



**Ivanhoé
Cambridge**

Caisse de dépôt et placement
du Québec

PRESS RELEASE

FOR IMMEDIATE RELEASE

Construction begins at 3055 Saint-Martin Ouest in Laval

New \$30-million office building under construction

in one of Quebec's most dynamic districts

Montreal, Québec, February 25, 2013 – Ivanhoé Cambridge is starting construction today on a new office building at the leading edge of modern design: 3055 Saint-Martin Ouest on the Centropolis site in Laval, an urban district that has seen more than a decade of outstanding economic vitality. These Class A spaces will be delivered in the spring of 2014, following a \$30-million investment.

“These new spaces aim to meet pressing demand from many companies seeking to establish themselves in this key sector of economic development in Laval, in addition to reinforcing Centropolis’ multifunctional vocation and maintaining the neighbourhood’s vibrant atmosphere,” said Jean Laramée, Senior Vice President, Eastern North American Portfolio, Ivanhoé Cambridge.

3055 Saint-Martin Ouest, located near the intersection of Daniel-Johnson Boulevard along the extension of Promenade de Centropolis, will be a new-generation building featuring numerous technological and environmental features. Efforts will be made to obtain LEED Gold Core & Shell certification, confirming 3055 Saint-Martin Ouest’s place among the most advanced buildings, with comfort and social responsibility joining together to provide a pleasant and stimulating work environment.

An advanced system to control air quality will be installed for optimal comfort. An indoor area with showers, lockers and bicycle stands will also be set up near the parking area to serve cyclists. 3055 Saint-Martin Ouest will have five floors of offices and one floor of commercial space, plus underground parking. It will offer a total of 11,000 square metres (117,500 square feet) of leasable space.

“For several years now we’ve been investing in our infrastructure to meet the needs of businesses. There’s no doubt that private projects such as Ivanhoé Cambridge’s will be very successful and attract quality companies that serve niche markets,” said Pierre Desroches, President and Executive Director of Laval Technopole.

“This major investment in an extremely dynamic district of Laval clearly illustrates our industry's ability to generate sustained economic activity,” added Christian Provencher, President, Chambre de commerce et d’industrie de Laval.

The Centropolis site, an exclusive Ivanhoé Cambridge property, has been under development for more than 10 years. It has taken shape as an entertainment-focused urban district offering activities year-round. Featuring a multi-screen cinema, outdoor skating rink in winter and open-air shows in summer, along with outdoor cafés, restaurants and shops, the wide range of its offerings makes it a one-of-a-kind destination in Quebec.

The addition of new office spaces to the existing inventory in this area is part of Ivanhoé Cambridge's tradition of investing continuously in its properties to maintain their competitive edge and to generate attractive returns for its investors. For more information about Centropolis, visit centropolis.ca.

About Ivanhoé Cambridge

Ivanhoé Cambridge is a world-class real estate company that leverages its high-level expertise in all aspects of real estate including investment, development, asset management and building operations. Through its multiple subsidiaries, it holds assets in more than 20 countries valued at over Cdn\$30 billion as at December 31, 2011. Ivanhoé Cambridge is a real estate subsidiary of the Caisse de dépôt et placement du Québec (lacaisse.com), one of Canada's leading institutional fund managers. For more information, visit ivanhoecambridge.com.

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