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