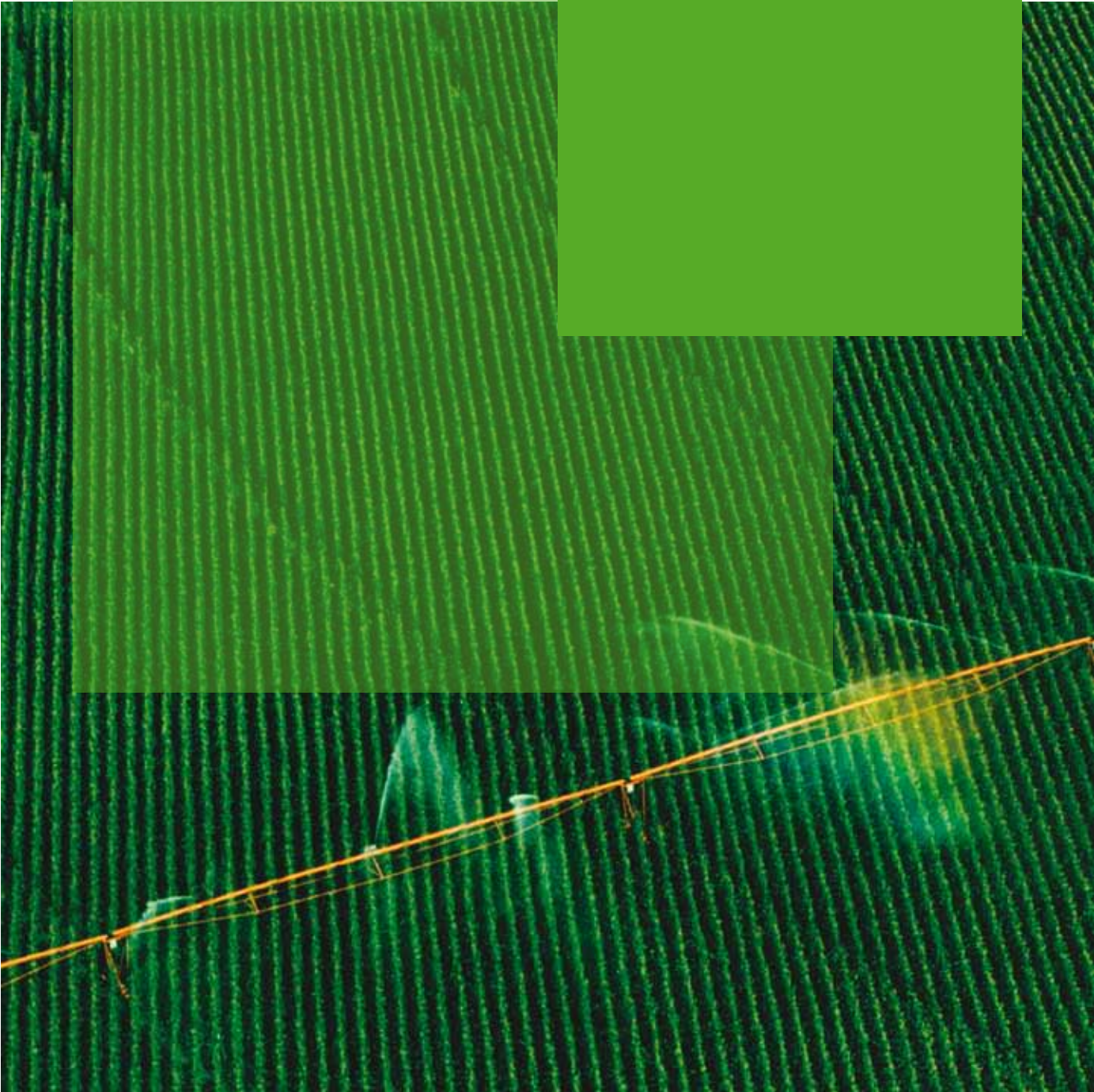


Real Estate



## Core strengths

We have an international real estate team, which acts for leading European and international property investors, developers and occupiers, landlords and tenants, lenders and borrowers. This diversity of clients gives us the knowledge and experience to meet the needs of all those requiring real estate advice.

Our extensive resources and experience means we can assemble teams of lawyers with the appropriate skills and expertise to deal with all types of real estate transactions, no matter how large or how complex.

## Our services

### Development, investment and management

- we have considerable development experience and an in-depth knowledge of the issues, particularly in relation to taxation issues and financing techniques.

### Funding and finance

- acting for both lenders and borrowers, covering the full range of financing and funding transactions, including structured bank finance transactions, securitisations and mortgage portfolio transfers, including tax structuring.

### Retailers and other occupiers

- advising retailers on projects ranging from single retail units to large out-of-town retail parks. We also advise a number of major occupiers in relation to their office, commercial and industrial property requirements.

### Construction

- advising on all aspects of construction from the inception of a project through to its completion. We also specialise in PFI, PPP and partnering/alliancing contracts.

### Corporate and commercial

- we are involved in the full range of corporate and commercial transactions, from company and business acquisitions and disposals to privatisations and flotations, and advise on all aspects of property ownership and the associated due diligence procedures.

### Planning

- providing specialist advice in both non-contentious and contentious planning matters. We have extensive experience in negotiating planning and other infrastructure agreements, on planning applications, planning appeals and local plan inquiries. We also advise on highway, compulsory purchase and compensation issues.

### Litigation

- disputes should end up in court only if there are no alternatives and our approach is to seek to reach a commercial solution wherever possible – using alternative dispute resolution techniques if this is appropriate. If court action is inevitable, we have the necessary experience and skills to present our client's case effectively.

### Transport

- we have specialist experience in railway operations and infrastructure projects and in transport privatisation, regulation and financing generally. As large scale, town centre, commercial developments concentrate increasingly on transport hubs, this experience will become increasingly valuable. We have extensive experience in "air rights" developments in railway environments.

### Telecoms

- we have extensive experience of international fibre optic infrastructure projects, colocation and hosting arrangements and the provision of broadband capacity to existing property portfolios.

## Expertise in practice

### Aareal Bank

- financing of acquisition and development of real estate in the UK from our offices in both London and Frankfurt.

### Ashbourne

- £88m acquisition of Ridgmont Care Homes Group, the UK's 12th largest care homes operator and the subsequent sale of Ashbourne Homes (the UK's 4th largest operator of care homes) to Southern Cross.

### Bouwfonds Property Finance (ABN AMRO Bank) and IMCA Vastgoed

- one of the largest developers in the Netherlands, on the (re)development of the Babylon project.

### BP

- occupational requirements and on the major acquisition of space at Canary Wharf.

### British Land

- £1.015bn refinancing of its Meadowhall Shopping Centre, Sheffield securitisation, together with the establishment of the Meadowhall Limited Partnership, a Jersey vehicle with over £1.6bn of UK property assets.

### Deka

- strategic realignment of its UK property portfolio, including the sale of the Lloyds Building, the £355m sale of 55 Bishopsgate London EC2 and 1 Bunhill Row EC1 London, and the disposal of Diagonal Mar Retail Centre, Barcelona to Quinlan Private for €270m.

### Dubai Festival City

- Al Futtaim Group on the leasing of a major mixed use development in Dubai consisting of over 3m sq ft of lettable space.

### Henderson Global Investors

- advising on several European backed closed-ended funds investing in UK real estate with a combined value in excess of £400m.

### Halfords

- acquisition and development of its out of town retail portfolio, in excess of 350 superstores.

### Hines

- acquisition of their first property in the UK on behalf of their European Central Fund, the sale and leaseback of Cadbury's distribution centre.

### Hypo Real Estate Bank International

- £125m Islamic Financing of 33 Grosvenor Place, London and a range of Islamic financing deals in Germany.

### ING Real Estate Investment Management

- £380m acquisition of six shopping centres by ING Retail Property Fund Britannica LP and the financing of the centres with ING Real Estate Finance NV, together with the development of a new shopping centre.

### Nationwide Building Society

- acquisition of various properties in the UK.

### Network Rail

- acquisition of a portfolio of properties held by Jarvis, and a number of developments on behalf of Network Rail.

### Rockspring

- advising on the purchase and the financing of 3 off plan office buildings in France for €60m

### Roissy WTC

- the development and construction of Roissy Eurocentre, a large commercial real estate complex of 130,000 sq m near Roissy Airport (Exhibitions halls, conference centre, office buildings, hotels)

### Unicredit Banca d'Impresa

- €120m loan granted to the US vehicle of a leading Italian real estate group for the purchase of 1,500m<sup>2</sup> on Fifth Avenue, New York as well as the development rights for the construction of a skyscraper.

## Key international contacts

Key contact biographies can be viewed at [simmons-simmons.com](http://simmons-simmons.com)

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