



## Real estate finance

### **Our services include:**

- bilateral and syndicated loans – investment and development; public and private sectors
- senior and mezzanine facilities – dealing with complex intercreditor issues
- financing real estate investment funds, REITs, unit trusts, limited partnerships and other entities, both on and off-shore
- tax efficient funding structures
- specialist sectors, including the private rented sector (PRS), student housing, hotel/leisure, healthcare, education, and other not-for-profit sectors
- loan restructuring and dealing with distressed debt

We are considered to have real credibility within the real estate finance market and consistently demonstrate a depth of expertise and experience in the sector. Our team support transactions in the UK, across Europe and Internationally.

Our real estate finance team has wide-ranging experience in domestic and cross-border transactions. We advise senior and mezzanine lenders, borrowers and other key stakeholders on their real estate investment and development activities. We frequently act for bank syndicates and borrowers on club deals.

Our specialist real estate finance lawyers, which are one of the largest dedicated teams in the City, consist of specialist banking and finance and real estate lawyers. This helps our clients to receive a seamless and joined up service when advising them.

We act for clients who invest across all asset classes including; residential, mixed-use, student accommodation, retirement and care homes, hotels, offices and retail.



'Deep understanding of the industry with a commercial approach to bridge the gap.'

**Legal 500 UK, 2024**

## Our experience

### Barings real estate

Advised on the £87.8m refinancing of Wellington Place 19, 5 asset multi-let office complex in Leeds, for the international business of Federated Hermes and Canada Pension Plan Investment Board (CPP Investments).

### Oversea-Chinese Banking Corporation (OCBC)

Acting for OCBC in relation to the £174m refinancing of the AlphaBeta building, London EC2 for Sinarmas Land.

### Hotel Properties Ltd (HPL)

Acting for HPL, listed in Singapore, as borrower in relation to the £360m development financing of the Paddington Cube, a mixed-use scheme designed by Renzo Piano at Paddington with a gross development value of £825m.

### LaSalle fund

Acting for National Pension Service of Korea on the £780m acquisition financing of Plumtree Court, Goldman Sachs' new European headquarters.

### Wells Fargo

Acting on the £70m development financing of Regents Wharf, King's Cross for Regents Wharf Property Unit Trust.

Advised on the £28m refinancing of Peel Logistic Properties logistics assets at Port Salford and Liverpool International Business Park, Speke.

### Bayern LB

Acting for Bayern LB in relation to the financing of the £132m acquisition of Ryder Court, St James's SW1 by M&G.

### Immobel Capital Partners

Advised Immobel Capital Partners (a new client) on a financing provided by Lloyds Bank in connection with the first asset for Immobel's Green Office Strategy located at White Rose (a green office campus situated just outside Leeds City).

### SMBC

We acted for SMBC on a high profile investment facility provided by SMBC to Almacantar, following the successful development by Almacantar of the site at Centre Point.

### Hill Group

Advised Hill Group on their £220m RCF, the first ever Sustainability-Linked Loan to a UK housebuilder.

Advised as arranger and original lender on:

- €36.7m senior secured real estate investment loan to finance KKR and Palm Capital's acquisition of six last-mile, light industrial properties in Dublin, Republic of Ireland.
- €188.5m senior secured real estate investment loan to finance KKR and Palm Capital's acquisition of a portfolio of 73 industrial and logistics assets across the Republic of Ireland.
- their investment loan to a Schroders managed investment vehicle for the purchase of 1 Spinningfields, Manchester.

### Canada Life Limited

Advised on a £43m loan secured against three multi-let residential blocks in the heart of London.

### Gore Street Energy Fund

Advised the first UK and Ireland pure energy storage fund on its complex revolving credit facility with Santander UK plc secured against a portfolio of energy storage assets.

### Tristan Capital Partners

We acted for Tristan Capital Partners, a long standing client of the firm, on loan facilities for Tristan's acquisition of a £245m retail park portfolio, reported by Cushman & Wakefield as the biggest single retail warehouse transaction in the first quarter of 2017.

### Consortium of investors

We advised a consortium of investors led by Joint Treasure in their financing arrangements for their £135m acquisition of 3 St James's Square, SW1 (a trophy asset in the heart of London).

### The Hongkong and Shanghai Banking Corporation

We acted as lead counsel on this transaction advising The Hongkong and Shanghai Banking Corporation Limited on their £175m term facility, which was used to refinance the acquisition costs of the iconic Rosewood Hotel in Holborn, London.

### Pradera

Advises on a secured financing for the acquisition from Ikea of a pan-European portfolio of 25 shopping centres in central and eastern Europe, including 3 prime retail centers in France. The mezzanine & senior financing was arranged by Goldman Sachs and included a double luxco structure.

## Get in touch



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'This is a very strong and prestigious team, it has excellent individuals who can draw on the vast knowledge of the wider firm.'

**Legal 500 UK 2024**

"Pragmatic in their approach and keen to simplify matters wherever possible."

**Legal 500 UK 2023**

Stephenson Harwood is a law firm of over 1300 people worldwide, including 190 partners. Our people are committed to achieving the goals of our clients - listed and private companies, institutions and individuals.

We assemble teams of bright thinkers to match our clients' needs and give the right advice from the right person at the right time. Dedicating the highest calibre of legal talent to overcome the most complex issues, we deliver pragmatic, expert advice that is set squarely in the real world.

Our headquarters are in London, with eight offices across Asia, Europe and the Middle East. In addition we have forged close ties with other high quality law firms. This diverse mix of expertise and culture results in a combination of deep local insight and the capability to provide a seamless international service.