



**Paul Capparelli**  
Associate

**Office**  
Toronto

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**Email**  
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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

#### **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.

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

Acting 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*.

#### **eStructure Data Centers**

Acted for eStructure Data Centers, Canada's leading data centre platform, in connection with Fengate Asset Management's record-breaking C\$1.8-billion investment transaction.

#### **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,

# DAVIES

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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, 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.

### **Beanfield Metroconnect**

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

## **EDUCATION**

University of Toronto, JD, 2021

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

University of Toronto, BAsC (High Honors), 2017