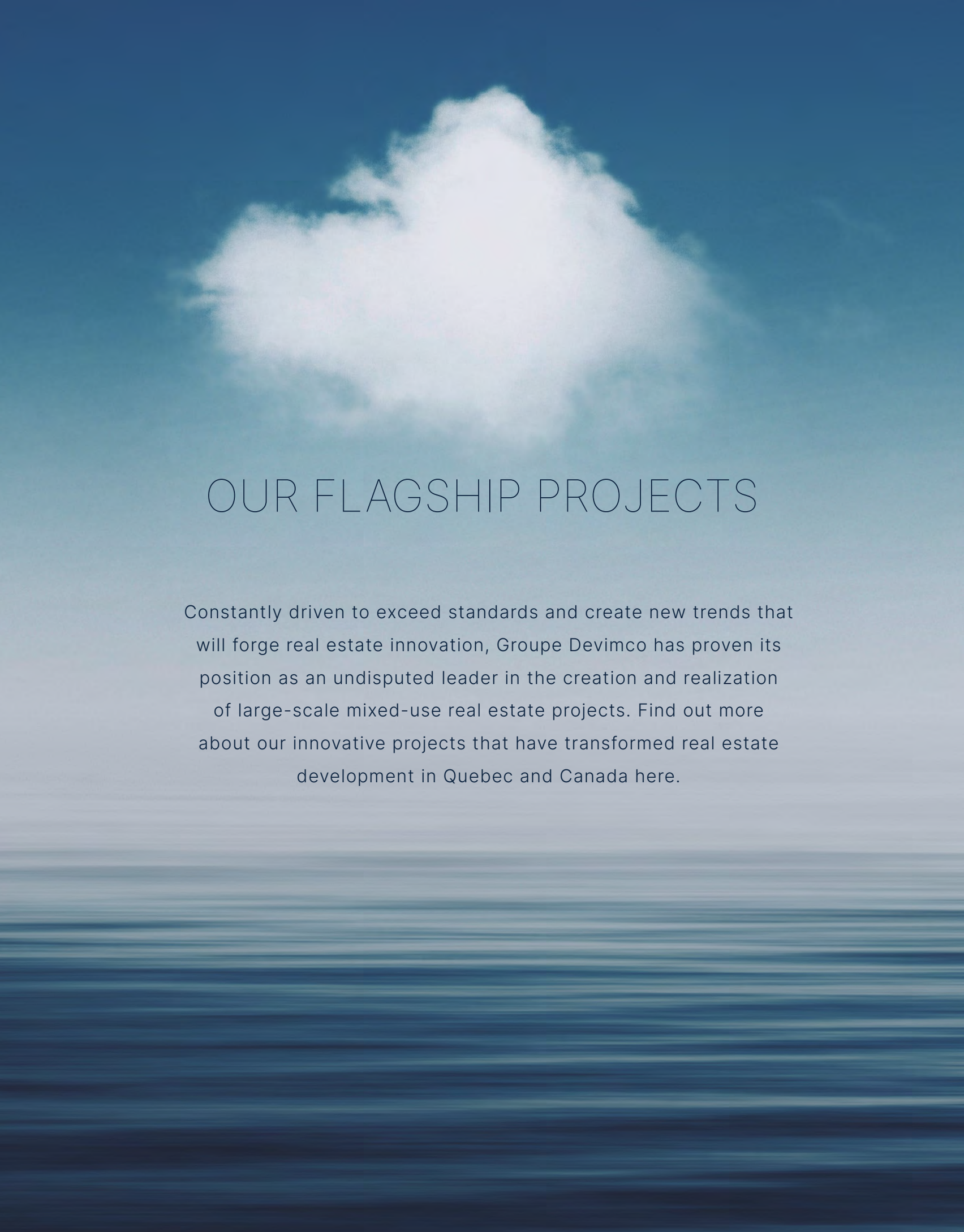
PRIORITIZING GREEN SPACES AND SUSTAINABLE TRANSPORTATION

Groupe Devimco's projects promote the integration of parks and green spaces for residents, workers and visitors. We also focus on green and active modes of transportation by integrating cycling and pedestrian paths into our projects. In addition, we select locations that offer direct access to public transit, such as the metro network, bus lines and the train (REM).



OUR MAJOR ACHIEVEMENTS

Groupe Devimco is a pioneer in the development and implementation of integrated projects. Our mission is to offer real added value by revitalizing neighbourhoods and creating living environments and exceptional destinations where people converge to live, work and play.



OUR FLAGSHIP PROJECTS

Constantly driven to exceed standards and create new trends that will forge real estate innovation, Groupe Devimco has proven its position as an undisputed leader in the creation and realization of large-scale mixed-use real estate projects. Find out more about our innovative projects that have transformed real estate development in Quebec and Canada here.



MAESTRIA®

CONDOMINIUMS

MAESTRIACONDOS.COM

LEVIC'S GALA 10 YEARS
"Project of the decade"

GALA SKY 10 HIGH ASS
PROJET DE LA DÉCENNIE 2022
LEVIC

CATEGORY
Construction & Real estate

2021 Lauréat Platine
GRANDS PRIX DU DESIGN

Maestria, the largest mixed-use residential project in the province, features two 58 and 61-storey towers and a suspended skybridge. The highest residential skybridge ever built in Quebec, will be erected on the 26th and 27th floors, overlooking the Place des Festivals in the heart of the district. With its museums, theatres and galleries, the Place des Festivals has the highest concentration of arts and culture in North America.

The project offers more than 40,000 square feet of common areas, a commercial centre and over 1,000 units including studios, condos and penthouses designed with spectacular contemporary interior architecture.

The project's architecture is itself an homage to the Quartier des Spectacles. The units offer residents a luxurious oasis of tranquillity, a private suite in the midst of a vibrant neighbourhood.

Get a front-row seat

QUARTIER
DES SPECTACLES,
MONTREAL



MAA™

CONDOMINIUMS & PENTHOUSES

A building with a remarkable history





GOLDEN SQUARE MILE, MONTREAL

GROUPE DEVIMCO



MAACONDOS.COM

Architizer
A+AWARDS
WINNER
2021

2022 Gold
GRANDS PRIX
DU DESIGN

Built in the heart of the Golden Square Mile, a neighbourhood that has shaped Montreal's history, the outstanding new MAA building is worthy of its rich past. Located in the heart of Montreal's business district, the MAA project has every service at its doorstep: the top restaurants, chic retailers, major banks and museums.

Capturing the spirit and prestige of the legendary MAA Sports Club, which opened in 1905, it is designed with the finest materials and achieves a perfect harmony with its historical features. Exclusive yet welcoming, this high-end project constitutes a monument to the past and is a worthy new addition to the neighbourhood's history.

With a refined architecture of unrivalled luxury, the project features 300 high-end units including condominiums and penthouses.

Designed for a discerning clientele seeking distinction and prestige, MAA Condominiums & Penthouses offers stunning facilities in a warm and upscale environment set apart from the urban bustle. Amenities include a Scandinavian spa, hammam, sauna, relaxation areas, third floor outdoor terrace, wine bar, gym and all the existing facilities of the legendary MAA Sports Club.

MAA Condominiums & Penthouses offers an exceptional environment for an elite clientele.

The flagship project for the neighbourhood of tomorrow

A tribute to the historical and cultural heritage of the iconic Radio-Canada tower site, Auguste & Louis Condominiums is located in the heart of Quartier des lumières, the first neighbourhood in Canada to obtain FITWEL certification. This new residential site, developed in two phases and totalling close to 500 units, has become an enviable highlight in this sought-after area of the city thanks to its proximity to transportation, its harmony with nature and its sense of community.

Located at the foot of the majestic Jacques-Cartier Bridge, Auguste & Louis Condominiums invite you to enjoy large and innovative living spaces. It offers a unique lifestyle and experience that residents will enjoy in the numerous common areas as well as in the comfort of their private space. In a true ode to architecture, the building's designers have achieved a harmonious refinement, combining raw materials, clean lines and colour accents that evoke the chromatic range of light.

Auguste & Louis™
CONDOMINIUMS

AUGUSTEETLOUISCONDOS.COM



QUARTIER
DES LUMIÈRES,
MONTREAL



GRIFFINTOWN,
MONTREAL

PRIX HABITAT DESIGN.

WELLINGTON™
Sur le Bassin

A signature project

The only project facing the basin and bordered by a park, Wellington sur le Bassin was built on Wellington Street, the main axis of Griffintown and a street whose roots are deeply intertwined with the neighbourhood's history. In addition to the basin and the canal, a new municipal park is being built at the very heart of the project's development. Designed as a multifaceted glass prism set on a backdrop of greenery, the project is strategically positioned to provide spectacular panoramic views and perpetual sunlight.

This new icon of the city showcases Devimco Immobilier's boutique collection of condos and penthouses, embodying an art of living that is refined yet relaxed. This sumptuous living environment was designed to meet the expectations of a discerning clientele looking for a distinctive touch of elegance.

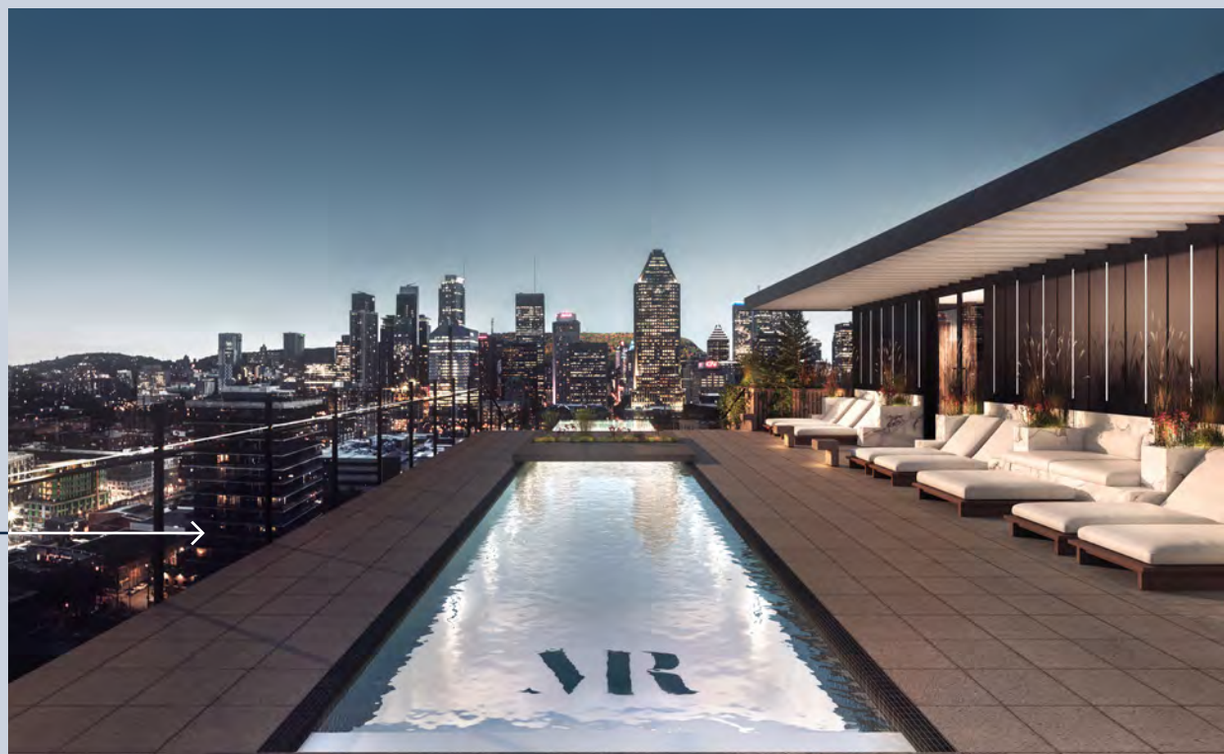
WELLINGTONCONDO.COM

MARYROBERT

CONDOMINIUMS

Condos with character

At the end of Peel Street and near the access to the Bonaventure Expressway, marking the entrance to Montreal and Griffintown, the MaryRobert Condominiums project takes the form of two towers in perpetual interaction. Their singular and innovative style forms a striking figure on the Montreal landscape. Highlighting both light and dark architecture, the project features some 500 upscale and refined condominiums.



GRIFFINTOWN, MONTREAL



MaryRobert is an iconic and exceptional building complex. This residential project is designed for people who love the metropolis and the Griffintown neighbourhood. On the ground floor of the project is a 23,000-square-foot commercial centre intended to add to the quality of life and enhance the urban vitality of the neighbourhood. MaryRobert is also located near the future Griffintown REM station.

In March 2018, Groupe Devimco launched an invitational competition to integrate a 62-metre-high work of art on the glass of MaryRobert Condominiums' balconies. The jury of experts selected a piece by René Derouin, a multidisciplinary Montreal artist whose work is known in Quebec, Canada and abroad.

MARYROBERTCONDOS.COM



GRIFFINTOWN,
MONTREAL

ST
ANN®
- APARTMENTS -

A peaceful oasis in the heart of Griffintown

Located right beside Faubourg-Sainte-Anne Park in Griffintown, St Ann features 206 new and modern apartments with floor-to-ceiling windows. Aimed at tranquility and peace of mind, St Ann Apartments is ideal for couples, professionals and families looking for an oasis of tranquility close to the city centre. The residences, available for rental, include access to exceptional common areas, a vast coworking space in the historic building, electricity, heating, air conditioning, high-speed internet and appliances. With the Lachine Canal and bike paths just steps away, residents will experience a true haven of peace, with local businesses just steps away.

STANNAPPARTEMENTS.COM

L'HEXAGONE®

– APARTMENTS –

Hexagone Apartments features 575 contemporary rental living spaces (studio and 3½ to 5½). The project features modern common areas including an interior courtyard, two swimming pools, panoramic terraces with BBQ areas, a lounge and an urban chalet. Meeting the needs of an active and urban clientele, the two residential towers of Hexagone Apartments are situated above a commercial centre with access to a gym, a hair salon and a range of specialized services. The objective behind this innovative project is to offer true condo living in an all-inclusive rental formula.

The key to a simplified life



GRIFFINTOWN,
MONTREAL

HEXAGONEAPPARTEMENTS.COM

SQUARE
CHILDREN'S,
MONTREAL

A visionary project



ESTWEST®

CONDOMINIUMS

The ESTWEST condo project features a distinctive architectural signature and timeless lines. Inviting you into the heart of a truly unique environment, ESTWEST features an Eastern-inspired EST tower and a WEST tower reminiscent of the American West. Located in Square Childern's, at the corner of Rene-Levesque Boulevard West and Atwater Avenue, the project integrates gardens, commercial spaces and a common cultural and community centre. The result is a visionary and timeless development project. ESTWEST offers access to a world of elegance in a highly desirable downtown area and is part of an ambitious urban revitalization project in a historical neighbourhood.

ESTWESTCONDOS.CA

ALEXANDER®

APARTMENTS

A prestigious location in the city centre

A new and modern rental project developed in two phases, each offering studios, 3½, 4½, 5½ apartments and penthouses, Alexander Apartments is a key part of the ambitious Children's Square redevelopment. Offering a refined environment and an exceptional lifestyle, the project has inspiring living spaces incorporating a rooftop terrace with a pool and BBQ area, a magnificent urban chalet, panoramic views of Mount Royal and downtown, a gym, an indoor swimming pool, sauna and yoga room and more. The modern and luxurious rental spaces are the ideal solution for young downtown professionals looking for the simplicity of renting while enjoying the charms and attractions of condo life.

ALEXANDERAPPARTEMENTS.COM



VILLE-MARIE,
MONTREAL



SIR CHARLES™

CONDOMINIUMS

PRIX HABITAT DESIGN.

SIRCHARLESCONDOS.COM

A fantastic location

Sir Charles is a large-scale project located near the Longueuil–Université-de-Sherbrooke Metro station, just a few steps from the future cultural complex of the city of Longueuil. The first residential project to be built on this fantastic site, which will undergo complete redevelopment, Sir Charles is located in the heart of the vibrant South Shore and just minutes from downtown Montreal.

Rising 25 storeys high, the first phase of this project, consisting of two residential towers, features 336 elegant units, including studios, 1-, 2- and 3-bedroom condos and exclusive penthouses.

Sir Charles Condominiums offers impeccable common areas inspired by the stylish ambiance of the Brooklyn lifestyle. Its top-quality amenities include a gym with cardio and weight training areas, outdoor workout modules, a full-service Nordic spa, a pool with outdoor beds, a relaxation area with fireplace, BBQs, and even binoculars to enjoy the unparalleled views of the Jacques Cartier Bridge and the Eastern Townships.

LONGUEUIL, SOUTH SHORE



solar
UNIQUARTIER ®

Quebec's most forward-thinking development

BROSSARD,
SOUTH SHORE

Devimco Immobilier is shaping the future with the innovative Solar Uniquartier concept, Quebec's leading forward-thinking destination and largest integrated real estate project. The first development designed and built specifically for residents to live, work and play and the first Transit-Oriented Development (TOD) project to be established on the South Shore of Montreal.





When completed, the project will include:

- *More than 5 000 residential units*
- *Place de la Gare*
  a station that is part of the light rail transit (REM) project, providing direct access to downtown in 15 minutes and to the airport in less than 38 minutes
- *A vast green park*
  of more than 12,000 square metres
- *1.1 million square feet*
  of retail and office space
- *A hotel and conference centre*
- *A dynamic public square for events*
  across from the REM station, with a capacity of up to 5,000 people
- *At least six LEED-certified buildings*
  with green roofs and electric vehicle charging stations

SOLARUNIQUARTIER.COM



ORIA™

CONDOMINIUMS

A sparkling jewel nestled in greenery

Luxurious and elegant, Oria Condominiums offer all the high-end comforts that experienced buyers are looking for. It offers all the essentials of modern living in an outstanding setting.

ORIACONDOMINIUMS.COM

ORIA™

CONDOMINIUMS

A seal of prestige

Oria Condominiums is developed in two harmonious phases that are firmly rooted in the nature that surrounds it. Phase 1 features an intimate 14-storey tower with 158 units. Phase 2 offers 311 units across 15 and 18 floors. Both phases offer studio, 1- to 3-bedroom condos, penthouses and townhomes. With its white, black and anthracite lines, the building has two distinct dimensions that interact, infusing a gentle and stable feeling of freedom to the whole.

Oria Condominiums Phases 1 and 2 create a privileged setting enveloped by tranquil gardens and just a few steps from Solar Uniquartier's bustling streets in Brossard.



SOLAR UNIQUARTIER, BROSSARD

N·O·B·E·L®

CONDOMINIUMS

An iconic project, connected to the city.

An exclusive project overlooking Solar Uniquartier's Place de la Gare, Nobel Condominiums features more than 270 residential units in a contemporary 26-storey tower. Inspired by the traditional Nordic art of living, Scandinavian style and the Danish hygge lifestyle, these private spaces offer 1- to 3-bedroom studios, condos, and spacious penthouses.

The first complex directly connected to the REM, the tower and its commercial centre, focused on restaurants, is a hub connecting the city to the Solar Uniquartier community.

NOBELCONDOMINIUMS.COM

N·O·B·E·L®

APARTMENTS

Nobel Apartments offers a unique lifestyle, imbued with northern elegance and comfort, in an unparalleled living environment. Located at the entrance to Solar Uniquartier, this signature address is developed in the heart of a 28-storey multi-use complex with direct access to the REM and the new Université de Montréal campus via an interior walkway. Nobel Apartments offers 289 rental units: studios, 3 ½, 4 ½ and 5 ½ apartments.

NOBELAPPARTEMENTS.COM



SOLAR UNIQUARTIER, BROSSARD



SOLAR
UNIQUARTIER,
BROSSARD

MAGELLAN®
CONDOS

An exhilarating living environment

MAGELLANCONDOS.COM

Magellan Condos offers a living environment entirely designed to optimize every advantage of the Solar Uniquartier experience. It is a unique and forward-looking residential project, connected to the future REM station by an underground tunnel and offering 1- to 3-bedroom condos as well as magnificent penthouses.

Featuring unique architecture with clean, modern lines, this residential project will display a contemporary and stimulating colour palette. The three phases of the project will feature forward-looking and innovative buildings with cutting edge and multi-use living areas.



SOLAR
UNIQUARTIER,
BROSSARD

ÉOLIA™

Apartments

Freedom at your fingertips

PRIX HABITAT DESIGN.

Éolia Apartments is a unique rental complex specifically intended for the 50+ active living retirement community and featuring the best of what Solar Uniquartier has to offer. Designed to provide a superior quality of life, the project brings together rental studios, 3 ½, 4 ½, 5 ½ condominiums, townhomes and penthouses in a modern, secure setting surrounded by lush greenery. Freedom, comfort, serenity and beauty await you, with private gardens bordering the project, a thriving park with a dog area and Espace Explora located nearby.

EOLIAAPPARTEMENTS.COM

LUMEO®

- apartments -

Live in the heart of a vibrant neighbourhood

In the heart of Solar Uniquartier, Lumeo Apartments offers tenants a building with 248 apartments facing a lively street on one side and a green park on the other. The architecture is defined with contemporary lines inspired by leading global trends. Lumeo Apartments is distinguished by its bold linear architecture set on a luminous glass commercial extension. The varied common spaces will cater to a diverse clientele.

LUMEOAPPARTEMENTS.COM

SOLAR UNIQUARTIER, BROSSARD



PROJECTS FEATURING COMMERCIAL AND OFFICE SPACE

Groupe Devimco provides entrepreneurs and franchisees with innovative locations that are conducive to business success. The company is also developing business destinations that are close to major roads, easily accessible by public transit and offer a host of local services and businesses. Choosing to establish your business or office space in the Groupe Devimco projects means gaining access to a sought-after environment where a first-rate clientele converges. In addition, the Groupe Devimco provides marketing support to all of its commercial and office tenants in order to ensure their visibility. Each year, numerous events are organized in the heart of the multi-use complexes in order to attract and retain customers.

Solar Uniquartier: an essential business destination



FOR A STIMULATING WORK ENVIRONMENT

With more than 600,000 square feet of office space, Solar Uniquartier brings together the best of the business community and the most innovative conference centre on the South Shore of Montreal. Evolving in a dynamic, people-friendly and vibrant living area, neighbourhood businesses benefit from the destination's unique attractions and its ease of access. Its exceptional work spaces feature stunning views of the city and are located close to daycares, restaurants, terraces, shops, sports facilities and a huge central park.

OVERVIEW

- *Over 500,000 square feet of commercial space*
- *Over 600,000 square feet of office space*
- *3,900 parking spaces*
- *At the intersection of highways 10 and 30*
- *Direct access to the REM*
- *Major business centre*



SOLARUNIQUARTIER.COM

Dreaming in colours and in flavours. Creating the spectacular, unexpected and experiencing the beautiful. Insisting on values that truly matter to us. A destination that invites, enchants and brings people together. A place where nothing is left to chance; where every detail is designed to provide an extraordinary experience. Our culture is focused on creating engagement while promoting social wealth and promoting the hope for a greener future. Our large-scale culinary and event offerings are simply the finest imaginable, but also offer the unexpected. Through the innovative vision of our chefs, architects, partners and merchants, we are reinventing gastronomy and entertainment. A world apart, in the universe of Solar Uniquartier!

PLACE DE LA GARE

Surrounded by commercial, office and residential spaces, Place de la Gare will be Solar Uniquartier's quintessential gathering place. Everything has been designed to create a fantastic space for shows, street entertainment and concerts, where thousands of REM travellers will gather. Place de la Gare will become both an arrival and a departure point, offering unique and privileged access to the dazzling Solar Uniquartier experience.

AVENUE DE L'ÉQUINOXE

Imagine a tree-lined, bustling street. A friendly "Main Street" atmosphere that brings together cafés, pop-up style shops, bakeries, cheese shops and other tasty food venues. Avenue de l'Équinoxe is the ideal pedestrian area for a leisurely stroll and a place to stock up on fresh, quality products. Its businesses will become your go-to favourites for your weekly grocery shopping or spontaneous cravings, or for supplies for picnics in Central Park, just a few steps away.

ESPACE EXPLORA

Authentic, festive and animated, with its vibrant Halle Gourmande, signature restaurants, fine quality products from local producers, culinary events, cultural activities, green terraces and gathering spaces, Espace Explora will be Solar Uniquartier's culinary landmark.

SOLAR UNIQUARTIER, BROSSARD



MAESTRIA®

QUARTIER DES SPECTACLES

Maestria offers commercial and office space in the heart of an exceptional location, in Montreal's Quartier des spectacles, where more than 7 million visitors per year, 12,000 residents, 45,000 workers and 50,000 students converge. More than 50,000 square feet of commercial and office space for lease are located on the ground floor, overlooking Sainte-Catherine, De Bleury and Jeanne-Mance streets.

OVERVIEW

- *More than 50,000 square feet of commercial and office space for rent, located on the ground floor and facing Sainte-Catherine, De Bleury and Jeanne-Mance streets*
- *Close to universities and CEGEPs*
- *Only a 5-minute walk from the Quartier Latin*
- *A few steps from the Place-des-Arts metro station*

MAESTRIACONDOS.COM





DISTRICTGRIFFIN.COM

DISTRICT GRIFFIN®

OVERVIEW

- *At the intersection of Peel and Wellington streets*
- *A high-traffic area*
- *Easily accessible from downtown and highways 720 and 10*

Montreal's effervescence awaits you with commercial space for lease in District Griffin. Each of the three poles of this mixed-use project where residential and retail developments coexist is a trendy and sought-after destination. Groupe Devimco offers several commercial opportunities for you to establish your business in the centre of the city's hottest neighbourhood, close to Old Montreal and downtown. Choosing District Griffin means making your business grow in the heart of a neighbourhood that combines more than 25 residential projects, totalling 11,500 units, a 154-room hotel complex and a host of renowned restaurants and businesses.

DESTINATION SAINTE-JULIE

Groupe Devimco has created Destination Sainte-Julie, a shopping centre that includes 250,000 square feet of multi-use space (retail and office) off of Autoroute 20, just 15 minutes south of Montreal. This project benefits the growing population of Sainte-Julie, which consists mainly of young families. Tenants include Ultramar, Fromagerie Victoria, Matelas Bonheur, Tonïk Bar Beauté, Telus, Eco Cuisine Design and the coworking centre Hedofis.

A PRACTICAL AND ACCESSIBLE MIXED-USE SITE



OVERVIEW

- *130,000 sq. ft. of developable area*
- *Commercial and office space available*
- *At the intersection of Highway 20 and Chemin du Fer à Cheval*
- *Direct access and visibility from Highway 20*
- *Average convergence of 90,000 vehicles per day on weekdays*
- *Area mostly inhabited by young family owners*

Office space in St-Hubert

A MODERN, BUSTLING SITE



Situated in a prime location at the intersection of Boulevard Taschereau and Rue Robillard in St-Hubert, this complex offers prime commercial and office space near Autoroute 10, Champlain Mall and Grande Allée Boulevard.

OVERVIEW

- *A central area*
- *Commercial or office space available*
- *2,269 square feet of space for rent on the ground floor*
- *At the intersection of Taschereau Boulevard and Robillard Street*



SQUARE CHILDREN'S®

Groupe Devimco presents a large-scale mixed-use project located on the former site of the Montreal Children's Hospital (MCH), at the intersection of René-Lévesque and Atwater. With a prime location in the heart of downtown, this new mixed-use development will become one of the most coveted in the city. In addition to residential towers available for purchase or rent and a magnificent park, the project will offer citizen services such as a library.

OVERVIEW

- *9,700 square feet of commercial space*
- *Close to highways 15 and 20*
- *A stone's throw from the Atwater metro station*
- *A 5-minute walk from Place Alexis Nihon and the AMC Forum*
- *Close to Concordia University, McGill University and Dawson College*

EXPLORE OTHER MAJOR PROJECTS





QUARTIER DIX30®

CANADA'S FIRST LIFESTYLE CENTRE

Groupe Devimco has always been at the cutting edge, daring to push boundaries that other developers will not cross. Its first major success was Quartier DIX30, an innovative project that revolutionized the shopping centre concept. Today, the province's first lifestyle centre welcomes more than 23.4 million visitors annually to eat, shop and have fun.

DESTINATION LA PRAIRIE

RETHINKING OUR WAY OF LIFE

Destination La Prairie is located on the South Shore of Montreal. This project offers 290,000 square feet of commercial space with excellent visibility and direct access to main roads. Located at the intersection of Autoroute 30 and Chemin Saint-Jean, this complex includes a supermarket, a pharmacy, a bank, restaurants, a gas station, a Canac hardware store and numerous other businesses and services.



AMATI®

• CONDOMINIUMS •

True elegance

Located between a park, a canal and Montreal's downtown core, AMATI Condominiums' streamlined silhouette creates a bridge between city and nature. Revealing distinctive architecture with a subdued colour palette that plays off the nuances of raw wood, AMATI stands for absolute refinement.

Strategically located in the heart of Griffintown, the project offers prime views overlooking a magnificent park and downtown Montreal.

AMATI: A unique style and an atmosphere that embodies a true symphony of materials.



GRIFFINTOWN,
MONTREAL



SUR PEEL

CONDOMINIUMS GRIFFINTOWN

In the heart of District Griffin

Peel Towers 1 and 2 are 17-storey buildings, consisting of 149 and 163 high-end condo units, respectively. The first projects to be built as part of the District Griffin development, Peel Towers 1 and 2 feature exceptional common areas and unparalleled views of downtown.

Exalto is located at the intersection of Peel and Wellington Streets in the heart of the celebrated Griffintown neighbourhood. Designed for families, professionals, singles and couples, the project offers personalized units equipped with the latest European technology. Exalto is also the only real estate project in all of Montreal to offer 18 leisure and relaxation areas.

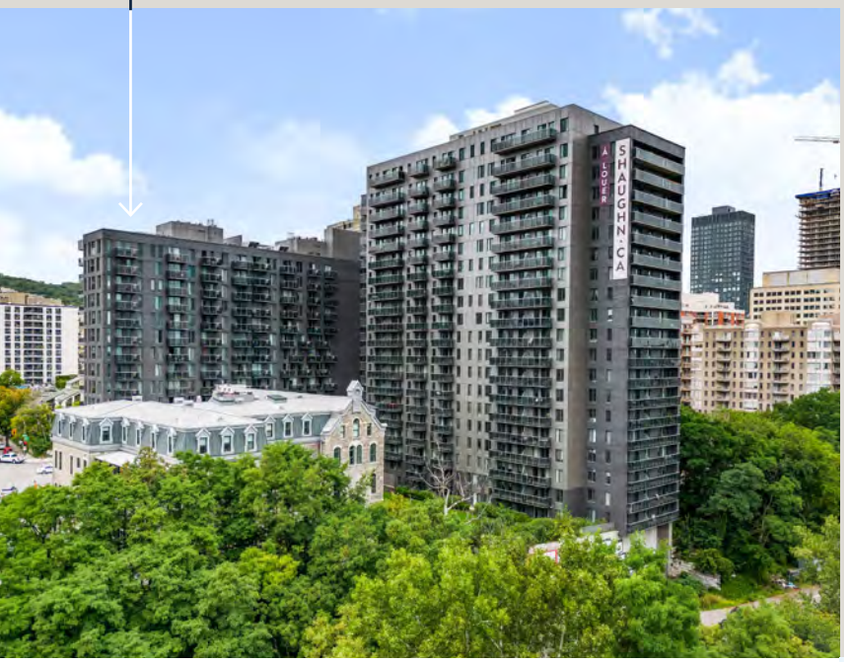
The first two floors of the building contain a 140,000-square-foot retail space that houses the Adonis supermarket, an SAQ, a pharmacy, a bank and more.

EXALTO®

CONDOMINIUMS GRIFFINTOWN

Live without compromise

SHAUGHN
APARTMENTS



Apartments close to all the attractions of downtown

Each of the 294 Shaughn Appartments units has its own unique character. Constantly pursuing innovation, Devimco Immobilier's team has designed refined, modern and accessible residential units that provide an exceptional quality of life found nowhere else in Montreal. Shaughn offers residents a safe, peaceful and comfortable environment with five-star facilities, just steps away from all the city's attractions.

Experience the exceptional

With modern design and exceptional architecture, these refined yet affordable condominiums achieve unparalleled elegance. The project offers a wide variety of exclusive services to meet the needs of its residents. O'Nessy is located in the Ville-Marie borough, in the heart of Shaughnessy Village in downtown Montreal. With its many shops, restaurants, art centres, parks and schools, the neighbourhood offers residents an excellent great quality of life in a warm and welcoming community.



ÒNESSY®
1800 RENÉ-LÉVESQUE O.

SHAUGHNESSY
VILLAGE,
MONTREAL

SHAUGHNESSY VILLAGE, MONTREAL



ST ÉDOUARD
CONDOMINIUMS®

Where modernity meets history

The St-Édouard: a jewel in the heart of Shaunessy Village. With the O'Nessy project's new residential towers as a backdrop, the beauty of the historic St-Édouard building is elevated by this major real estate project. The completed project will consist of 19 condominiums with a unique character within a complex equipped with exclusive services, bordering some of the city's must-see attractions. For a truly remarkable lifestyle.

ACQ's Prix Construire 2020 winner in the Condo Conversion category

Our major partners

Groupe Devimco takes great pride in the solid and long-lasting partnerships it has forged with major private and institutional financial companies, as well as with pension funds. Because we establish a relationship of trust, partners invest in our projects for the long term and regularly return to work with us on new real estate developments.

THE STRENGTH OF LASTING ALLIANCES

FONDS immobilier de solidarité FTQ

Launched in 1991, the Fonds immobilier de solidarité FTQ promotes economic growth and employment in Quebec by strategically investing in profitable and socially responsible real estate projects in partnership with other industry leaders. At May 31, 2017, the Fonds immobilier had 49 projects in progress, 45 properties under management, 14 million square feet of land and $69 million invested in affordable, social and community housing. The Fonds immobilier is a member of the Canada Green Building Council.

Fondaction

A forerunner for the past 25 years, Fondaction is the investment fund for those who are mobilizing for the positive transformation of Quebec's economy, making it more productive, equitable, inclusive and green. As a labour-sponsored fund, Fondaction represents tens of thousands of savers and hundreds of companies committed to driving Quebec's progress. It manages net assets of more than 3 billion dollars invested in hundreds of businesses and on the financial markets, favouring investments that generate positive economic, social and environmental spinoffs in addition to a financial return. Fondaction helps put in place boldly innovative real estate projects that are instrumental in building sustainable cities and communities.

FIERA IMMOBILIER

Fiera Capital Corporation is an independent asset management firm with a growing global presence. With approximately C$179.5 billion in AUM as at June 30, 2021, the corporation serves institutional, financial intermediary and private wealth clients and offers full-service, integrated portfolio management solutions across a broad range of traditional and alternative asset classes.

Fiera Private Debt Inc., a subsidiary of Fiera Capital Corporation, is a private lending platform that offers fund management expertise for real estate financing, real estate investment and interim business financing. It also offers access to a variety of investment strategy options for Fiera Capital clients.

As a public company, the STM meets the mobility needs of the population by offering an efficient public transit network (bus and metro). It contributes to the reputation of the Montreal agglomeration for its quality of life and for being an environmentally responsible economic hub.



DESIGNING TOMORROW'S REAL ESTATE