

The logo consists of the letters 'CRS' in a stylized, serif font. The 'C' and 'R' are connected at the top, and the 'S' is positioned to the right. The background of the entire page is a low-angle shot of a modern glass skyscraper with a curved facade, set against a clear blue sky. Green foliage is visible in the lower corners of the frame.

CRS

CharlesRussell
Speechlys

Legal Roadmap to Acquiring UK Commercial Real Estate

Charles Russell Speechlys work with clients in the UK and throughout the world. Our lawyers are based in 11 locations across the UK, Middle East, Asia and Europe. Through each of these locations, clients are able to access the full range of the firm's skills and expertise.

We have a broad range of skills and experience across the full spectrum of businesses and individual needs. This gives us a wider perspective, clear insight and a strongly commercial long-term view. We use this approach to secure the growth of our clients enabling them to move confidently into the future. It has made us a leader in the world of dynamic growth and among the world's leading creators and owners of private wealth and their families.

Major corporates and institutions find our more considered and personal approach a refreshing alternative to conventional business law firms.

About Charles Russell Speechlys

We have a large team of lawyers who focus on real estate investment for corporates, investment funds and private wealth.

We advise on high value and complex investment transactions, fund and tax-efficient structures, as well as the financing of UK investments. We also advise on all aspects of asset management and have a highly respected property litigation practice. We offer a full service solution and client focused service through our network of international offices.

Our award winning Middle East practice has extensive local and international capabilities. Our partner-led team delivers a wealth of experience in relation to UK commercial property transactions.

“The firm provides excellent service. They are very proactive in their thinking.”

CHAMBERS & PARTNERS

How we can help you:

- Project manage and/or undertake the work
- Act as your day-to-day contact
- Deal with queries, questions or concerns “face-to-face”
- Provide trilingual capabilities
- Facilitate introductions and deal opportunities where relevant



Market Dynamics

In recent years, there has been substantial interest from international investors committing capital into UK commercial real estate investments.

The UK market offers a politically stable environment with a well respected legal system which offers secure investing opportunities. Different investors around the world have different investment horizons and liquidity requirements. For example, investors may use real estate either as a diversifier in a larger investment portfolio or for a specific return objective. We understand that investors are particularly attracted by market dynamics including the relative stability of income returns, the yield gap with bonds and as a portfolio diversifier. Our lawyers understand the UK market and can help you deliver your strategic aims.

“They are an excellent team that is reliable, diligent, quick and works seamlessly.”

CHAMBERS & PARTNERS

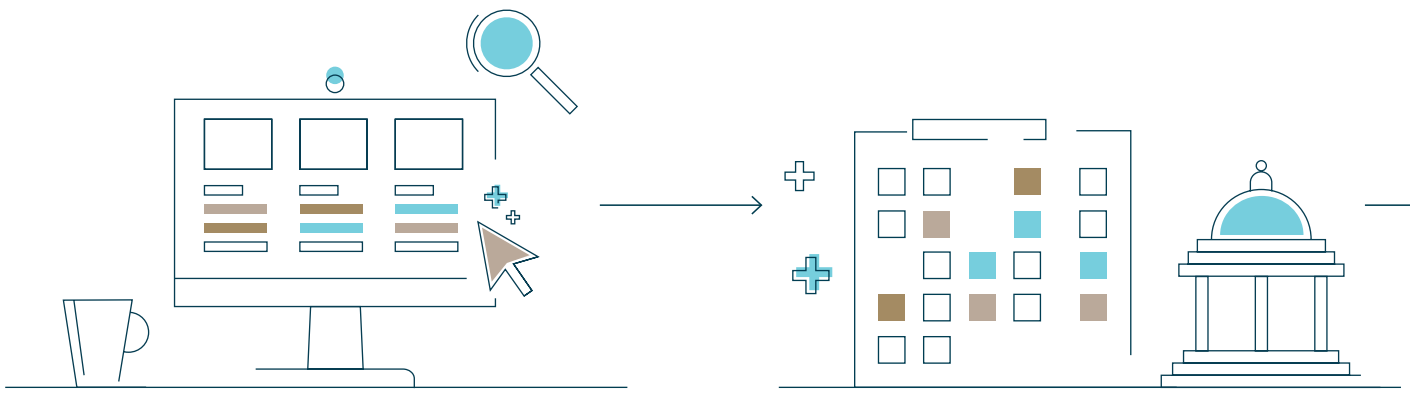
International investors sometimes favour joint venture opportunities to reach their own tailored return targets, or they could be comfortable pooling with other like-minded investors in a fund. Within different types of products, funds can range from those that focus on delivering income only, they can have sector-specific exposure (such as offices or industrial), or a more opportunistic type of portfolio that looks at refurbishments and onward sales.

If you have any questions or for further information, please contact the Partners detailed at the back of this document or your usual Charles Russell Speechlys contact.



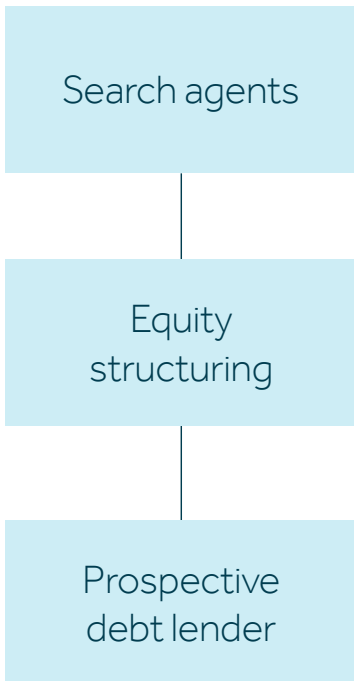


The Roadmap to Acquiring UK Real Estate



Identification

Assessment



Search agents

Equity structuring

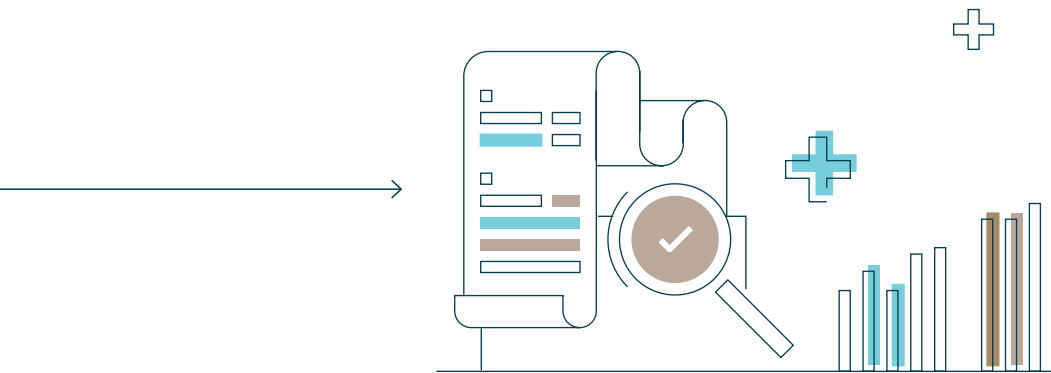
Prospective debt lender



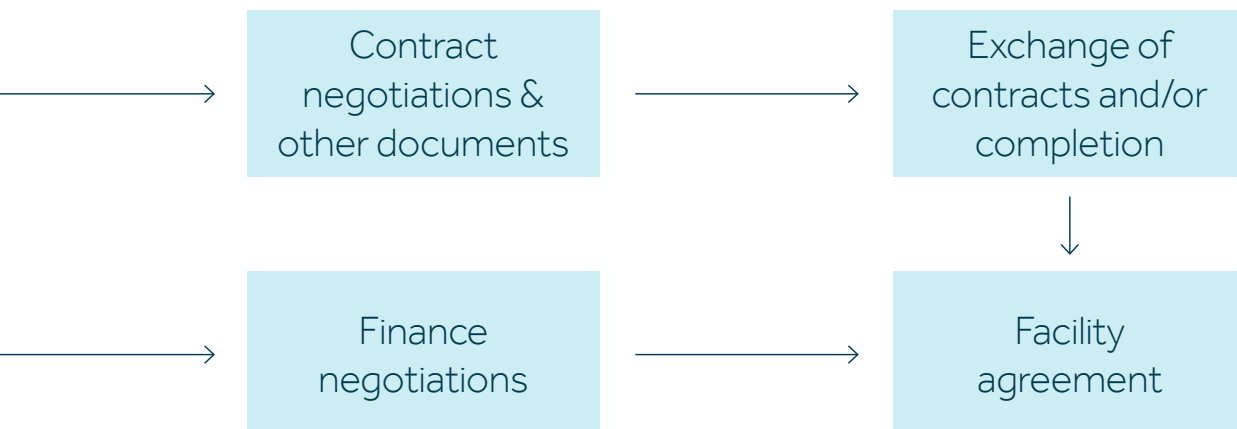
Survey & other practical issues

Legal due diligence & title investigation

Proposed bank/third party finance



Implementing the



Investment Expertise

Our substantive team has experience in all types of real estate investments including offices, residential, industrial, hotels and mixed use real estate, whether substantial portfolios or single lots.

Our team works pragmatically to accommodate the technical issues thrown up by both new and old buildings.

Over £1Bn of investment delivered by us in the last 5 years

The real estate investment team is fully integrated with our funds, tax, banking, corporate, planning and construction specialists to provide comprehensive and seamless advice to our clients.

Development Expertise

Our lawyers are experienced in site refurbishment, development and construction issues, and lettings/sales of completed projects.

The team is committed to providing constructive and commercial advice on all the legal issues that arise during the refurbishment and development process. We work closely with our clients to deliver legally effective and practical solutions that are tailored to the specific requirements of each client.





Funds and Corporate

The funds and corporate team have advised on a wide range of transactions for clients across a variety of sectors.

The team advise on structuring equity, fund establishment/structuring, corporate sales and acquisitions, joint ventures and capital markets, transactional and advisory work.

Our role is to ensure that the legal documentation put in place allows you to deal with the day-to-day operations of your business and the delivery of each project.

Our team covers several key financial jurisdictions (including Bahrain, Dubai, Qatar, Hong Kong and Luxembourg and practice areas that include real estate, banking, financial services regulation, capital markets, corporate and private client.

We regularly advise on structuring, documenting and negotiating transactions compliant with local laws.

“The team are diligent, highly competent and reliable to get a good job done. They make a proactive effort to foster new client relationships.”

CHAMBERS & PARTNERS



Debt Financing

Our experts have an extensive track record in advising and servicing complex debt financing solutions.

We are widely recognised for our ability to provide diverse legal advice on bank lender real estate finance work and also for acting for borrowers on both bespoke and more standardised real estate finance transactions.

We advise clearing banks, debt funds, investment managers, investors and developers on development and investment financings and are experienced in bilateral loans, syndicated facilities, mezzanine financings, real estate derivatives and securitisations.

We have expertise with financing techniques involving a variety of real estate sectors including Shariah related solutions.

“Charles Russell Speechlys LLP is noted for its ‘great reputation for delivering excellent customer-focused solutions.’”

THE LEGAL 500,
BANKING AND FINANCE

Tax

We advise across the full range of UK tax considerations which arise when acquiring, financing, holding and selling UK real estate and have an established track record in structuring arrangements.

The team works closely with our Luxembourg office, enabling us to leverage the opportunities the favourable tax regime in this jurisdiction can offer. Our Luxembourg tax department assists our clients on all direct and indirect tax aspects, from the choice of corporate forms of holding and financing vehicles to the tax efficient planning of funds flows. Our team has the capabilities to efficiently structure cross border investments taking into account taxation in the investee's jurisdiction(s) as well as in the investors' countries of establishment.

As real estate and construction contributes about 25% of our turnover, our tax team has the experience and knowledge to support our real estate clients to achieve their goals.

Luxembourg benefits from a highly flexible and innovative legal and regulatory framework

Contact

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