



Planning and Land Use

Obtaining consent for your project can be a minefield of political pressure and legal risk. Our focus is always on helping our clients to successfully negotiate that minefield efficiently and effectively.

Preparation is essential to achieving this and making sure that your application is robust before it is submitted is critical. Getting the application right maximizes the possibility of securing consent quickly, and minimizes the risk of a successful legal challenge.

That is why we work closely with your internal and external teams from the outset of a project to ensure that the application and supporting documentation is able to withstand the scrutiny of decision-makers, objectors and the courts. This upfront investment of our time leads to quicker determinations and fewer legal challenges.

Our dedicated team of planning solicitors and barristers act for clients seeking:

- Planning permission
- Development consent orders
- Compulsory purchase orders
- Transport and works act orders.

We act for both the private and public sectors, including developers, infrastructure providers, government departments and local authorities. Our clients trust us to lead their most politically sensitive and legally contentious projects.

Optimum results are more likely with local knowledge and, to that end, we have a network of eight offices located in the UK's main commercial centres. This extensive coverage enables us to draw upon local experience and long-standing contacts with local stakeholders and decision-makers. Our international offices have the greatest global range and scope of any law firm, which enables us to draw on experience outside the UK as well.

CAPABILITIES

- Development and regeneration
- Energy and infrastructure
- Compulsory purchase and compensation
- Litigation

Development and regeneration

Getting an application right from the outset is critical to securing legally robust planning permission quickly and effectively. Our involvement therefore begins at the drafting stage; undertaking legal audits and reviews of key documentation, including

environmental statements, appropriate assessments, planning statements and design and access statements. While the aim is to secure permission from the local planning authority, we ensure that your application is appeal - ready from the outset. Not only does this maximize the prospects of securing permission in the first place, but it also gives you the comfort of knowing that your proposals are capable of withstanding appeal scrutiny if necessary.

Once the application is submitted we work with your planning consultants to successfully navigate the decision-making process. We also draft and negotiate any planning obligations and infrastructure agreements that may be required.

While our focus is always on avoiding an appeal, we are experienced in appeals and our team of solicitors and barristers is able to advise on all aspects of the process. We regularly provide advocacy services, but we are equally comfortable working with outside counsel if that is our client's preference.

Energy and infrastructure

Our energy and infrastructure clients rely on us to advise them on the most effective, efficient, and sometimes novel, means of securing consent. We can assist in evaluating the merits and applicability of the different regimes, negotiating side agreements and analysing the political and policy spectrum within which the project must be delivered.

Having identified the best regime for the project, we work with our clients to deliver a robust application that will secure consent quickly and efficiently. This involves us working closely with your design team to ensure that the justification for the project is sound and that the environmental assessments and other supporting material are legally robust.

Once an application has been made, we work closely with our clients and their teams to ensure that the process is as efficient and effective as possible. Where hearings are involved, we have solicitors and barristers within our team who can appear but we are equally happy working with outside counsel if that is our client's preference.

Compulsory purchase and compensation

We have promoted some of the largest and most complicated compulsory purchase orders in the UK; acting on behalf of acquiring authorities as well as the developers and funders who often sit behind them.

Our experienced team offers a cradle-to-grave service, advising on the case for and making of the order, negotiating with landowners and objectors, securing confirmation of the order and implementing it. We also advise on compensation claims and have significant experience of Tribunal proceedings, blight notices, advance payments and other key areas of dispute.

Litigation

We are pleased to say that very few consents that we have advised on are challenged in the courts and none have ever been successfully challenged; nonetheless, we are experienced in handling planning litigation. Our experienced team of solicitors and barristers have experience of all UK courts; from the Scottish Court of Sessions and the High Court of England and Wales through to the UK Supreme Court, where we have been involved with some of the leading planning related cases of recent years.

We have worked with many leading planning QCs to ensure that our client's objectives are achieved, whether that is defending a consent or challenging a decision that is adverse to their interests.

EXPERIENCE

- Development and regeneration
- Energy and infrastructure
- Compulsory purchase and compensation
- Litigation

Development and regeneration

- Advising Treasury Holdings UK on obtaining planning permission and listed building consent for its mixed use redevelopment

of Battersea Power Station, a 40-acre development that has been critical to the transformation of the Nine Elms Opportunity Area. Advice given was on policy application and improvement, planning strategy, environmental impact assessment (EIA) (including cumulative impact), the structure of the application, consultation, other consents including those from the highway authority and Port of London Authority, interface with the Northern Line Extension, application documents (the DAS, Design Code and retail impact assessment) and planning conditions and obligations.

- Acting for affordable housing specialist provider Places for People in the negotiation and drafting of a complex Section 75 Agreement with The City of Edinburgh Council regarding the delivery of a large city centre housing development involving mid-market rented units funded by means of the Scottish Government's National Housing Trust Initiative.
- Advising Argent LLP on its £500 million office-led regeneration of Paradise Circus to provide 1.5m sq ft of new office space, new retail and leisure units and a hotel, including advising on a certificate of immunity from listing from the Secretary of State for the iconic Birmingham Central Library in the face of a recommendation by English Heritage that the building be listed. Our advice also included the drafting and negotiation of the complicated planning obligation and highways agreements and strategic advice on the EIA and planning application, including the timing of the development and its relationship to the delivery of city-wide infrastructure.
- Advising the West Midlands Pension Fund at an appeal against the refusal of planning permission for an urban extension in the North East to provide 1,000 homes, a hotel and new commercial space, including advising on the planning obligation and EIA.

Energy and infrastructure

- Advising Ineos Group in their successful application to the Oil and Gas Authority under the 14th Onshore Licensing Round for 21 petroleum exploration and development licences, including drafting the section dealing with the UK regulatory framework.
- Advising Highways England in respect of the promotion of a DCO for its largest scheme - the M4 Smart Motorway Scheme, a 52km linear project. Advising on all aspects of the project including EIA, compulsory acquisition, drafting of the DCO, protective provisions and interface agreements and representation at the hearings.

Compulsory purchase and compensation

- Advising Cheshire West and Chester Council in connection with the major strategic town centre regeneration programme known as Chester Northgate. The scheme requires site assembly by CPO, planning and listed building consent and highway Stopping Up Orders in order to facilitate the construction of a significant range of new retail, including a department store, leisure offer including restaurants, cafes and a multi-screen cinema, and housing.
- Advising Newham Council in relation to the Royal Albert Dock development including on CIL, restrictions on imposition of planning obligations and conditions, draft planning conditions and drafting and negotiating the planning agreement which focused heavily on affordable housing.
- Representing the National Grid in relation to Transport for Greater Manchester's Transport and Works Act Order Application for the Trafford Park Tram Extension, including negotiating the protective provisions and interface agreement in connection with the crossing of a high pressure gas pipeline and other assets.

Litigation

- Advising Hopkins Homes in the leading case of Suffolk Coastal District Council v Hopkins Homes and the Secretary of State on five-year land supply and the meaning of paragraph 49 of the NPPF. We appeared at the planning inquiry, successfully challenged the refusal of planning permission in the High Court and defended against Suffolk Coastal District Council's appeal against that decision in the Court of Appeal. The Council's final appeal will be heard by the Supreme Court in 2017.

INSIGHTS

Publications

Real News - Spring/Summer 2018

7 JUN 2018

REAL NEWS

Latest insight into the Electronic Communications Code, transformation of the lease renewal process, the Internet of Things in the real estate sector and what's on the planning horizon in 2018.

NEWS

DLA Piper advises KINGSTONE investment management on acquisition and financing of three properties for special property fund

7 October 2019

DLA Piper has advised KINGSTONE Investment Management on the acquisition and financing of three properties in Nuremberg totaling around 31,200m² of renting space for the "KINGSTONE Wachstumsregionen Süddeutschland" fund. The investors include savings and cooperative banks.

CRE executives cautiously optimistic: DLA Piper's 2019 State of the Market Survey

24 Sep 2019

Despite concerns about a possible recession and the impact of global trade conflict, commercial real estate (CRE) executives are cautiously optimistic about the US CRE market over the next 12 months, according to DLA Piper's 2019 Global Real Estate *State of the Market Survey*.

CRE executives cautiously optimistic: DLA Piper's 2019 State of the Market Survey

24 September 2019

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DLA Piper advises Allianz Real Estate and BVK Fund on acquisition of Edge East Side Berlin

13 September 2019

DLA Piper has advised a joint venture comprising Allianz Real Estate and a Bayerische Versorgungskammer (BVK) fund, managed by Universal-Investment, on the acquisition of the project Edge East Side Berlin.

DLA Piper continues Irish expansion with appointment of four new partners

4 September 2019

DLA Piper today announces the appointment of four new partners to its recently opened Dublin office into four key practice areas of Finance and Projects (F&P), Intellectual Property and Technology (IPT), Tax and Real Estate. The new partners will be joined by three legal directors, as part of the firm's ongoing expansion in Ireland.

DLA Piper advises Korean investors on acquisition of iconic Vienna Hilton Parkview

12 August 2019

DLA Piper has advised a consortium of Korean investors on the acquisition of the "Hilton Parkview" congress hotel in Vienna as part of a joint venture.

DLA Piper advises Allianz Real Estate on the acquisition of EDGE Hafencity in Hamburg

2 August 2019

DLA Piper has advised Allianz Real Estate on its acquisition of the office property EDGE Hafencity as part of an off-market forward deal. EDGE Hafencity Hamburg will be a 15-storey building with a total lettable area of approximately 22,500 sqm.

DLA Piper advises Principal Real Estate on acquisition of German shopping center for NOVAPIERRE ALLEMAGNE Fund

31 July 2019

DLA Piper has advised Principal Real Estate Europe, as asset and transaction manager of the SCPI NOVAPIERRE ALLEMAGNE Fund managed by PAREF Gestion, on the acquisition of the "TraunPassage" shopping center in Germany. The seller is MEAG MUNICH ERGO Kapitalanlagegesellschaft.

DLA Piper advises a joint venture of Barings on the acquisition of the Leo Business Campus Stuttgart

9 July 2019

DLA Piper has advised a joint venture of Barings on the acquisition of the Leo Business Campus Stuttgart as part of a forward deal.

DLA Piper advises KRAHN on acquisition of eMBe Products & Service

26 June 2019

DLA Piper has advised chemical distributor KRAHN Chemie GmbH on its acquisition of eMBe Products & Service GmbH, one of the leading additive manufacturers for the ceramics and powder metal industry in Europe.

DLA Piper advises Rolls-Royce on acquisition of Siemens' eAircraft business

21 June 2019

DLA Piper has advised Rolls-Royce plc on the acquisition of Siemens' electric and hybrid-electric aerospace propulsion activities, eAircraft. The acquisition will accelerate the delivery of Rolls-Royce's electrification strategy and boost its ambition to play a major role in the "third era" of aviation. The completion of the transaction is expected in late 2019, following a period of employee consultation.

DLA Piper advises Tilad on sale of a logistics centre portfolio to joint venture

29 MAY 2019

DLA Piper has advised Tilad, a Multi Family Office based in Dubai, on the sale of a portfolio with three logistics centres to a joint venture consisting of Apeiron and Green Oak. The logistics centres are located in Loehne Niederaichbach near Munich and in Offenbach.

DLA Piper announces launch of Artificial Intelligence practice

14 MAY 2019

DLA Piper announced today the launch of its Artificial Intelligence practice, which will focus on assisting companies as they navigate the legal landscape of emerging and disruptive technologies, while helping them understand the legal and compliance risks arising from the creation and deployment of AI systems.

DLA Piper advises GLO Properties on acquisition of ModeCentrum Hamburg

30 APR 2019

DLA Piper has advised GLO Properties S.à.r.l. (GLO) on its acquisition of ModeCentrum Hamburg (MCH) from the owner and operator, the Luserke family, for more than EUR 100 million.

DLA Piper announces partnership promotions for 2019

1 APR 2019

DLA Piper is proud to announce that 77 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2019 in the United States and May 1, 2019 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 43 different offices throughout 20 countries.

DLA Piper releases thought-provoking report on the future of Real Estate

26 MAR 2019

Today's publication release follows a roundtable discussion hosted by DLA Piper and Cloudscraper Exchange, attended by CEOs and senior professionals from major real estate companies.

Non-resident real estate investors bullish on Capital Gains Tax changes

19 MAR 2019

Non-resident real estate investors are holding their nerve on UK investment strategies despite impending capital gains tax (CGT) changes coming into force next month and uncertainty around Brexit. According to a DLA Piper report, more than half (58 percent) of those polled expect the new tax code will have no impact on their investment strategy.

DLA Piper advises InterContinental Hotels Group on EUR 60 million investment in Intercontinental Berlin

5 MAR 2019

DLA Piper has advised one of the world's leading hotel companies, the InterContinental Hotels Group (IHG), on a EUR 60 million investment in InterContinental Berlin.

DLA Piper makes Real Estate partner hire in Leeds

5 MAR 2019

DLA Piper today announces that hospitality and leisure lawyer, Susan Samuel, will be joining the firm as partner in its Real Estate practice, based in Leeds.

DLA Piper announces launch of Blockchain and Digital Assets practice

26 FEB 2019

DLA Piper announced today the launch of its Blockchain and Digital Assets practice, which will offer strategic advice on a global basis to address the needs of companies implementing blockchain technology solutions and creating and deploying digital assets.

DLA Piper's Global Real Estate Annual *State of the Market Survey*

14 FEB 2019

According to DLA Piper's Global Real Estate's Annual *State of the Market Survey*, a significant shift in cross-border investment in US commercial real estate is taking place, with a new country predicted to become the major source of non-US capital for US commercial real estate.

DLA Piper advises Principal Real Estate on sale of three hotels for Principal Hotel Immobilien Spezialfonds

13 FEB 2019

DLA Piper has advised Principal Real Estate Spezialfondsgesellschaft mbH on the sale of three hotels including assets in Amsterdam and Nuremberg, for EUR 122.5m on behalf of Principal Hotel Immobilien Spezialfonds. Principal Hotel Immobilien Spezialfonds is the company's first hotel fund which was established in 2012. Now in its seventh year of operation, the fund has started a phase of selective sales.

DLA Piper advises HanseMercur Grundvermögen AG on acquisition of Office Center Überseestadt in Bremen

5 FEB 2019

DLA Piper has advised HanseMercur Grundvermögen AG on the acquisition of the "Office Center Überseestadt" for one of its open-ended special real estate funds from companies of the Gustav Zech Foundation.

DLA Piper advises Principal Real Estate on acquisition of health centre for Principal Care Invest II

31 JAN 2019

DLA Piper has advised Principal Real Estate Spezialfondsgesellschaft mbH on the acquisition of the "Vitahris" health centre located in Bad Neuenahr in Rhineland-Palatinate. This acquisition is the first property for Principal Care Invest II, and was sold

by stadt(werk) Gesellschaft für Stadt + Projektentwicklung GmbH. The purchase price is undisclosed.

DLA Piper advises Indigo Invest on commercial building sale in Cologne

30 JAN 2019

DLA Piper has advised real estate investment company Indigo Invest on the sale of a commercial building located on Neumarkt, in the center of Cologne. The property was acquired by international investment manager AEW for the German real estate special fund "AEW City Office Germany".

DLA Piper advises H.I.G. Capital on the acquisition of BollAnts Spa in Bad Sobernheim

5 DEC 2018

DLA Piper has advised US asset manager H.I.G. Capital on its acquisition of the BollAnts Spa im Park in Bad Sobernheim, in the federal state of Rhineland Palatinate, completed with Hamilton Hotel Investors. The two parties involved have agreed the purchase price will remain undisclosed.

DLA Piper advises Gazeley on development of logistics property

3 DEC 2018

DLA Piper has advised Gazeley on the development of a logistics property in Epfendorf near Rottweil in Germany. 28,800 square meters of hall space, 3,000 square meters of mezzanine space and almost 450 square meters of office space will be created on the 58,000 square meter site. The project development on the A 81 motorway, 70 km south of Stuttgart, is the largest logistics area in Stuttgart and is scheduled for completion in May 2019.

DLA Piper advises KGAL Group on its acquisition of „Berliner Freiheit“ in Bremen

13 NOV 2018

DLA Piper has advised the KGAL Investment Management GmbH & Co. KG on its acquisition of shopping center and neighbourhood hub "Berliner Freiheit" in Bremen, for an undisclosed price.

DLA Piper advises Hahn Group on its sale of Rathaus Center Dietzenbach to Catalyst Capital

12 NOV 2018

DLA Piper has advised Hahn Group on its sale of the Rathaus Center Dietzenbach to the European investment and asset management company Catalyst Capital. The property, which is the only shopping mall in the city, was built in 2007 and covers a rentable floor space of some 21,600 square metres. Both parties agreed not to disclose the purchase price.

DLA Piper advises KGAL Group on acquisition of Seerhein-Center

29 OCT 2018

DLA Piper has advised a special real estate alternative investment fund, managed by KGAL Investment Management GmbH & Co. KG, on its acquisition of the Seerhein-Center in Konstanz, for an undisclosed purchase price. The fund is an internationally oriented special real estate AIF.

DLA Piper advises joint venture on office building disposal in Munich

26 OCT 2018

DLA Piper has advised a joint venture, managed by publicly AG as part of an asset management mandate, on the sale of the office property "SunSquare" to the Godewind Group for 30.5 million euros.

DLA Piper advises Catella Real Estate on office building acquisition for Catella sustainability fund

15 OCT 2018

DLA Piper has advised Catella Real Estate AG, the Munich-based investment manager, on the acquisition of three office buildings for KCD-Catella Nachhaltigkeit Immobilien Deutschland (KCD Fund), the open-end mutual real estate fund.

DLA Piper grows Real Estate and Corporate team in Rome

24 SEP 2018

DLA Piper has added to its Real Estate and Corporate practice groups with three hires in Rome. Filippo Cecchetti, partner, joins together with Eleonora Laurito, legal director and Giulia Minetti Floccari, lawyer. All three hires come from Chiomenti Studio Legale where Filippo has worked as a partner since 2015.

DLA Piper further expands UK Construction team

30 AUG 2018

Global law firm DLA Piper has been joined by leading construction and infrastructure partner Sarah Thomas, along with four other lawyers.

DLA Piper advises Helaba on the acquisition of an office tower in "FOUR Frankfurt"

9 AUG 2018

DLA Piper has advised Helaba Landesbank Hessen-Thüringen on the restructuring of the seller-side financing as part of the sale of an office tower located in Junghofstraße, Frankfurt am Main.

DLA Piper advises InterContinental Hotels on first Kimpton Hotel opening in Germany

26 JUL 2018

DLA Piper has advised one of the world's leading hotel companies, the InterContinental Hotels Group (IHG), on the opening of its first Kimpton hotel in Germany. Opening in 2023, the hotel will be situated within a listed building on the Junghofstrasse in Frankfurt's city centre, and will form part of the company's rapidly expanding Kimpton Hotels & Restaurants brand.

DLA Piper Africa welcomes Zimbabwe member firm

19 JUN 2018

DLA Piper Africa has announced that leading Zimbabwean law firm, Manokore Attorneys, is joining as the member firm in Zimbabwe.

DLA Piper wins two awards at the Property Investor Europe awards

15 JUN 2018

DLA Piper was awarded Law Firm of the Year - Overall, and Law Firm of the Year - Fund Formation at the Property Investor Europe awards, held on 14th June at the Plaisterer's Hall in the City of London.

DLA Piper advises Helaba on the financing of the acquisition of a German office portfolio

7 JUN 2018

DLA Piper has advised Helaba Landesbank Hessen-Thüringen (Helaba) on the financing of the acquisition of an office portfolio by Corpus Sireo Real Estate. The seller is Swiss Life and the parties have agreed not to disclose the purchase price and the amount of financing.

DLA Piper advises Gazeley on leasing agreement for a new logistics property

7 MAY 2018

DLA Piper has advised Gazeley on the leasing of a new logistics building to Schneider Logistik, located in the Schwäbische Alb business park in Geislingen/Steige, Germany.

DLA Piper advises Migdal on the acquisition of German light industrial portfolio for €56m

13 APR 2018

DLA Piper has advised the Israeli insurance company and pension manager, Migdal, on its acquisition of three light industrial properties in Germany from ThreadGreen Industrial for €55.7 million. Migdal completed the acquisition in association with Cording Real Estate Group, a German, UK and Benelux real estate investment and asset management firm.

DLA Piper announces partnership promotions for 2018

3 APR 2018

DLA Piper is proud to announce that 62 lawyers have been promoted to its partnership. The promotions are effective as of 1 April 2018 in the United States and 1 May 2018 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 42 different offices throughout 20 countries.

DLA Piper advises INP Deutschland on its sale of shares in INP North America to VINCI Energies Deutschland

23 MAR 2018

DLA Piper has advised INP Deutschland GmbH, an owner-run engineering company, on the sale of 55 per cent of its shares in INP North America Inc.

DLA Piper advises Asahi Shuzo in acquisition of site for its first sake brewing facility outside of Japan

20 MAR 2018

DLA Piper represented Asahi Shuzo Co., Ltd. in the acquisition of the site for the company's first sake brewing facility outside of Japan.

DLA Piper advises Invesco Real Estate on sale of hotel portfolio

19 MAR 2018

DLA Piper has advised the global real estate investment manager, Invesco Real Estate (IRE), on the sale of a hotel portfolio consisting of four InterCity Hotels across Germany.

DLA Piper advises Barings on the acquisition of an office building in Munich

5 MAR 2018

DLA Piper has advised Barings Real Estate on the acquisition of an office building in the Obersending district of Munich.

DLA Piper advises international banks as mandated lead arrangers on US\$175 million secured term loan facility

28 FEB 2018

DLA Piper has advised a consortium of five leading international banks led by Deutsche Bank AG as mandated lead arrangers in connection with a US\$ 175 million secured term loan facility to three Barbados borrowers, which indirectly own Excel Centre, a grade-A office tower with a total space of over 41,000 square meters located in Beijing's Financial Street.

DLA Piper advises CORESTATE on its acquisition of micro-living asset Woodie in Hamburg

30 JAN 2018

DLA Piper has advised CORESTATE Capital Holding S.A., a fully integrated investment manager and co-investor based in Luxembourg, on its acquisition of the micro-living asset "WOODIE", with 371 student apartments in Hamburg, Germany.

DLA Piper advises HanseMerkur on its acquisition of BBG Office Center in Böblingen

29 JAN 2018

DLA Piper has advised HanseMerkur Grundvermögen AG on its acquisition of the BBG Office Center located on the Böblinger Flugfeld development site for the open-ended special AIF "HMG Grundwerte Deutschland Südwest."

DLA Piper advises Tishman Speyer on rental agreement with Naspers

29 JAN 2018

DLA Piper has advised the international project developer and fund manager, Tishman Speyer, on the leasing of 9,500 square meters of its recently acquired "Pressehaus am Alexanderplatz," located on Karl Liebknecht Strasse, to the international internet and entertainment group Naspers.

DLA Piper advises Catella Real Estate on its acquisition of a mixed-use property in Moosach, Munich

11 JAN 2018

DLA Piper has advised the Munich-based investment manager, Catella Real Estate AG, on its acquisition of the mixed-use property "Moosach Center" located in Moosach, Munich, for "Catella BAVARIA", the open-end mutual real estate AIF. Completed

in 2010, the fully let property located directly by Moosach station has a rentable floor space of approximately 7,100 square metres, and is used as office, hotel and retail space.

DLA Piper advises Catella Real Estate on the acquisition of an office property in Stuttgart

9 JAN 2018

DLA Piper has advised Catella Real Estate AG on its acquisition of an office property in Stuttgart for the special fund IWS II, from German Property AS, based in Oslo, Norway. The building in Stuttgart-Feuerbach has office space of approximately 10,600 square metres, and its main tenant is Robert Bosch GmbH.

DLA Piper advises alstria office on the sale of an office building in Frankfurt to Cresco Capital

4 JAN 2018

DLA Piper has advised the commercial REIT alstria office on the sale of an office and business property to Cresco Capital Group, with the purchase price amounting to €44 million.

DLA Piper advises Allianz and ING on €160 million syndicate loan for CTP industrial property portfolio in the Czech Republic

6 Nov 2017

DLA Piper has advised Allianz and ING on a €160 million syndicate loan for the financing of a portfolio of industrial properties owned by CTP, a full-service commercial real estate developer and manager in the Czech Republic.

DLA Piper advises Schroder Real Estate on the acquisition of Hornbach store from M7

24 OCT 2017

DLA Piper has advised the asset manager Schroder Real Estate on the acquisition of a Hornbach store in the south of Braunschweig. The purchase price within the framework of a share deal amounted to €30 million. The seller of the property is M7 Real Estate (M7).
