



**Pawel (Paul) Mielcarek**  
Partner

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**Expertise**  
Commercial Real Estate  
Corporate

**Bar Admissions**  
Ontario, 2011

Known for his efficiency and strong business sense, Pawel assists clients with their complex transactions.

Pawel acts on commercial real estate and financing transactions, acquisitions and dispositions, development projects, commercial leasing, joint ventures, renewable energy projects, securities offerings and public-private partnerships. He provides detailed and thoughtful advice to financial institutions as well as large real estate developers and investors in Ontario and across Canada. Pawel also works for pension fund clients, REITs and other institutional investors.

Pawel is a member of the Toronto Student Committee.

## REPRESENTATIVE WORK

### SmartREIT

Acted for SmartREIT in its \$1.1-billion acquisition with Strathallen Acquisitions Inc. of OneREIT.

### Ivanhoé Cambridge

Acting for Ivanhoé Cambridge in connection with its development of an integrated multi-tower office complex/public transit hub development straddling both sides of Toronto's Union Station rail corridor. A highly visible pair of innovative office towers on a 3 million square foot downtown campus, Bay Park Centre is the result of a joint effort between global real estate leaders Ivanhoé Cambridge and Hines, and the last remaining office development with a commercially renowned Bay Street address.

### Canada Pension Plan Investment Board

Acted for the Canada Pension Plan Investment Board (CPPIB) in its \$1.175-billion acquisition of a 50% interest in Canadian office portfolio from Oxford Properties Group (Oxford). Oxford will continue to manage the properties on behalf of the partnership. The transaction brings the total size of the jointly owned Oxford-CPPIB office portfolio to over 12 million square feet.

### Mitchell Goldhar, SmartCentres and Walmart

Acted for Mitchell Goldhar, SmartCentres and Walmart in connection with the sale of the SmartCentres platform to Calloway REIT for \$1.16 billion.

### Wal-Mart Canada Realty Inc. and SmartCentres Realty Inc.

Acted for Wal-Mart Canada Realty Inc. and SmartCentres Realty Inc. in connection with the sale of one shopping centre located in Ontario and one shopping centre located in British Columbia to Retrocom Real Estate Investment Trust and its affiliates for approximately \$61 million.

### Fortis Inc.

Acted for Fortis Inc. (Fortis) and Fortis Properties Corporation (FPC) in connection with the sale by FPC of its commercial real estate portfolio to Slate Office REIT for \$430 million. The portfolio comprises 2.8 million square feet of leasable space located in Newfoundland, New Brunswick and Nova Scotia and

# DAVIES

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includes the Delta Brunswick hotel in Saint John. Davies also acted for Fortis in connection with its related \$35 million investment in trust units of Slate Office REIT.

### **Spear Street Capital, LLC**

Acted for Spear Street Capital, LLC in connection with its \$305-million purchase of the majority of BlackBerry Limited's real estate holdings in Canada, including its global headquarters in Waterloo, Ontario. BlackBerry sold more than 3 million square feet of space as well as vacant lands, and leased back a portion of the space.

### **The Cadillac Fairview Corporation Limited**

Acted for The Cadillac Fairview Corporation Limited in connection with its \$650-million purchase of the Hudson's Bay downtown Toronto flagship retail complex and the Simpson's Tower located at 401 Bay Street. HBC will lease the entire retail and office complex back for a base term of 25 years with renewal options for a term of just under 50 years.

### **Manulife Financial Corporation**

Acted for the Manufacturers Life Insurance Company in connection with the establishment of a \$50-million multi-tranche term credit facility to finance the construction and long-term operations of the Rural Energy Solar Portfolio, which consists of 10 photovoltaic ground-mount solar projects located in Temiskaming, New Liskeard and Kingston, Ontario, and is owned by Rural Energy Limited Partnership.

### **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, that will be 100% fuelled by renewable energy from the start of production. This project won Infrastructure Deal of the Year at the 2024 Canadian Law Awards.

## **RECOGNITIONS**

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

*Lexpert Rising Stars: Leading Lawyers Under 40*

*The Canadian Legal Lexpert Directory—Corporate Commercial Law*

*The Best Lawyers in Canada—Real Estate Law*

## **EDUCATION**

Osgoode Hall Law School, LLB, 2010

Wilfrid Laurier University, MA (Political Science), 2007

University of Toronto, BA (Hons) (Political Science) (with Distinction), 2006