



Real Estate Asset Management

Active asset management is key to ensuring that your average rents and overall yields continue to rise, that vacancy rates remain low and that that you are able to achieve your desired tenant mix.

An effective real estate strategy must be integrated with business operations. It must enhance flexibility while diminishing cost and risk and, where appropriate, release capital for the business. Our knowledge of our clients' businesses as well as the underlying legal issues they face is key to our advice to any organisation which needs to buy, sell, manage or lease land or buildings.

In recent years we have seen a move towards more collaborative working between landlords and tenants. In line with this trend our preferred approach is to prepare documents on a "middle line" basis, incorporating key tenant requirements, speeding transactions and reducing cost.

CAPABILITES

Acquisition and disposal

Our multidisciplinary group is experienced in the increasingly complex aspects of real estate transactions for all property types. In many acquisition and disposal matters, we consider complex tax, accounting, and securities issues on behalf of our clients. Our critical mass of lawyers facilitates timely completion of substantial due diligence projects for large portfolio transactions.

Leasing

We represent a broad range of building owners and property managers - from single-asset holders to international real estate funds - in negotiating leases, subleases, assignments, management agreements, and all other lease-related transactions.

Dispute resolution

Disputes can arise in even the most carefully managed portfolios. By working with you from the start to assess strengths and weaknesses, we can develop strategies to avoid disputes, minimize uncertainty and take a pragmatic view of disputes with tenants and neighbouring land owners, providing clients with workable solutions. Where we are unable to negotiate a solution, we use the most cost effective and appropriate dispute resolution mechanisms to

KEY CONTACTS

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RELATED SERVICES

- Finance
- Litigation, Arbitration and Investigations
- Mergers and Acquisitions
- Tax

RELATED SECTORS

- Energy and Natural Resources
- Insurance
- Life Sciences
- Technology

achieve successful outcomes.

EXPERIENCE

- Advising AECOM Group on its real estate requirements in the US, Europe, the Middle East and Asia Pacific.
- Advising Motorola Solutions on all its real estate requirements in Europe, the Middle East and Asia.
- Advising Burberry in the UK, Belgium, the Netherlands, Czech Republic, Hungary, Hong Kong, Russia, Croatia, Poland, Serbia, Slovakia and Australia on its real estate matters including the acquisition of stores, relocation to its new head office and disposals of surplus property.
- Advising Pfizer on its global corporate occupier needs encompassing all leasing work and disposals, including the recent sale of its European R&D facility in Kent, UK.
- Advising Starbucks on the development, construction, financing and lease of its EMEA coffee roasting plant and EMEA corporate headquarters in Amsterdam.
- Acting for Kraft on a variety of real estate matters across Europe, including office leasing in Spain and the sale and leaseback of offices in Norway.

INSIGHTS

Publications

Australian Government Real Estate Measures for Commercial Tenancies (as at 2 April 2020)

3 April 2020

The Australian Federal and State Governments have been actively examining the commercial and residential leasing markets in light of the effect that COVID-19 is having on landlords and tenants. The developments in these areas, and the Government responses are fast moving and will change, but the current approach is outlined.

MEES: The only way is up

12 December 2019

In order to improve the energy performance of buildings in England and Wales, the Government is consulting on whether commercial properties should be required to achieve a minimum energy efficiency standard equal to an EPC rating of band B by 2030. The Government's consultation has raised the thresholds more than anyone expected.

Events

Previous

Revenue-based leases - pandemic reaction or the new normal?

5 November 2020

Webinar

What next for occupiers and landlords?

24 September 2020
Webinar

Operational Property - The end of the lease as we know it?

1 July 2020
Webinar

Coronavirus COVID-19: Return to work for UK Real Estate

10 June 2020

NEWS

DLA Piper advises LBBW on the financing of a residential property portfolio owned by Adler Group

9 April 2021

DLA Piper has advised Landesbank Baden-Württemberg (LBBW) on the financing of a residential property portfolio with a total financing volume of EUR400 million.

DLA Piper advises Aviva Investors on acquisition of Spektrum office building in Munich

7 April 2021

DLA Piper has advised Aviva Investors, the global asset management business of British insurance company Aviva plc, on the acquisition of the office property Spektrum in Munich's Landsberger Strasse 302-312 for one of its clients.

DLA Piper advises Mace on GBP 157.5 million student housing project

19 March 2021

DLA Piper has advised Mace on all aspects of two purpose built student accommodation (PBSA) schemes, including acquisition, development, finance, construction and planning.

DLA Piper advises Aviva Investors on acquisition of "Altes Klöpperhaus" building in Hamburg from Barings

16 March 2021

DLA Piper has advised Aviva Investors, the global asset management business of British insurance company Aviva plc, on the acquisition of the "Altes Klöpperhaus" office building in Hamburg, on behalf of one of its clients, from global real estate investment manager Barings.

DLA Piper advises HALLMANN HOLDING on the acquisition of a majority stake in the Neu-Ulm retail park

16 March 2021

DLA Piper has advised HALLMANN HOLDING held by Austrian investor Klemens Hallmann on the acquisition of a majority stake in the retail park an der Borsigstrasse in Neu-Ulm. With this transaction, HALLMANN HOLDING further expands its portfolio in the retail segment.

DLA Piper advises PROJECT Immobilien on the sale of the new office and commercial building MACHWERK74

10 March 2021

DLA Piper has advised PROJECT Immobilien Gewerbe AG on the sale of the new office and commercial building "MACHWERK74" in Berlin.

DLA Piper advises The Carlyle Group on the acquisition of an additional distribution logistics asset in Germany

4 March 2021

DLA Piper hat die globale Investmentgesellschaft The Carlyle Group (NASDAQ: CG) beim Erwerb beim Erwerb einer großen Logistik-Immobilie in Deutschland beraten.

DLA Piper advises MARCOL on EUR250m self-storage joint venture with Angelo Gordon

25 February 2021

DLA Piper hat die private Investmentgruppe MARCOL bei der Gründung eines neuen Joint Venture mit der alternativen Investmentfirma Angelo Gordon auf dem deutschen Self-Storage-Markt mit dem Start von Space Plus beraten, das von dem europäischen Self-Storage-Veteranen Russell Jordan geleitet wird.

DLA Piper advises Catella Real Estate on acquisition of mixed-use property in Cologne

4 February 2021

DLA Piper has advised Munich-based real estate investment manager Catella Real Estate AG on the acquisition of a mixed-use property in downtown Cologne for the AVW European Real Estate Fund.

DLA Piper advises Heidelberger Druckmaschinen AG on the sale of the Print Media Academy in Heidelberg

2 February 2021

DLA Piper hat die Heidelberger Druckmaschinen AG („Heidelberg“) im Rahmen ihrer geplanten Standort- und Strukturoptimierungen beim Verkauf der Print Media Academy (PMA) in Heidelberg an eine luxemburgische Investmentgesellschaft beraten.

DLA Piper advises Manulife on its acquisition of 39 Martin Place

29 January 2021

DLA Piper has advised international financial services group Manulife Financial Corporation on its 50/50 joint venture with Investa Commercial Property Fund (“ICPF“) to acquire the right to a 100% interest in 39 Martin Place, Sydney from Macquarie Group Limited (ASX: MQG).

DLA Piper advises Aviva Investors on acquisition of Stuttgart office building

22 January 2021

DLA Piper has advised Aviva Investors, the global asset management business of British insurance company Aviva plc, on the acquisition of the Rotebühlstrasse 121 office building in Stuttgart for one of its clients.

DLA Piper advises The Carlyle Group on the acquisition of prime German distribution logistics assets

8 January 2021

DLA Piper has advised global investment firm The Carlyle Group (NASDAQ: CG) on its acquisition of a portfolio of three distribution logistics assets in Germany.

DLA Piper advises Heidelberger Druckmaschinen AG on the sale of commercial space at Wiesloch/Walldorf site

28 December 2020

DLA Piper has advised Heidelberger Druckmaschinen AG (Heidelberg) on the sale of an area of around 130,000m² to the VGP Group as part of its planned site and structural optimization measures.

DLA Piper advises Hahn Group on the sale of Pfungstadt retail park

22 December 2020

DLA Piper hat einen institutionellen Immobilienfonds, der von der Hahn Gruppe gemanagt wird, beim Verkauf des Fachmarktzentrums Pfungstadt beraten.

DLA Piper advises KINGSTONE on the acquisition of two real estate properties by Sontowski & Partner

15 December 2020

DLA Piper has advised KINGSTONE Investment Management (KINGSTONE IM) on the acquisition of two real estate properties from S&P Commercial Development, a subsidiary of Sontowski & Partner Group.

UK is top hotspot for European and overseas residential investment Post-Brexit

8 December 2020

Investment in the UK Real Estate market is open for business post-Brexit, according to the European Real Estate global survey by DLA Piper, the international law firm.

DLA Piper advises The Snowdrop Project on acquisition of new Sheffield headquarters

25 November 2020

DLA Piper has given pro bono advice to human trafficking survivor charity, The Snowdrop Project, on the acquisition of its new headquarters at 7 Castle Street in Sheffield.

DLA Piper named Law Firm of the Year for Real Estate and Insurance at the JUVE Awards

30 October 2020

DLA Piper has been named Law Firm of the Year for Real Estate and Insurance at the JUVE Awards, in a ceremony which took

place on Thursday 29 October.

DLA Piper advises Prologis on largest-ever sale of logistics real estate assets in the UK

29 October 2020

DLA Piper has advised global leader in logistics real estate Prologis, Inc. on the sale of a portfolio of buildings and land in the UK to real estate funds managed by Blackstone for GBP473 million (USD618 million).

DLA Piper advises The Carlyle Group on the acquisition of prime French and German distribution logistics assets

29 October 2020

DLA Piper has advised global investment firm The Carlyle Group (NASDAQ: CG) on its acquisition of a portfolio of 27 distribution logistics assets in France and Germany. The transaction is structured as a sale-and-leaseback.

DLA Piper's 2020 Annual Global Real Estate State of the Market Survey:

28 October 2020

DLA Piper's survey examines the views of CRE experts on the trajectory of the economic recovery, investment trends, geographic hotspots and general market outlook, and demonstrates a shift in thinking since 2019, when 50 percent of survey respondents were moderately bullish and confident that the economy would continue to grow in the next 12 months.

DLA Piper launches Real Estate AI/automation platform Release

22 October 2020

DLA Piper today announces the launch of Release, an online, secure portal and platform for real estate clients which can be used to view and manage each step of a standard transaction and all the legal elements of a deal in one place – resulting in considerable time savings.

As well as providing clients with a dedicated dashboard that provides a simple, transparent and accessible way to view the progress of a matter and outstanding actions, Release will greatly improve the way clients instruct and provide information to DLA Piper. Through this, the document processing time will be reduced by over 90% and the platform allows for an overview of a matter to be quickly shared with other advisers and the DLA Piper team.

DLA Piper completes virtual planning inquiry

13 October 2020

A legal team from No5 Chambers (Peter Goatley QC and Christian Hawley) and DLA Piper UK LLP (Andrew Batterton and Claire Stoneman) have just completed what amounts to, for the appellants, a fully virtual public inquiry in relation to an appeal against a refusal of outline planning permission for up to 250 dwellings in Holmewood, North East Derbyshire. The appeal team included Inspire Design Group, DLP Planning and Pegasus.

DLA Piper advises Mothercare Global Brand Ltd. on relocation of headquarters

30 September 2020

DLA Piper has advised Mothercare Global Brand Ltd on exiting its lease agreement of the former Mothercare Headquarters in Watford, Hertfordshire together with advising on the acquisition of the Company's new headquarters in Apsley.

DLA Piper advises Amnesty International on its spin-out of the Human Rights Consortium Scotland

8 September 2020

DLA Piper has advised Amnesty International on the spin-out of the Human Rights Consortium Scotland (HRCS) as a separate, independent human rights organisation.

New Partner for DLA Piper's Brussels Real Estate Practice

7 September 2020

DLA Piper is further strengthening its Real Estate practice with the appointment of Joseph Spinks as a partner in its Brussels office. He joins the firm from Linklaters where his real estate experience was focused on acquisitions, disposals, developments and construction projects within the office, retail, logistics and care sectors.

DLA Piper advises P3 Logistic Parks on the rental of commercial space to Makita Werkzeug GmbH

27 August 2020

DLA Piper has advised P3 Logistic Parks GmbH on the rental of commercial space to Makita Werkzeug GmbH.

DLA Piper advises CONREN Land on Dusseldorf property acquisition

11 August 2020

DLA Piper has advised CONREN Land on the acquisition of the Düsseldorf commercial and office property "Hansastern C" for the special fund CONREN Land Büro INVEST-Plus, which is managed by IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH. The seller is HANSAINVEST Hanseatische Investment-Gesellschaft mit beschränkter Haftung.

DLA Piper advises Harrison Street on GBP750 million joint venture to develop BTR accommodation

31 July 2020

DLA Piper advised Harrison Street on its joint venture with Cortland to build a European residential platform targeting a GBP750 million build to rent (BTR) pipeline in UK and Ireland. The first development is a 367 unit build-to-rent BTR property in Watford, UK. The deal has the backing from Homes England and AIG Asset Management.

DLA Piper advises GM Cruise on acquisition of Astyx

8 July 2020

DLA Piper has advised GM Cruise Holdings LLC (GM Cruise) in connection with the acquisition of Astyx GmbH (Astyx) from Zukunft Ventures GmbH, a subsidiary of ZF Friedrichshafen AG, and the founders of Astyx.

DLA Piper advises Katoen Natie on the acquisition of Nijhof Wassink

7 July 2020

DLA Piper has advised Katoen Natie, an international logistics service provider and port operator, on the acquisition of the warehousing activities of Nijhof-Wassink in Poland, a family-owned company specialising in logistics.

DLA Piper advises PZU on office lease agreement in Generation Park Y

2 July 2020

DLA Piper has advised Grupa PZU, one of the largest financial institution in Poland and CEE, on the lease of 47,000 m² of office, retail and warehouse space, in Generation Park Y.

DLA Piper advises Chris Stewart Group on management agreement with The Cheval Collection

29 May 2020

Global law firm DLA Piper has advised the Chris Stewart Group on a management agreement with The Cheval Collection to manage two of its prestigious properties in Edinburgh, as part of its expansion into Scotland and long-term strategic vision for UK and international growth.

DLA Piper advises Allianz Real Estate on the financing of the acquisition of Bishop's Square in Dublin by GLL Real Estate Partners

7 May 2020

DLA Piper has advised Allianz Real Estate GmbH, the real estate investment arm of Allianz Group, on the provision of financing to an investment vehicle managed by GLL Real Estate Partners for the purchase of Bishop's Square in Dublin, Ireland.

DLA Piper announces partnership promotions for 2020

30 April 2020

DLA Piper is proud to announce that 67 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2020 in the United States and May 1, 2020 for EMEA and Asia Pacific. The promotions have been made across many of the firm's practice areas in 35 different offices throughout 13 countries.

Across the firm's practices globally, Corporate saw the largest intake of new partners with 19 promotions, followed by Litigation and Regulatory with 15. Intellectual Property and Technology and Finance and Projects had ten and eight promotions respectively, while there were six in Real Estate. Tax and Employment both had four, and there was one in Restructuring.

DLA Piper advises Daiichi Sankyo on its new UK headquarters

22 April 2020

Global law firm DLA Piper has advised pharmaceutical company Daiichi Sankyo UK, on the letting of its new UK headquarters, located in West London.

DLA Piper advises Elite Partners Capital on the acquisition of the logistics park in Mszczonów

24 March 2020

DLA Piper has advised Elite Partners Capital on the purchase of five warehouse buildings covering a combined area of more than 200,000 square meters located in a logistics park situated in a fast developing logistics centre on the south-west of Warsaw, one of the largest logistics transactions so far this year.

DLA Piper lawyers named Acritas Stars

10 March 2020

Acritas has named over 200 DLA Piper lawyers as 2020 Acritas Stars. Now in its fourth year, Acritas Stars highlights the stand-out lawyers in private practice as nominated by clients around the world. More than 3,000 senior in-house counsel feed into the nomination process to give a comprehensive view of highly recommended lawyers across the globe.

DLA Piper Ukraine advises food chain Billa on lease extension flagship store in the Bessarabskyi Market in Kyiv

21 February 2020

DLA Piper Ukraine real estate team has advised food chain Billa on securing a record 8-year lease extension agreement with Kyiv City Council for its flagship store in the Bessarabskyi Market in Kyiv.

DLA Piper advises on acquisition of Wood Street Police Station

10 February 2020

DLA Piper has advised Wood Street Hotel Limited, a subsidiary of Magnificent Hotels Investments Limited, on its acquisition of Wood Street Police Station in the heart of the City of London from The City Corporation.

DLA Piper advises Guala Closures Group on the acquisition of the assets of Germany's Closurelogic

6 January 2020

DLA Piper has advised the Guala Closures Group, one of the world leaders in the production of security closures for spirits and aluminium closures for wines, as well as one of the major world producer and distributor of aluminium closures for the beverage industry, on the acquisition of the activities of Closurelogic GmbH, the German producer specialised in the aluminium closures.

DLA Piper advises Hahn Group on sale of Campus Center Lübeck

18 December 2019

DLA Piper has advised Hahn Group on the sale of Campus Center Lübeck to real estate investment manager Nuveen Real Estate, which acquired the property for its German core retail platform.

DLA Piper advises Jochen Schweizer Group on property sale to Art-Invest Real Estate

6 December 2019

DLA Piper has advised Jochen Schweizer Group on the sale of the neighboring property north of the Jochen Schweizer Arena, in Taufkirchen near Munich, to Art-Invest Real Estate. The property will be developed into the Jochen Schweizer Quartier that offers a lifestyle hotel, long-stay apartments, a conference center and office space. Start of construction is scheduled for the end of 2020.

DLA Piper advises Tilad on sale of Berlin office complex

5 November 2019

DLA Piper has advised Dubai based investment company Tilad on the sale of its Berlin office complex "Atrium Charlottenburg" to Hines.

Partner Joanne Owen returns to DLA Piper's Real Estate practice

30 October 2019

DLA Piper is welcoming back Joanne Owen as a partner in its London Real Estate practice on 4th November.

DLA Piper makes Real Estate partner hire in Birmingham

28 October 2019

DLA Piper is further strengthening its Real Estate practice with the appointment of Katie Jacobson as a partner in its Birmingham office. She joins the firm from Hogan Lovells and she will have a clear focus on advising institutional investors across the retail, office and industrial sectors.

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.

DLA Piper's Real Estate Occupiers team advises Vince Group on first UK retail store opening

30 September 2019

Global law firm DLA Piper has advised Vince Group UK Ltd (Vince), a subsidiary of Vince LLC, the New York based global luxury apparel and accessories brand, on the acquisition of leasehold premises in London.

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

24 September 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 Sep 2019

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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 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 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 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.
