



## Investerings i fast ejendom

While real estate asset values have shown no immunity to the financial shocks of recent years, real estate is nevertheless re-emerging as a preferred option for many investors seeking secure income streams.

We represent clients for whom real estate is a core asset or an alternative investment and clients whose business operations have significant real estate needs.

Our global investment team start by gaining a thorough understanding of your investments requirements and strategy. The team includes funds and tax lawyers who help you to maximize your returns by identifying and creating the most appropriate structure—be it for your own account or for third-party money. This is fully integrated with financing, regulatory, tax and transactional advice, creating a holistic approach to real estate investment that few firms can offer.

Whether an institutional investor is seeking to dispose of a European retail portfolio, a fund is seeking to acquire a major asset by way of a joint venture share acquisition, or a multinational corporation is contemplating locating its new Asia Pacific headquarters in Australia, we can advise in all areas of law including: structuring, financing and tax advisory; due diligence; acquisitions and disposals; property development; and leasing and facilities management.

### 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.

#### Due diligence

Companies across the globe count on us to organize, abstract, and analyze their real estate portfolios. These portfolios may comprise of leases, title reports, management agreements, easement agreements or other agreements. Whether the context involves an acquisition, disposition or merger, or necessary internal strategic planning, companies often face the daunting task of gathering information spread across a portfolio and organizing it into digestible categories and spreadsheets. We are an

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### FAGOMRÅDER

- Finans
- Ejendomsfonde og private equity
- Insolvens og rekonstruktion
- Skatteret

invaluable asset in addressing this challenge.

## Joint ventures and other structures

The breadth of our tax, regulatory, corporate, and real estate experience enables us to effectively represent a broad array of clients in connection with the formation, structuring, acquisition, and disposition of real estate joint ventures and other entity structures.

## Tax

A viable and efficient tax strategy that supports your real estate transaction is vital. We understand the fundamental role that tax plays in real estate investments and we deliver a multi-disciplinary tax service that integrates our real estate, tax, corporate and financing experience. We take the time to ensure that we understand your individual investment needs and set up a tax efficient structure that is tailored to you and optimizes your investment.

## Dispute resolution

Disputes can arise in even the most carefully managed investments. By working with you from the start to assess strengths and weaknesses, we minimize uncertainty and create pragmatic, workable solutions. Where there is no negotiated solution, we use the most cost effective and appropriate dispute resolution mechanisms to achieve successful outcomes.

## EXPERIENCE

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- Advising a non-US investor in the acquisition and joint venture of a trophy office building in New York City valued in excess of US\$1.2 billion
- Advising a real estate private equity fund in a US\$220 million investment in a portfolio of assets that included 44 office and industrial properties, a railroad easement and six parcels of undeveloped land. The fund's investment was divided into a US\$70 million mezzanine loan and a US\$150 million unsecured loan and closed simultaneously with a US\$835 million recapitalization
- Advising a non-US institutional investor in the acquisition of a REIT that owns more than 100 farms in six states
- Advising The Blackstone Group in relation to the joint venture acquisition of four retail properties in Beijing
- Advising Aviva Investors Asia on the acquisition of a portfolio of industrial properties located in New South Wales and Victoria from Mirvac, followed by the acquisition of a further three industrial properties in New South Wales, also from Mirvac
- Representing a special purpose BVI company on the purchase of Aviva Tower, a landmark £300 million building in the heart of the City of London's financial district
- Advising AFIAA, an investment foundation made up of 25 Swiss pension funds, on the acquisition of the landmark "Romeo & Julia" building in Frankfurt am Main
- Advising Gulf Related L.P., a joint venture formed between Gulf Capital and The Related Companies, on the acquisition of a land interest for the development, subletting and operation of The Galleria at Sowwah Square in Abu Dhabi. The transaction was structured using a "usufruct" structure in order to give the joint venture a real right and effective ownership in the retail component
- Advising Gulf Resources Development and Investment LLC on all aspects of the acquisition of a plot from Emaar PJSC in Downtown Dubai to be pre-let to Standard Chartered Bank for its regional headquarters. The transaction was financed by the National Bank of Fujairah
- Advising Allianz Real Estate on a joint venture with SES Spar European Shopping Centres to manage a portfolio of shopping centres across Italy, Austria and Slovenia

## AKTUELLE SAGER

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**En grønnere fremtid uden nye biogasanlæg?**

2. juli 2019

Siden 2012 har investering i biogasproduktionen været undergivet statsstøtte i forbindelse med ønsket om en grønnere omstilling. Et bredt politisk flertal har imidlertid bragt støtten til produktionen til ophør for nye anlæg tilsluttet distributionsnet efter 1. januar 2020. Energistyrelsen har dog indført to muligheder for at dispensere fra tilslutningsfristen.

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### **DLA Piper har rådgivet Domis i forbindelse med indgåelse af aftale med NREP om Aarhus' nye bydel**

2. november 2018

Ejendomsudviklingselskabet Domis, der særligt i Aarhus beskæftiger sig med investering og udvikling af boligejendomme, har indgået aftale med den nordiske kapitalforvalter NREP om udviklingen af 36.000 m<sup>2</sup> boligbyggeri i Risskov Brynet i Aarhus.

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### **DLA Piper har rådgivet Partners Group ved salget af "Nordic Living" porteføljen til Heimstaden**

2. november 2018

NREP og Partners Group har solgt en ejendomsportefølje kendt som "Nordic Living porteføljen" bestående af 8 boligejendomme med i alt 377 ejerlejligheder og 5 erhvervslejemål samt 135 parkeringspladser.

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### **DLA Piper har bistået den italienske formueforvalter, Generali Real Estate, med sit første opkøb i Norden**

2. oktober 2018

Generali Real Estate har erhvervet strøgejendommen Købmagergade 39 af en privat investor. Ejendommen omfatter 1.700 kvm. Transaktionen markerer virksomhedens første direkte ejendomserhvervelse på det nordiske ejendomsmarked.

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### **DLA Piper rådgiver Colliers International om køb af Sadolin & Albæk**

4. juli 2018

DLA Piper har bistået Colliers International og Colliers Danmark i forbindelse med opkøb af Sadolin & Albæk.

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### **DLA Piper rådgiver By i Byen ved projektsalg til PFA**

1. juni 2018

DLA Piper har rådgivet den lokale projektudvikler By i Byen ApS i forbindelse med overdragelsen af første etape ud af seks af et ejendomsprojekt på den tidligere kasernegrund i Randers til PFA Pension.

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