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CMS The Netherlands

# Real Estate & Construction Capability Statement

2017





At CMS, we have a sizeable team of over 160 real estate partners and more than 220 qualified real estate lawyers located across our 60 offices throughout Europe. This enables us to act as a one stop shop for our clients who want to conduct international real estate deals across Europe, and provide the full spectrum of multi-disciplinary real estate services on pan-European deals. This is one of the reasons clients choose CMS. Other reasons include our cross-border sector and practice expertise and our outstanding reputation in key markets.

In The Netherlands we have a leading and long-standing Real Estate and Construction Practice with 43 lawyers, civil-law notaries and tax advisers. We combine expert knowledge and experience with innovation and creativity to ensure our clients achieve and secure their business goals.

#### **Your business partner**

Clients of CMS can engage experienced and highly educated lawyers who know all the in's and out's of the law. This combined with a broad sector-focussed approach, ensures you that CMS is your business partner for practical, solution-oriented and clear legal advice.

Our lawyers are always up-to-date because of their continuing education through our CMS Academy and our participation in the corporate learning programme of IMD business school in Lausanne.

#### **Areas of expertise**

CMS ranks among the top 10 of most innovative law firms in the world and annually conducts research into national and international market developments. We are continually adding new specialty areas in order to address these. The expertise and knowhow of our lawyers are clustered in the following areas of expertise:

- Banking & Finance
- Commercial Law
- Competition & EU
- Consumer Products
- Corporate
- Criminal Law
- Dispute Resolution
- Employment & Pensions
- Hotels & Leisure
- Infrastructure & Project Finance
- Insurance
- Insolvency & Restructuring
- Intellectual Property
- Lifesciences
- Private Equity
- Real Estate & Construction
- Tax
- Technology, Media & Telecoms



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"...their advice is practical, business specific and I like their style."

*Feedback from a client*

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32 new partners in 2015, taking the total to over 850



Top rankings  
In 2015 M&A  
League Tables  
(by deal count)

#1 Europe  
(Bloomberg,  
Thomson Reuters)

#2 In Europe  
(Mergermarket)

#3 Global  
(Bloomberg  
up to USD 500m)

> 5,800 staff

> 3,200 lawyers

> 850 partners

Operating in 55 cities  
across 35 countries



EUR 1.01bn  
turnover for 2015

19 practice  
and sector  
groups working  
across offices

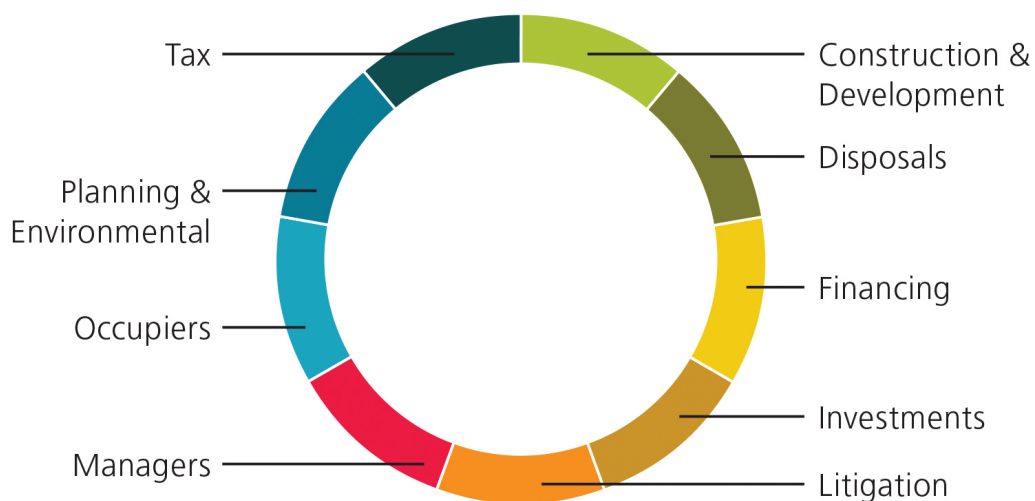
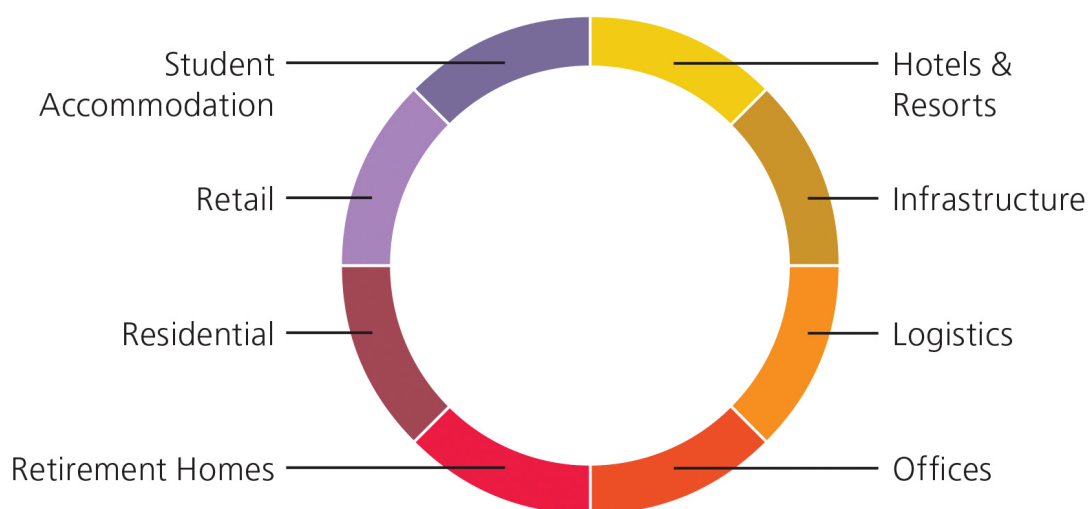


Ranked  
**2nd**  
most global  
law firm  
In the Am Law 2015  
Global Top 100



# Service tailored to your world

## Some of our areas of intervention





# Our real estate capability at your service

The Dutch Real Estate team is known for handling a large number of high value and high profile real estate mandates for prominent clients in the Dutch Real Estate market where we support large local players and international clients. CMS – together with our international team of lawyers - supports key players and we assist them on large and complex transactions and development projects. Working on those transactions and projects, our lawyers are known to be practical and they focus on scoring the deal.

## **Planning and environmental**

- Advised OVG on environmental and zoning aspects in relation to the development of multifunctional park Vijfsluizen. The complex includes approx. 85,000m<sup>2</sup> consisting of offices, retail and residences
- Assisted De Heus B.V. during legal (court) proceedings regarding environment permitting and compliance in relation to an industrial production plant in Utrecht

## **Construction and development**

- Acted on behalf of ASR in drafting and negotiating the design & build contract regarding the refurbishment of the new head offices of ASR in Utrecht. The ASR building is one of the largest office buildings in the Netherlands (84,000m<sup>2</sup> GFA)
- Acting for Royal BAM Group on commercial real estate, construction and competition matters (contentious and non-contentious)

## **Investment and disposal**

- Advised Corio on the sale of 10 shopping centres, in total 95,800m<sup>2</sup>
- Advised Bouwfonds European Residential Fund on the acquisition of five housing complexes. The transaction includes 199 apartments and 80 parking places

## **Managers and occupiers**

- Assisted PLUS Retail in the lease and redevelopment of its headquarters building. PLUS leases 5,500m<sup>2</sup> of office space and 225 parking spaces in the building Bloeyendaal Archimedeslaan in Utrecht
- Assisted Praxis with the sale and leaseback of its flagship store in Amsterdam

## **Financing**

- Assisted HSH Nordbank on the financing of the acquisition by Warburg-Henderson Kapitalanlagegesellschaft mbH of the Hague Court office building in The Hague. The Hague Court building is approx. 10,998m<sup>2</sup> GFA
- Assisted Aareal Bank on the financing of real estate in Akron

## **Facts and figures**

Located in Amsterdam and in Utrecht

10 real estate partners and 34 lawyers

Languages: Dutch, English, French and German







# Contacts



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LEADING FIRM

*CMS' 'proactive, pragmatic' department is headed by the 'inspirational' Arnout Scholten and the 'deal-oriented' Hein van der Meer, who is 'a very good team player'.*

*Legal 500 2017*

*Clients observe that the CMS team is "very approachable and capable,"*

*"Turn-around time is good, and our ad hoc matters are turned around quickly."*

*Chambers Europe, 2016*



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