



**Paul Capparelli**  
Associate

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**Expertise**  
Commercial 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

### **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**

Acting 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.

### **AirBoss of America Corp.**

Acted for AirBoss of America Corp. in connection with the refinancing of its senior secured credit facilities with a new US\$125 million asset-based lending revolving facility provided by a syndicate of lenders led by The Toronto-Dominion Bank and Canadian Imperial Bank of Commerce and a US\$55 million term loan facility provided by Great Rock Capital Partners.

### **Sleep Country Canada Holdings Inc.**

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

# DAVIES

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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.

## **EDUCATION**

University of Toronto, JD, 2021

University of Toronto, MBA (Dean's List), 2021

University of Toronto, BASc (High Honors), 2017