DAVIES




**Paul Capparelli**
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Expertise
Real Estate

Bar Admissions
Ontario, 2022

## Paul is developing a broad commercial real estate practice.

He has assisted on a variety of transactions, including commercial real estate sales, financings and joint ventures, as well as infrastructure and public-private partnership projects.

### Representative Work

**Woodland Capital**
Acted for **Woodland Capital** in its joint acquisition with Forum of the 826-unit Parkwood Hills apartment portfolio in Ottawa from Minto in one of the largest multifamily trades in the Ottawa market in recent years.

**Crown Paper Group**
Acted for **Crown Paper Group** on the C$65.5-million bolt-on acquisition of Cascades Inc.'s corrugated packaging plant in Richmond, British Columbia.

**McCormick & Company**
Acting as Canadian counsel for **McCormick & Company** in its US$44.8-billion merger with Unilever Foods, creating a global flavour leader.

**Birch Hill Equity Partners and Brookfield Asset Management**
Acted for **Birch Hill Equity Partners** and **Brookfield Asset Management** in their C$2.9-billion acquisition (and related financing) of First National Financial Corporation, one of Canada’s largest non-bank mortgage originators and underwriters.

**Nomura Securities International Inc.**
Acted for **Nomura Securities International Inc.** in providing approximately C$513 million in senior construction financing to a subsidiary of Yondr to design, develop, operate and maintain a 27 MW data centre in Toronto, Ontario.

**Compass Communities**
Acted for **Compass Communities** in the C$740-million acquisition of TSX-listed CAPREIT's 75 manufactured home community portfolio comprising 12,138 residential lots spanning from British Columbia to Nova Scotia.

**The Canada Life Assurance Company**
Acted for **The Canada Life Assurance Company** and its affiliates in connection with the refinancing of the 49.9 MW Ashlu Creek run-of-river hydroelectric power generating plant owned by Innergex Renewable Energy Inc. The facility is located approximately 35 kilometres northwest of Squamish, British Columbia, on Ashlu Creek, a tributary of the Squamish River. All of the power generated at Ashlu Creek is covered by a 30-year power purchase agreement with BC Hydro, which will expire in 2039.

**Hellman & Friedman**
Acted as Canadian counsel to Hellman & Friedman-backed **AutoScout24**, a European online automotive marketplace, in its acquisition of TRADER Corporation, a Canadian online marketplace also offering dealership and OEM software and lender services for the automotive sector, from Thoma Bravo.

**Sleep Country Canada Holdings Inc.**
Acted for **Sleep Country Canada Holdings Inc.** in its C$1.7-billion sale to 16133258

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Canada Inc., a newly-formed and wholly owned subsidiary of Fairfax Financial Holdings Limited, implemented by way of a court-approved plan of arrangement under the *Canada Business Corporations Act*.

### eStruxture Data Centers

Acted for **eStruxture 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.

### Atlas Holdings, LLC

Acted for **Atlas Holdings** in its US$120-million acquisition of West Fraser Timber Co. Ltd.'s Quesnel River pulp mill in British Columbia and Slave Lake pulp mill in Alberta.

### Wolseley Canada Inc.

Acted for **Wolseley Canada Inc.**, the leading wholesale distributor to plumbing, HVAC/R, waterworks and industrial markets in Canada, in its acquisition of Yorkwest Plumbing Supply Inc., a distributor of building and industrial products in the greater Toronto area.

### TPG

Acted as counsel to **TPG** in its acquisition (and related financings) from Oxford Property Group of a 75% interest in two Class-A industrial business parks in the Greater Toronto Area valued at C$1.3-billion.

### The Canada Life Assurance Company

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

### Aecon Group Inc.

Acted for **Aecon Group Inc.** in the C$150-million strategic preferred equity investment in Aecon Utilities Group Inc. by funds managed by the Power Opportunities strategy of Oaktree Capital Management, L.P.

### Umicore SA

Acted for **Umicore SA/NV**, a circular materials technology company headquartered in Belgium, in the development and construction of a first-of-its kind EV battery materials manufacturing plant in Loyalist Township, Ontario, which will be 100% fueled by renewable energy from the start of production. This project won Infrastructure Deal of the Year at the 2024 Canadian Law Awards.

### Beanfield Metroconnect

Acted for **Beanfield Metroconnect**, a portfolio company of DigitalBridge, in securing a strategic equity investment from OMERS Infrastructure.

### Atlas Holdings LLC

Acted for **Atlas Holdings LLC** in its acquisition of Resolute FP Canada Inc.'s pulp, newsprint, and directory paper mill operations in Thunder Bay, Ontario.

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### Lakeside Book Company

Acted for **Lakeside Book Company**, a portfolio company of Atlas Holdings, in its acquisition of Marquis Books.

### Aecon Group Inc.

Acted for **Aecon Group Inc.** in the sale of its Aecon Transportation East roadbuilding, aggregates and materials business in Ontario to Green Infrastructure Partners Inc. for C$235 million in cash.

### Sleep Country Holdings Inc.

Acted for **Sleep Country Canada Holdings Inc.** in its acquisition of the Canadian assets of Casper Sleep Inc.

### LKQ Corporation

Acted as Canadian counsel to **LKQ Corporation** in its C$2.8-billion acquisition of Uni-Select Inc.

### Atlas Holdings, LLC

Acted as Canadian counsel to **Atlas Holdings, LLC**, in its acquisition of Crown Paper Group, which includes Port Townsend Paper Corporation and Crown Corrugated Company, an integrated mill and containerboard operation.

### Alimentation Couche-Tard Inc.

Acting for **Alimentation Couche-Tard Inc.** in the strategic disposition of its operating gas station sites operating under the banners Circle K and Couche-Tard in prime locations in Ontario and Québec.

## Education

University of Toronto, JD, 2021
University of Toronto, MBA (Dean’s List), 2021
University of Toronto, BASc (High Honors), 2017

## Bar Admissions

Ontario, 2022