



## **Elise Beauregard**

Partner

### **Office**

Montréal

### **Tel**

514.841.6471

### **Email**

ebeauregard@dwpv.com

### **Expertise**

Mergers and Acquisitions  
Private Equity  
Commercial Real Estate

### **Bar Admissions**

Québec, 2009

Elise is an insightful practitioner who provides clients with creative solutions for their complex business matters – whether structuring a private equity fund or leading an M&A transaction.

She advises on intricate and high-profile cross-border and domestic investments, mergers and acquisitions and financing transactions for a wide variety of clients, including private equity and venture capital funds, and private and public companies. She has experience in investment fund formation, secondary market transactions, joint ventures and other complex investment structures. Clients in a broad range of industries – including retail, clean tech, aviation and aerospace, real estate and infrastructure – turn to Elise for her versatility and her commitment to excellence.

In 2014, Elise was seconded for two months to the legal department of one of Canada's largest pension funds, where she acted on infrastructure and commercial real estate investments. And in 2018, she was seconded to the Canadian legal department of a multinational operator of convenience stores.

Elise is involved in several Montréal arts and business exchange initiatives, including as an active participant in the Mécènes investis pour les arts program.

## **REPRESENTATIVE WORK**

### **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.

### **The Canada Life Assurance Company**

Acted for The Canada Life Assurance Company in the establishment of credit facilities to finance the operations of Intragas Limited Partnership.

### **Alimentation Couche-Tard Inc.**

Acted for Alimentation Couche-Tard Inc. both in its acquisition of Cape D'Or Holdings Limited and Barrington Terminals Limited, which operate an independent convenience store and fuel network in Atlantic Canada under the Esso, Wilsons Gas Stops and Go! Store brands, and in connection with obtaining the Canadian Competition Bureau's approval for the transaction. Also acted for Alimentation Couche-Tard Inc. in the divestiture of 52 retail and fuel locations to Harnois Énergies.

### **EcoPro BM**

Acting for Korea-based EcoPro BM in its C\$1.2-billion joint venture with Ford and SK On to build a cathode manufacturing facility to produce electric vehicle (EVs) battery materials in Bécancour, Quebec.

# DAVIES

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### Birch Hill Equity Partners

Acted for Birch Hill Equity Partners in its joint acquisition (and related financing) with Investissement Québec of Québec-based Polycor Inc., the largest quarrier of natural stone in the world.

### Cominar REIT

Acted for Cominar REIT, one of Canada's largest diversified real estate investment trusts and the largest commercial property owner in Québec, in its C\$5.7-billion sale to Iris Acquisition II LP, which is an entity created by a consortium led by Canderel Real Estate Property Inc., one of Canada's largest privately held real estate companies.

### Cogir Immobilier

Acted for Cogir in the establishment of Cogir Real Estate Investment Fund, its new open-ended real estate investment fund, and the first capital raise thereunder.

### Canada Infrastructure Bank

Acted for Canada Infrastructure Bank in connection with its first zero-emission bus ("ZEBs") investment in the province of Québec, involving a \$15 million credit facility arrangement in favour of Autobus Groupe Séguin Inc. to support its purchase of up to 131 ZEBs.

### Investissement Québec, Fondation, Teralys and Fonds de solidarité (FTQ)

Acted for Fondation, Investissement Québec, Teralys and Fonds de solidarité (FTQ) as institutional investors in their investment in a venture capital fund designed to support Québec companies that rely on innovation to succeed in global markets.

### Montoni Group

Acted for Montoni Group in its acquisition from and leaseback to Grass Valley Canada Partner ULC, as well as its partnership with Nicola Value Add Real Estate Limited Partnership and financing of an industrial property located at 3499 Douglas-B.Floreani Street, Montréal.

## RECOGNITIONS

*Lexpert Special Edition: Finance and M&A*

*The Canadian Legal Lexpert Directory—Investment Funds & Asset Management; Private Equity*

*The Best Lawyers in Canada—Leveraged Buyouts and Private Equity Law; Mergers and Acquisitions Law; Project Finance Law*

## INSIGHTS

Strategic Day on Real Estate and Urban Development, "Bâtir l'avenir : La mise en place d'un fonds d'investissement immobilier"; Montréal, QC  
Sept. 23, 2024

Is Canada Pulling the Plug on Chinese Electric Vehicles?

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July 12, 2024

Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, 'Real Estate Law'; Montréal, QC; February 25-26, 2022  
Feb. 25, 2022

Réseau Capital, Sustainable Investment Series, "ESG: Regulation and Fiduciary Responsibility"; Webinar  
July 12, 2021

Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, 'Real Estate Law'; Montréal, QC; June 12-13, 2021  
June 13, 2021

Greenhouse Gas Emissions: Important Provincial Initiatives  
July 06, 2015

## **EDUCATION**

Université Laval, LLB (International Profile), 2007

## **BOARD MEMBERSHIPS**

Réseau Capital, Nouvelle Génération Committee, co-chair

## **COMMUNITY INVOLVEMENT**

Mécènes investis pour les Arts Program