

A low-angle, upward-looking photograph of several modern skyscrapers with glass and steel facades, reaching towards a clear blue sky. The perspective creates a sense of height and architectural grandeur. The buildings are partially framed by a bright yellow diagonal band on the right side of the image.

C/M/S

Law . Tax

Our real estate capability at your service

An overview

October 2013

Putting your world first

Service tailored to your world	6
Awards	10
Albania	12
Austria	13
Belgium	14
Bosnia and Herzegovina	15
Bulgaria	16
China	17
Croatia	18
Czech Republic	19
England and Wales	20
France	21
Germany	22
Hungary	23
Italy	24
Luxembourg	25
Morocco	26
The Netherlands	27
Poland	28
Portugal	29
Romania	30
Russia	31
Scotland	32
Serbia	33
Slovakia	34
Slovenia	35
Spain	36
Switzerland	37
Ukraine	38

● CMS offices

◀ Rio de Janeiro

Dubai ▶

Beijing ▶

Shanghai ▶

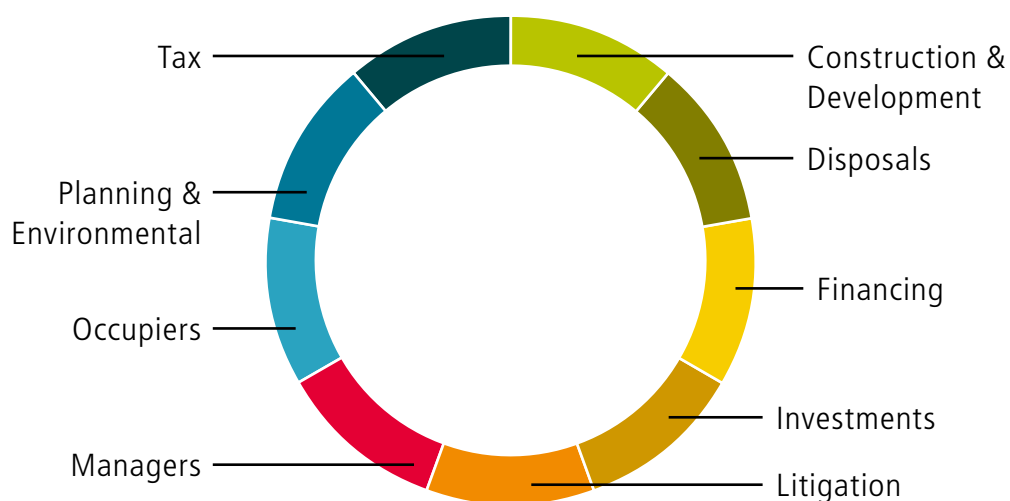
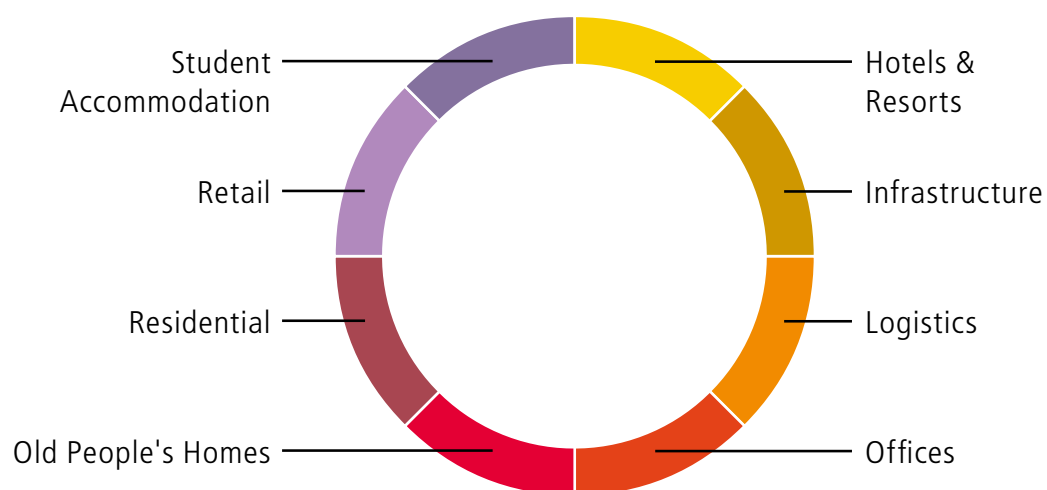




● Moscow

Service tailored to your world

Some of our areas of intervention





Austria

"This team moves up the rankings having received strong feedback, and having increasingly acted on some of the most high-profile mandates in the market. It shows particular strength in construction, on contentious and non-contentious matters, and is also a noted force when it comes to environment and infrastructure work ...

Sources say: "A very committed team." "Responsive, flexible and easy to approach."

Chambers Europe, 2013

Bulgaria

The 'very high quality' team at CMS Bulgaria is praised for its 'practical experience and knowledge of the real estate sector'.

Legal 500 EMEA, 2013

Croatia

Sources say: "(The CMS team) is fast, diligent and delivers high-quality work."

Chambers Europe, 2013

England and Wales

"CMS Cameron McKenna has a superb Real Estate Team – if not for internal policy that forces us to diversify legal advisors, all our instructions would given to CMS"

Germany

"... a leading player with regard to the key market trends ..."

JUVE Handbook, 2012/2013

Luxembourg

"The firm's 'service levels are impeccable, in terms of response times, user-friendliness of the advice and value for money'".

Legal 500 EMEA, 2013

Morocco

This firm (...) provides a full service for companies wishing to set up operations in Morocco, including services specific to many sectors, including (...) construction.

Chambers Global, 2013



Client-focused thought leadership initiatives

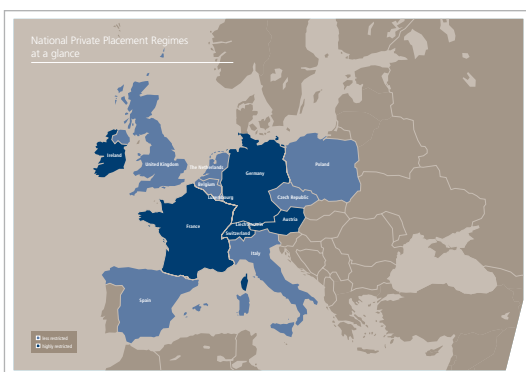
As a group, we combine our expertise to drive important issues for our clients and the industry. We do that in various user-friendly forms, be they “green leases”, for which we have developed a pan-European standard lease, real estate transaction costs, on which we produce an annual guide charting the different costs across Europe, or real estate investors, who are able to consult our 20 questions e-guide.

A few examples...

Because clients in the funds industry are having to adapt to a major new regulation, the AIFM Directive, we have decided to summarise the latest developments in relation to the private placement regimes of EU States, as well as covering certain non-EU States. The **CMS Brief Guide to Private Placement of Funds – Accessing European Investors post AIFMD** is accessible from all CMS websites.

While investing in real estate in one’s own country is not always easy, many find that investing abroad is even more complicated. To help real estate investors, we have developed two companions:

- The **CMS Guide to Real Estate Transaction Costs in Europe**, a highly practical overview of costs, including taxes, relating to acquisitions and disposals of real estate, both as an asset or a company. Updated annually, it allows you to easily compare the costs of investing in different European countries.
- A more detailed approach is taken in the e-guide **20 Questions on Real Estate**. This guide answers some of the most common questions regarding real estate across a number of European countries.



CMS Brief Guide to Private Placement of Funds – Accessing European Investors post AIFMD (National Private Placement Regimes at a glance)



CMS Guide to Real Estate Transaction Costs in Europe

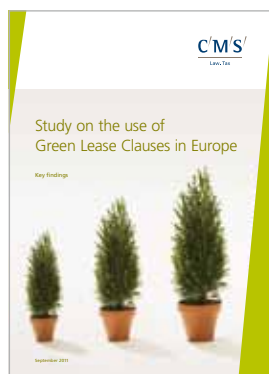


20 Questions on Real Estate (e-guide)



For owners, managers and occupiers across Europe, the environmental aspects of their real estate are increasingly important in terms of costs and building value, but also with regard to their stakeholders. In this respect we noticed a growing trend across many European countries and we wanted to get a feel for what was happening so we could help clients more efficiently. That's how the e-guide **Study on the use of Green Lease Clauses in Europe** came about. Taking the trends for standard convergence into account, we reviewed 20 contractual aspects across the region, providing a practical approach to a European standard, along with country-by-country variations when necessary. The European standard which we developed is freely accessible online as the **Green Lease Clauses in Europe – A practical approach** e-guide. Practical, largely uniform, it simplifies implementing green lease clauses across the continent.

We also have guides on real estate finance and the tax treatment of Real Estate Investment Trusts, all of which are regularly updated, because only current information is useful.



CMS Study on the use of Green Lease Clauses in Europe



Green Lease Clauses in Europe – A practical approach (e-guide)

Awards

Chambers Europe	<i>Client Service Award for Belgium (2013)</i>
Chambers Europe	<i>Client Service Award for Portugal (2012)</i>
Chambers Europe	<i>Law Firm of the Year Award for Hungary (2012)</i>
Chambers Europe	<i>Law Firm of the Year Award for Central Eastern Europe (2012)</i>
Chambers Europe	<i>Client Service Award for Germany (2011)</i>
JUVE (Germany)	<i>Law Firm of the Year for Real Estate Law (2010)</i>



The Netherlands

"The quality of work was very good all the way through, and the team is friendly and helpful."

Chambers Europe, 2013

Poland

This full-service firm continues to run a strong real estate practice, and steadily expands its client base. It is well known for the robust infrastructure capabilities of its construction team, as well as its ability to combine support on real estate matters with banking and finance advice. Sources highlight the team's initiative and the creative solutions it provides. It recently advised Futureal on a joint venture for the development and commercialisation of the NoVa Park shopping centre project. The team is also heavily involved in stadia construction and leases.

Sources say: "The co-operation was always constructive and the lawyers always dealt with everything successfully."

Chambers Europe, 2013

Romania

"A quick and responsible team with excellent knowledge of the real estate sector."

Chambers Europe, 2012

Serbia

"When it comes to real estate, the group's strength lies in its experience and size, allowing it to undertake a project from beginning to completion regardless of its complexity."

Chambers Europe, 2013

Switzerland

CMS' group is 'quick and supportive, and goes to great length to protect the client's interests'. Stefan Gerster heads the practice, which acts on property financing, real estate sales and purchases, and investment work. The practice has been busy with tourism industry instructions recently, including advising an investor on the CHF180m acquisition of two hotels. Partner Sibylle Schnyder is also recommended.

Legal 500 EMEA, 2013

Ukraine

"Very good in energy-related real estate issues. It's strong in negotiating lease agreements."

Chambers Europe, 2013

Albania

www.cms-aacs.com

Recent work highlights

Construction and development

- Advising the Municipality of Tirana on preparing and tendering the construction of a new public transport terminal under DBFOT concession contract with a value of approx. EUR 40 million
- Advising the Ministry of Infrastructure of the Republic of Kosovo during each and every pre-tender, tender and pre-construction phase of the Prishtine – Hani i Elezit Motorway Project (relating to a motorway of 60 km in length), with a value of approx. EUR 60 million
- Advising Serenissima Costruzioni S.p.A. in relation to legal and tax matters for the construction of a EUR 40 million Fier by-pass motorway of 22 km in length, using the FIDIC conditions of contract for construction

Investment and disposal

- Advising a major Italian energy trading company on its investments related to the construction and development of several hydropower plants in Albania under BOT concession contracts

Financing

- Advising International Finance Corporation – IFC on its financing and participation in an Albanian-based company which focuses on the construction and development of hydropower plant projects

Facts and figures

- Located in Tirana, Albania and in Prishtina, Kosovo
- One real estate partner and two Lawyers
- Languages: English, Italian and Albanian

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Austria

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Recent work highlights

Planning and environmental

- Advising a major construction company on matters of construction permits and on claim management aspects of the FIDIC Yellow Book construction contract
- Legal advice to the project planner on the hospital construction project known as “Krankenhaus Nord”

Construction and development

- Due diligence review regarding the purchase of shares in a project company and legal advice on the development, construction and financing of a project regarding a property used for apartments and offices with a shopping centre and a parking deck
- Advising a construction company on the project Eurovegas, which comprises an entertainment and business centre with its own hotel in Hungary

Investment and disposal

- Advising a bidder’s consortium on construction contracts, procurement procedure, maintenance and project finance (EUR 53 million)
- Advising an insurance company on the acquisition of a real estate project in Vienna

Managers and occupiers

- Advising and representing a Hungarian investor on the potential purchase of a shopping Centre in Austria
- Advising an Italian cosmetics company in relation to market entry in Austria, including leasing matters

Financing

- Advising an international bank on the development of a large shopping centre in Sofia, Bulgaria
- Advising on the procurement of highway construction, with advice on the FIDIC Silver Book construction contract, procurement procedure, project finance and environmental and construction law

Facts and figures

- Located in Vienna
- Four real estate partners and three lawyers
- Languages: German and English

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Belgium

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Recent work highlights

Planning and environmental

- Advising Klépierre on the extension of its Louvain-La-Neuve shopping mall
- Advising a local authority on the conversion of a hospital site into residential accommodation

Construction and development

- Advising Bouygues Immobilier on the construction of a 261 units housing project in Brussels
- Acting for Buro Happold in the context of a global study contract concerning the renovation by the Federal Building Agency of the “Residence Palace”, the future seat of the European Council

Investment and disposal

- Advising SEB, M&G and other funds as well as private investors on the acquisition of several office buildings in Brussels
- Advising the Belgian Federal Government on the sale and leaseback of 62 buildings to a Belgian REIT through an open bid procedure (EUR 600 million)

Managers and occupiers

- Advising M&G, SEB, CBRE Global Investors and other funds and private investors on asset management related matters
- Acting for a number of occupiers (Amlin, AMP, Logica, Statoil, Calzedonia, Sportsdirect, Siemens ...) in the (re)negotiation of occupancy agreements

Financing

- Advising KBC Bank and ING Bank on the financing of a listed Brussels developer (EUR 135 million)
- Advising Aareal Bank on the financing of the acquisition of the Belair project by Hannover Leasing and Ginkgo Fund (EUR 152 million)

Facts and figures

- Located in Brussels and Antwerp
- Four real estate partners and eight lawyers
- Languages: Dutch, English, French, German, Italian, Serbian and Spanish

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Recent work highlights

Planning and environmental

- Advising Hagleitner Hygiene International GmbH on establishing performing business operations in Bosnia and Herzegovina
- Advising a joint venture between two of the largest Italian construction companies on all public procurement issues, including complaint procedures, in Bosnia and Herzegovina regarding a EUR 154 million project on the construction of a motorway on Corridor Vc

Construction and development

- Advising Plantrans Handels- und Projekt GmbH, one of the leading companies for the exploitation and production of products from Diabase (Dolerite) hard stone in Bosnia and Herzegovina, on the sale of its local company
- Advising Terne S.p.A. Italy on establishing a biomass power plant in Suica, the Federation of Bosnia and Herzegovina

Investment and disposal

- Advising HENKEL Central Eastern Europe GmbH on various corporate, general business, employment and other matters of importance to specific business operations relating to their expansion in Bosnia and Herzegovina and on all legal matters regarding construction of a new EUR 7 million factory

- Advising OTIS Holdings GmbH & Co OHG on the establishment of a Bosnian company and assistance regarding all corporate matters

Managers and occupiers

- Advising Hypo Alpe Adria Group regarding management (including all general real estate matters) of one of the biggest shopping centres in Bosnia and Herzegovina based on the awarded custody as part of the enforcement procedure
- Advising Delhaize BH on leasing business premises and other real estate issues regarding the client's retail operations in Bosnia and Herzegovina

Financing

- Advising the European Bank for Reconstruction and Development (EBRD) on debt and equity financing for several projects for local Bosnian financial institutions, in the aggregate amount of up to EUR 130 million
- Advising Finance in Motion on debt and equity financing for several projects involving local financial institutions (services rendered include issuance of legal opinions and analysis, drafting of documents, general legal advice, communication and liaising, etc.)

Facts and figures

- Located in Sarajevo
- Eight team members
- Languages: Bosnian, Croatian, Serbian, English, German, Slovenian and Swedish

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Bulgaria

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Recent work highlights

Planning and environmental

- Advising Iberdrola Inmobiliaria on the acquisition of land near Kiten on the Black Sea coast for EUR 31 million to develop a tourist resort as well as on the environmental aspects of the project. The acquisition involved complex negotiations with multiple sellers and advice on coastal development
- Advising Phoenix Solar, a German provider of photovoltaic technology, on the development of a photovoltaic power plant with a capacity of 50 MW near Kazanlak, Bulgaria, and subsequent matters

Construction and development

- Advising Tishman International on the EUR 250 million Sofia Airport Centre project, a multi-purpose mix of offices, logistics and storage facilities and hotel
- Advising WPD on its establishment in Bulgaria and the development and operation of wind power plants, with reference to real estate and construction issues

Investment and disposal

- Advised Delhaize, a leading European retailer, on the Bulgarian aspects of its acquisition of a major local chain of supermarkets
- Advising Quarzwerke Group, a German company active in extracting, processing and refining industrial

minerals, on the acquisition of shares in the Bulgarian company Kaolin AD, including conducting comprehensive real estate due diligence on all its individual real estate assets and reviewing Kaolin AD's acquisition agreements

Managers and occupiers

- Advising Europa Capital on the acquisition of Mall of Sofia, the first mall built in the Bulgarian capital city of Sofia, and assisting with the lease agreements. We have advised on the acquisition of Retail Park Plovdiv
- Advising Porr Bulgaria on issues related to their headquarters' lease agreement

Financing

- Advising the mandated lead arrangers and their local subsidiary banks on the financing of the development and operation of a large shopping centre in Sofia, Bulgaria
- Advising UniCredit Bank Austria AG on numerous real estate issues with reference to various financing projects in Bulgaria, as well as on real estate issues related to the registration of securities and restructurings

Facts and figures

- Located in Sofia, Bulgaria
- Two real estate partners and 14 lawyers
- Languages: Bulgarian, English, German, French, Hebrew and Russian

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Recent work highlights

Planning and environmental

- Advising a German major wind tunnel engineering company on planning and engineering of a wind tunnel for a top-tier technical university in Shanghai
- Advising a major German automotive supplier on the planning and development of an R&D centre in Shanghai

Construction and development

- Advising a world-leading sports car maker on the construction of a driving experience centre in Shanghai
- Advising Expo Austria, Shanghai on the construction of the Austrian pavilion for the EXPO 2010

Investment and disposal

- Advising a world-leading producers of fibre products on the acquisition of land use rights and construction of factory buildings in Hangzhou
- Advising a major Germany machinery company on sales of the granted land use rights and factory buildings in Shanghai to a Chinese development company

Managers and occupiers

- Advising a world-leading sports car maker on the build to lease structure for its dealer shops in China
- Advising a global leading optics and opto-electronics manufacturer on the build to lease structure for its Chinese Headquarters in Shanghai

Financing

- Advising a global leading automotive components manufacturer on the construction and lease of a production base in Nanjing and on the project financing structure, including drafting of general contracting agreements and negotiations with major state-owned construction groups
- Advising a leading German development company on project financing for investment in major manufacturing companies in China, including drafting of joint venture contracts, shareholders' loan agreements and security agreements, as well as assistance in negotiations

Facts and figures

- Located in Shanghai and Beijing
- One real estate partner and six associates
- Languages: Chinese, English, German and French

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Croatia

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Recent work highlights

Planning and environmental

- Advising EDF Energies Nouvelles in relation to due diligence on a wind farm project in Croatia as well as drafting an overview of permits applicable to development of wind farms in Croatia
- Advising RWE on due diligence and further advising the large international energy player on the acquisition of a local company in electricity-related business

Construction and development

- Advising Nekretnine – Zadar d.o.o. (part of Bauhaus Group) on the construction of a retail centre in Zadar
- Advising Rockspring on the reconstruction of a retail shopping centre in Makarska.

Investment and disposal

- Advising Bauhaus K.D. on the acquisition of a retail centre in Pula
- Advising iO Adria on legal due diligence of Hotel and Marina Lav

Managers and occupiers

- Advising Hotel MIRAMAR d.o.o. on structuring the lease agreement
- Assisting RWA Raiffeisen Ware Austria AG on the drafting of a lease agreement in relation to silos in Virovitica

Financing

- Advising the EBRD on the EUR 20 million financing of two Croatian production companies: Aluflexpack Novi d.o.o. and TOF d.d.
- Advising the Croatian supermarket chain IFC on a EUR 50 million financing business development

Facts and figures

- Located in Zagreb, Croatia
- Three real estate partners and two associates
- Languages: Croatian, English and German

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Czech Republic

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Recent work highlights

Planning and environmental

- Advising Amesbury on the construction, development and financing of a number of solar power plant and logistics site projects across the Czech Republic, including advice on environmental and planning issues
- Advising Honeywell on the sale of a property in Ostrava, including advice on environmental issues related to the sale

Construction and development

- Advising Impact-Corti Development on the development, financing and leasing of the Green Point office building in Prague
- Advising Neteuren, a Japanese company manufacturing components for the automotive industry, on a greenfield development in the Triangle industrial park located in Ústí nad Labem

Investment and disposal

- Advising Standard Life Investments on the acquisition of a retail park portfolio. The portfolio included two of the biggest retail parks in the Czech Republic and one retail park in Poland
- Advising Pramerica on the sale of the Stará Celnice and Dvůrana office centres in Prague

Managers and occupiers

- Advising Deka Immobilien Investment on asset management legal issues related to all commercial projects of Deka in the Czech Republic, including advice on lease agreements
- Advising UBM in relation to the development and leasing matters of its property portfolio in the Czech Republic

Financing

- Advising UBM in relation to the financing for a residential project in Špindlerův Mlýn
- Advising a fund managed by Aerium Group on the EUR 181 million refinancing of a shopping centre portfolio, comprising 13 properties across the Czech Republic, Poland and Slovakia

Facts and figures

- Located in Prague, Czech Republic
- One real estate partner and four lawyers
- Languages: Czech, English and German

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Recent work highlights

Planning and environmental

- Acting for BT on the redevelopment of the sixteen-storey Keybridge House in the Vauxhall Nine Elms Battersea Opportunity Area
- Acting for citizenM in securing planning permission for the new flagship hotel by the Tower of London. Effects on the World Heritage Site and other historic buildings made up the central issues to this case

Construction and development

- Surrounding the iconic Battersea Power Station is the Vauxhall Nine Elms Battersea Opportunity Area. This is the largest regeneration area in London and we are acting for three major landowners in relation to the development and disposal of substantial land holdings in the area. These include Sainsbury's who have planning consent for the construction of a large supermarket, 750 residential units and retail and commercial space, Royal Mail for the construction of over 1800 residential units and BT who are redeveloping Keybridge House as a 379 unit residential scheme with retail and work space

Investment and disposal

- Advising M&G on the forward funding of over 300 private rented sector homes to be constructed in Tower Hamlets, East London

- Acting for M&G Property Portfolio on a number of high profile acquisitions, including the acquisitions of the Gracechurch Shopping Centre in Sutton Coldfield, 42 Southwark Bridge Road, and the property swap of the Priory Centre Guildford with Central Milton Keynes Shopping Centre

Managers and occupiers

- Acting for JLT Insurance on the letting of 200,000 sq.ft of space for their London headquarters including advice on landlord and superior landlord's consent for significant bespoke fit out works
- Acting for Miller Insurance on the letting of 200,000 sq.ft. in London for their new headquarters including significant bespoke fit out works

Financing

- Acting for Aviva Investors on a ground breaking transaction to provide GBP36million of funding for a new energy innovation centre for Cambridge University Hospitals NHS Foundation Trust at Addenbrooke's Hospital
- Acting on the forward funding of a leisure development at Telford comprising a cinema, hotel and numerous restaurant units

Facts and figures

- Located in London and Bristol
- 11 Real estate partners, 47 lawyers
- Languages: English, French, German and Spanish

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Recent work highlights

Planning and environmental

- Advising a major agribusiness group subject to classified facilities regulations on the cessation of its activities and rehabilitation of its industrial sites
- Advising a real estate group on the extension of shopping malls (land planning and commercial land planning issues)

Construction and development

- Advising and assisting a major French publisher in the negotiation of a commercial lease in future state of completion for office premises located in the Greater Paris area
- Advising and assisting a German clothing and accessories group on the drafting of construction contracts and subcontracts (contract forms to be used for all fitting-out works carried out in premises rented in France)

Investment and disposal

- Advising Lamy Résidences (a Nexity Group subsidiary) on the acquisition of Icade Résidences Services (student housing with services)
- Advising Accor group on the sale of a Sofitel hotel, located in Paris La Défense, to Amundi Immobilier and Algonquin

Managers and occupiers

- Advising Aberdeen group on the leasing to Armani of commercial premises located in a prestigious area of Paris
- Assisting and advising an international technology and manufacturing company on commercial leases, assistance in the negotiation and drafting of contracts

Financing

- Advising a foreign investment fund on the financing of a French company for the acquisition of two real estate assets located in Paris, worth EUR 40 million
- Advising a company on a EUR 32 million loan granted by Crédit Agricole CIB for the acquisition of its headquarters

Facts and figures

- Located in Paris and in Lyon and Strasbourg
- Three real estate partners and 10 lawyers
- Languages: French and English

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Recent work highlights

Planning and environmental

- Advising the project company on the construction of an alternative-fuel power plant in the Höchst industrial estate regarding permit procedure and in the appeal proceedings and before the Federal Administrative Court
- Advising RWE Dea in various licence and planning approval procedures and administrative court disputes regarding offshore exploration and production projects (natural gas and crude oil)

Construction and development

- Advising and representing the general contractor HOCHTIEF Solutions in strategic issues on the construction of Elbphilharmonie in Hamburg. This large project is architecturally one of Germany's most exciting projects and one of the most costly. Legally it is highly complex
- Advising the Berlin Airport Company, BER Flughafen Berlin Brandenburg, on the construction of the new Berlin International Airport in connection with the preparation of the operational flight areas and its technical equipment

Investment and disposal

- Advising DIC Asset on the acquisition of the Looper office building in Duisburg
- Advising Allianz Real Estate on the acquisition of shares in the EUROPA-Passage shopping centre in Hamburg, which has 60,000 m² of rental space

Managers and occupiers

- Advising EASA (European Aviation Safety Agency) on the lease contract for the new headquarters in Cologne, which has a 26,000 m² rental space
- Advising Meliá Hotels on the acquisition of the design hotels Inside by Meliá in Aachen, in Essen in the historical Osram-Haus, in the Hamburg Harbour City and in the Duesseldorf Media Harbour

Financing

- Advising Allianz Real Estate, Aareal Bank AG and Landesbank Hessen-Thüringen Girozentrale on refinancing the shopping centre Centro Oberhausen as part of a consortium. This was the highest individual property financing in 2012
- Advising Tishman Speyer on the acquisition and financing of the Junghof office complex in the financial district of Frankfurt/Main

Facts and figures

- Located in Berlin, Cologne, Duesseldorf, Dresden, Frankfurt/Main, Hamburg, Leipzig, Munich and Stuttgart
- 32 real estate partners and 55 lawyers
- Languages: German, Croatian, Czech, Dutch, English, French, Greek, Italian, Russian, Spanish and Swedish

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Recent work highlights

Planning and environmental

- Advised a major German TMT giant on an environmental matter
- Advised a major US conglomerate on environmental law issues regarding real estate formerly used for factories

Construction and development

- Advising the Ministry of Public Administration and Justice/ National University of Public Service on a high-profile development of a university campus in Budapest, including educational buildings, sport centres and other facilities
- Advised Infineon, a major German semiconductor manufacturer, on the enlargement of its Hungarian plant, including plot acquisition and the preparation of a construction agreement

Investment and disposal

- Advised Bluehouse, a Greek investor, on the acquisition and financing of an office building at Inforpark in Budapest
- Advised Futureal, a major Hungarian developer, on most of its development projects in Hungary and CEE, including the acquisition of an office building

in Budapest from KPMG and a shopping mall development in Poland, among others

Managers and occupiers

- Advised GTC on several high-profile property acquisitions as well as their leasing
- Advised TriGránit, a major Hungarian developer, on the build-to-suit lease agreements relating to the Millennium City Center, whose tenants include Morgan Stanley, K&H and Vodafone

Financing

- Advised ERSTE Bank/CIB Bank on the refinancing, restructuring and eventual sale of a 5* hotel in Budapest. This transaction has been the largest luxury hotel refinancing and restructuring in the country
- Advised CIB Bank on the refinancing and restructuring of a 5* hotel in Budapest

Facts and figures

- Located in Budapest
- Two real estate partners and seven lawyers
- Languages: English, German and Hungarian

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Italy

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Recent work highlights

Planning and environmental

- Legal assistance and advice to various clients, acting as developers, investors or lenders, on authorisations and permitting processes, including planning permissions and environmental authorisations, in relation to various renewable energy projects across Italy
- Assistance to a major international oil & gas group in relation to all aspects, including authorisations and permits, regarding exploration activities in Italy and construction of related facilities

Construction and development

- Advising a general contractor in relation to several construction contracts (civil, MEP and fit-out works) for retail, office and residential premises
- Advising an Italian engineering company in relation to a design and build contract for a waste recycling facility in central Italy

Investment and disposal

- Advised several investors in relation to acquisitions and disposals of renewable energy plants (solar, wind) across Italy
- Advised a real estate fund in relation to the disposal of an office building in Milan

Managers and occupiers

- Advising a health services provider in relation to the negotiation of a forward lease for new Italian headquarters
- Advised a specialist provider of technical services to the aviation industry in relation to a lease for large facilities at an Italian airport

Financing

- Acted for an European bank under administration in relation to structuring and the implementation of a debt restructuring plan for a loan granted for the development of a touristic resort, including assistance in relation to disposal of the assets
- Assistance to a German bank in relation to the restructuring of a EUR 250 million loan granted to a developer

Facts and figures

- Located in Rome and Milan
- Two real estate partners and four lawyers
- Languages: Italian, English and German

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Luxembourg

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Recent work highlights

Investment and disposal

- Advising a leading asset manager regarding the sale of a property located in Luxembourg

Financing

- Advising a Danish bank in relation to a GBP 140 million swapped term facility made available to Luxembourg borrowers concerning the acquisition of real estate located in the UK
- Advising a UK bank in relation to a GBP 37 million facility made available to a Luxembourg borrower concerning the acquisition of real estate located in the UK
- Advising a real estate agency with respect to a EUR 47 million refinancing for the purposes of the acquisition of a French property (Paris office)
- Advising a bank with respect to a USD 205 million refinancing for the purposes of the acquisition by O1 Properties Group, a major group, of a real estate project situated in Moscow
- Advising a company regarding a EUR 7.2 million acquisition of a real estate project located in France
- Reorganising a EUR 200 million portfolio of real estate and real estate companies held by a UHNWI in view of tax optimisation and stable succession planning through a Luxembourg family fund
- Tax advice relating to the structure for the acquisition of real estate properties in Portugal
- Advising Nationwide Building Society, a British mutual financial institution, in connection with a EUR 57 million financing of the acquisition of a shopping centre in Germany
- Advising a wide range of private investors regarding the acquisition and/or the structuring of real estate located throughout the European Union. Value of the transactions: between EUR 2 million and EUR 80 million

Facts and figures

- Located in Luxembourg
- Three real estate partners and 12 lawyers
- Languages: French, English, German, Spanish, Portuguese and Polish

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Morocco

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Recent work highlights

Planning and environmental

- Assisting the pharmaceutical group Afric-Phar in the creation and construction of an industrial pharmaceuticals business in Morocco, in particular regarding the planning and environmental aspects (investment: EUR 11 million)

Construction and development

- Legal and tax assistance to Bouygues Group in the construction of the Tangier-Mediterranean port (investment: EUR 250 million)
- Tax and legal assistance to Inexia (SNCF Group) with respect to the construction of the high-speed train between Casablanca and Tangier

Investment and disposal

- Advising Banyan Tree (Asian luxury hotel group) on its acquisition of small hotels based in Morocco (EUR 50 million)
- Tax advice and assistance to Qatari Diar on the negotiation of contracts with the Moroccan government concerning a USD 1.2 billion real estate and tourism investment project

Managers and occupiers

- Tax and legal assistance to Honeywell in real estate sale and commercial leaseback agreements consequently to share purchase agreements
- Assistance to Pestana Grupo in its request for specific authorisation of a new form of touristic establishment: the first licence in Morocco for rental real estate intended for tourism (named under Moroccan law as “Résidence Immobilière de Promotion Touristique”) was obtained by Pestana’s Moroccan subsidiary

Financing

- Assisting a major Moroccan investment fund in the development of a touristic project, including a shopping mall, a hotel and residences in Marrakech (investment: EUR 50 million)
- Assisting Société des Bains de Mer in the partnership with a Moroccan company for a luxury tourism and leisure project in Marrakech

Facts and figures

- Located in Casablanca
- One real estate local partner and 15 lawyers
- Languages: Arabic, French and English

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The Netherlands

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Recent work highlights

Planning and environmental

- Advised OVG on environmental and zoning aspects in relation to the development of multifunctional park Vijfsluizen. The complex includes approx. 85,000 m² 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 (84,000 m² GFA)
- Acting for Ballast Nedam Bouw B.V. on commercial real estate, construction and competition matters (contentious and non-contentious)

Investment and disposal

- Advised Bouwfonds on the acquisition of two residential complexes in Rotterdam. CMS has advised Bouwfonds on these transactions and assisted with due diligence, tax advice, drafting and negotiating agreements, rent issues and notarial settlements

- Advised Bouwfonds on the acquisition of the car park at the Heinekenplein in Amsterdam from Heineken International. CMS performed due diligence, negotiated the purchase agreement, advised on the demerger deed and provided tax advice

Managers and occupiers

- Assisted PLUS Retail in the lease and redevelopment of its headquarters building. PLUS leases 5,500 m² 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 Kapitalanlage-gesellschaft mbH of the Hague Court office building in The Hague. The Hague Court building is approx. 10,998 m² GFA
- Assisted Aareal Bank on the financing of real estate in Akron

Facts and figures

- Located in Amsterdam and in Utrecht
- 13 real estate partners and 34 lawyers
- Languages: Dutch, English, French and German

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Poland

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Recent work highlights

Planning and environmental

- Advising a major Polish power company in connection with aspects of planning development of a power plant
- Providing comprehensive legal advice for Chevron on numerous legal issues regarding prospecting and surveying for shale gas deposits

Construction and development

- Advising the general contractor of the National Stadium, i.e. a consortium comprising Alpine Construction Polska, Alpine Bau Deutschland AG, Alpine Bau GmbH, Hydrobudowa Polska S.A. and PBG S.A., in connection with the construction aspects of the National Stadium
- Advising general contractor Torpol / Astaldi, whose consortium is carrying out the construction of the Nowa Łódź Fabryczna train station in relation to construction aspects

Investment and disposal

- Advising Standard Life Investments in connection with the acquisition of shopping centre Gniezno Poland as part of the CEE portfolio acquisition
- Advising Deka Immobilien on the acquisition of International Business Center, a complex of prime office buildings in Warsaw, including real estate legal due diligence

Managers and occupiers

- Advising Segro group in Poland in connection with comprehensive legal advice on the leasing process for all warehouse premises in Poland (existing and BTS)
- Advising Bank BPH S.A. (GE Group) in connection with a lease agreement in relation to the bank's new headquarter

Financing

- Advising Bank Zachodni WBK S.A. in connection with the financing of refurbishment, operation and maintenance of the office building in Warsaw
- Advising Bank Pekao S.A. in connection with the financing of developing of the office centre in Warsaw

Facts and figures

- Located in Warsaw and Poznań
- Four real estate partners and 23 lawyers
- Languages: Polish, English, Russian and German

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Portugal

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Recent work highlights

Planning and environmental

- Advised Swedwood on all legal issues regarding the installation and expansion of the factory's group, including planning, allotment licensing, prior information notices, authorisation requests for installation and use authorisations
- Advised in the projects, planning and licensing for the expansion of the building of the Inter Ikea Centre Portugal, S.A. – Mar Shopping

Construction and development

- Advised REN in the coordination of real estate legal services relating to a real estate registration project which has involved more than 16,000 properties subject to natural gas public easements
- Advised GALP in the coordination of a real estate registration project related to natural gas public easements

Investment and disposal

- Advising Danone on the sale of a major factory near Benavente (Portugal)
- Advised AEG Facilities on the real estate legal due diligence and drafting of the subsequent agreements in relation to the public tender concerning the acquisition of Atlantico Arena, in Lisbon

Managers and occupiers

- Advising a major private equity group on the acquisition of several touristic resorts, including conducting real estate legal due diligence and advising on all legal issues regarding the subsequent operation and management of such resorts
- Advised on the structuring, managing, financing, acquiring and development of a touristic project in Vale da Lapa, Carvoeiro (Portugal)

Financing

- Conducting real estate legal due diligence in relation to one of the major privatisations to occur in Portugal in 2012, on behalf of TAP (the Portuguese public airline, the privatisation of which has not been concluded and is currently suspended)
- Advising VINCI on real estate legal due diligence, which led to securing the EUR 3 billion public tender for the acquisition of ANA Aeroportos (the public company responsible for the management of all airports located in Portuguese Territory)

Facts and figures

- Located in Lisbon
- One real estate partner, three lawyers and one solicitor
- Languages: English, Portuguese and Spanish

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Romania

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Recent work highlights

Planning and environmental

- Advising Tishman Asset Management on the sale of a closed chemical factory in Turda, Romania, including advice on the regulatory framework regarding site conversion, and environmental obligations in case of a share transfer and business transfer, as well as the liability of shareholders and directors as regards environmental matters
- Advising Honeywell on environmental liability limitations relating to a potential site contamination, in connection with its acquisition of a greenfield site for the construction of a friction materials factory in Romania

Construction and development

- Advising Vinci on the development of three major projects in Romania: Orhideea Commercial Centre; Victoria office building; and Baneasa Commercial Centre (one of the largest commercial centres in both Romania and the CEE region)
- Advising Atenor, a leading Belgian real estate investor, on issues relating to permits and zoning, design and build agreements and post-acquisition matters on a real estate plot, allowing the phased construction and development of a series of large office and retail buildings in Bucharest

Investment and disposal

- Advising Iberdrola Renovables on the acquisition of a significant portfolio of renewable energy projects in Romania, with a total capacity of over 200 MW, including complex real estate aspects
- Advising HSBC Specialist Investment on the acquisition of 50% of the shares in a Romanian company operating a commercial and warehouse complex in Romania (Expo Market Doraly), including assistance with extensive due diligence on the land and buildings

Managers and occupiers

- Advising TT Electronics (a global electronics company supplying the world's leading manufacturers in the automotive, defence, aerospace, telecommunications, computing and industrial electronics markets) on the lease of two factory units near Timisoara
- Advising Honeywell on the negotiation and conclusion of lease agreements for a number of large-scale office spaces in various premier office buildings in Bucharest

Financing

- Advising Hypo Real Estate on the EUR 234 million construction financing of the Cotroceni Park shopping centre in Bucharest, for Africa Israel Group
- Advising Erste Bank on the EUR 100 million investment refinancing facilities for GTC's City Gate development

Facts and figures

- Located in Bucharest
- Four real estate lawyers
- Languages: English, French and Romanian

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Russia

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Recent work highlights

Planning and environmental

- Advising major European retailers on the acquisition of future premises in shopping centres under construction according to the “build to suit” scheme
- Advising major European retailers on connection to the public electricity network and other utilities

Construction and development

- Advising a European automotive supplier on the acquisition of a plot of land in Maryino-Technopark in St. Petersburg, and on the construction of a plant; and providing ongoing advice on construction law issues
- Advising Air Products on the acquisition and lease of several plots of land in South Russia for the construction of industrial facilities

Investment and disposal

- Advising OOO “Gazpromzentrremont” (subsidiary of OAO “Gasprom”) on the acquisition of a plot of land in Moscow for the construction of an office building
- Advising Atrium European Real Estate on the acquisition of retail premises in different Russian cities

Managers and occupiers

- Advising REGUS on the leasing of several offices in Moscow

- Advising ZAO “Sportivny Kompleks “Vnukovo” on the negotiation of a hotel management and construction agreement with Starwood, and on the construction of a new hotel near “Vnukovo” Airport in Moscow

Financing

- Supporting John GmbH in a court dispute in Moscow relating to the reinstatement of an unlawfully deleted mortgage
- Advising Aareal Bank on amendments to the mortgage and pledge of lease receivables in connection with the reorganisation of the borrower.

Facts and figures

- Located in Moscow since 1992
- One real estate partner and seven lawyers
- Languages: Russian, English, German and French

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Scotland

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Recent work highlights

Planning and environmental

- Advising a renewable developer in securing planning permission for the development of a wind farm in Scotland
- Advising a developer in securing planning permission for a redevelopment of an historic listed building in Edinburgh's city centre for commercial mixed use

Construction and development

- Advising a developer in the redevelopment of an historic listed building in Edinburgh's city centre for commercial mixed use
- Advising a major supermarket client in the development of a site for a supermarket with an innovative design to cater for environmental and potential floodwater issues

Investment and disposal

- Advising a new fund in the acquisition of a GBP 25 million office mature block with occupational tenants
- Advising a new fund in the acquisition of a GBP 10 million mature office block with occupational tenants

Managers and occupiers

- Advising a major insurance client in securing a new occupational office lease in Edinburgh
- Advising the estates management division of an international bank on re-arranging its portfolio holding of distressed debt properties

Financing

- Advising a funder in the real estate aspects of various onshore wind farms in Scotland
- Advising a bank on the real estate aspects of granting re-mortgage facilities to a borrower/owner of large office accommodation with a governmental body as occupational tenant.

Facts and figures

- Located in Edinburgh and Aberdeen
- Two real estate partners and 10 lawyers
- Languages: English

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Serbia

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Recent work highlights

Planning and environmental

- Advising Vestas, the world's largest wind turbine manufacturer, in relation to the real estate aspects of a renewable energy project in Serbia
- Advising GES, the global market leader in construction and services for the wind and solar industry, in relation to the development of a wind farm in Serbia

Construction and development

- Advising Delhaize Group, the Belgian international food retailer, on the acquisition of property for the construction of a new distribution centre in Nova Pazova, as well as on a number of ongoing projects
- Advising GTC, the leading Serbian real estate developer, on all legal aspects of the development of several commercial properties in Belgrade (approx. 50,000 m²), including exclusive landlord representation in lease negotiations, as well as providing advice on different real estate matters on a regular basis

Investment and disposal

- Advising Quarzwerke GmbH, one of the leading European producers of mineral raw materials, on the acquisition of mines in Serbia as a part of its acquisition of Bulgarian mineral extracting company Kaolin AD

- Advising Grammer AG, one of the largest German automotive parts producers, in relation to the acquisition of a plant in Aleksinac

Managers and occupiers

- Advising POST AG, the largest provider of postal services in Europe, in relation to a pre-lease agreement for its distribution centre in Belgrade.
- Advising BOP Immodevelopment GmbH, the Austrian real estate investment and project development company, in lease negotiations for a commercial property in Belgrade

Financing

- Advising the Austrian bank Hypo Alpe-Adria Bank International AG in relation to the acquisition of major real estate development projects in Belgrade, worth more than EUR 150 million
- Advising Eurobank EFG, National Bank of Greece, Piraeus Bank and UniCredit Bank on the restructuring of a EUR 122 million syndicated loan facility granted for the purpose of construction of the largest shopping mall in Belgrade – Ušće Shopping Mall

Facts and figures

- Located in Belgrade
- One real estate partner and four lawyers
- Languages: Serbian, Bosnian, Montenegrin, English, German, Russian, Italian and French

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Recent work highlights

Planning and environmental

- Advising JESS (SPV established for the purpose of building a nuclear plant in Jaslovské Bohunice) on the preparation of sections of the environmental feasibility study related to building a new nuclear power plant
- Advising the Slovak Ministry of Transport on the implementation of the PPP programme of building over 150 km of motorways and A-type roads. This included advice on environmental aspects of the development (in accordance with EBRD requirements for EIA processes for infrastructure project development)

Construction and development

- Advising XXXLUTZ K (the world's second largest furniture dealer) on the construction of several furniture stores (each store having the size of 5,000–5,500 m²), including acquisition of land, ownership title due diligence, lease agreements, easements on land and advice on construction and development of the stores
- Advising Tengelmann/REI Real Estate on the establishment of six Slovak project companies set up for the purpose of acquiring plots of land for the development, construction and operation of shopping malls in Slovakia, including advice on future land purchase agreements, future construction agreements, lease agreements, easements on land and ownership title due diligence

- Advising a consortium of three leading international and local construction companies Alpine Bau GmbH, Hochtief Solutions AG and Váhostav-SK in the tendering process for selecting the main contractor for an approx. EUR 900 million road tunnel in northern Slovakia and an approx. EUR 450 million railway corridor in Bratislava

Managers and occupiers

- Advising GTC Real Estate Management (international real estate developer) on the sale and lease of real estate
- Advising Tengelmann Warenhandelsgesellschaft KG on pre-lease agreements and lease agreements for the leasing of business premises

Financing

- Advising Bawag Leasing (leading provider of financing in the real estate market) on financing real estate developments and acquisitions. Recent work includes
 - legal support in a leasing project, which included financing of the P1 Industrial Park Project in Bratislava
 - legal advice in a leasing project related to the financing of an ice hockey training arena in Bratislava – Petržalka

Facts and figures

- Located in Bratislava
- Five partners and six lawyers
- Languages: Slovak, English, German, Russian and Hungarian

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Slovenia

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Recent work highlights

Planning and environmental

- Advising an Austrian real estate developer on legal issues regarding the development, construction and sale of real estate projects in Slovenia and Croatia (several shopping centres with a total value of over EUR 300 million). The ongoing advice also includes advice regarding the development of small and medium hydropower plants
- Advising a client on construction law matters concerning its involvement in the construction of an electricity power plant

Construction and development

- Advising a large Austrian construction company on numerous legal aspects concerning its local business, especially in connection with the construction of commercial centres and multifunctional halls in Slovenia. The most recent project pertains to the development and construction of a luxurious real estate project
- Advising the Hungarian Property Developer of the Year on the development of a EUR 250 million real estate project in Ljubljana

Investment and disposal

- Advising an international developer on an investment in a local real estate project, worth approx. EUR 60 million

Managers and occupiers

- Advising an international DIY retail company on numerous legal aspects concerning its daily business in Slovenia, especially in connection with the rental of commercial centres
- Advising a local investor on all issues regarding the construction, acquisition and management of a business centre in Ljubljana

Financing

- Advising an Austrian bank regarding the establishment of mortgages as collateral for a loan receivable in the principal amount of EUR 63 million and cancellation of other mortgages (value of cancelled mortgages: over EUR 97 million) to ensure first-rank mortgage for our client

Facts and figures

- Located in Ljubljana
- Two real estate partners and two lawyers
- Languages: Slovene, English, German, Croatian and Serbian.

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Spain

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Recent work highlights

Planning and environmental

- Advising Equidosa (Palacio Municipal del Hielo de Madrid) in a litigation matter regarding the obligation to demolish a mall valued at EUR 100 million, because of alleged planning irregularities
- Advising Cultus Opera Producciones, S.L. in the application for several licences for the development of an opera house, auditorium and theatre

Construction and development

- Advising several and high-profile national clients in determining their responsibility arising from the execution by themselves of both major and minor works in the premises in which they carry out their professional activities
- Advising a confidential client in a conflict regarding the construction and lease of office buildings in Madrid (amount exceeding EUR 100 million)

Investment and disposal

- Advising on the acquisition of distressed assets (plots, buildings, dwellings) for various financial entities, for more than EUR 300 million
- Advising on the sale of a shopping centre located in Madrid to a high-profile promoter company

Managers and occupiers

- Advising a world-leading client in the clothing textile/fashion sector) on the lease of a premises in Barcelona
- Advising on the lease of a hotel to Grupo Accor

Financing

- Advising Banco Santander on the financing and later syndication process in the construction and operation of car parks in various Spanish provinces (Alicante and Bilbao)
- Advising a confidential client (with a worldwide reputation) regarding the refinancing granted for the acquisition of several shopping centres

Facts and figures

- Located in Madrid, Barcelona and Sevilla
- Three real estate partners and eight lawyers
- Languages: English, German, French and Spanish

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Switzerland

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Recent work highlights

Construction and development

- Advising in connection with the development and sale of a mixed-use project (residential, office, retail and hotel in Zurich-West), with a deal volume of more than CHF 200 million
- Advising a developer regarding a shopping centre development in the canton of Lucerne (Mall of Switzerland, www.mallofswitzerland.ch). The deal volume in excess of CHF 450 million
- Advising a Swiss developer regarding the development of a residential area (approx. 800 apartments) in the greater area of Zurich

Investment and disposal

- Advising a global real estate fund regarding the acquisition of a logistic building, with a deal volume of approx. CHF 60 million
- Advising an investor regarding the acquisition of a shopping centre. The deal volume of over CHF 60 million
- Advising the seller of a commercial building with a deal volume of more than CHF 90 million
- Advising the seller of a residential and commercial real estate portfolio, with a deal volume of approx. CHF 140 million

Managers and occupiers

- Advising in relation to legal matters in connection with new headquarters in the greater Zurich area (approx. 40,000 m² usable space) (deal volume is confidential)
- Advising a global IT company regarding expansion of its Swiss offices (approx. 400 additional work stations) (deal volume is confidential)

Financing

- Advising a Swiss bank in connection with the review and restructuring of their mortgage loan portfolio

Facts and figures

- Located in Zurich
- Two real estate partners and four lawyers
- Languages: German, English and French

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Ukraine

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Recent work highlights

Planning and environmental

- Conducting comprehensive due diligence for Nestlé of Technocom, including verifying the legitimacy of the land title and reviewing environmental compliance

Construction and development

- Advising a German investor in renewable energy on real estate, construction, regulatory, corporate and energy law issues with regard to the construction of a 500 MW wind power plant
- Advising an Austrian construction company on construction and financing of the 120 MW solar project in Ukraine
- Advising an Austrian construction company on the legal issues related to construction of a multifunctional building with social, public and office facilities, and underground parking

Investment and disposal

- Advising Abris Capital Partners with regard to due diligence of real estate objects on the acquisition of a supermarket chain in Western Ukraine, which comprises 25 supermarkets
- Advising South Korea's largest conglomerate with interests in construction, electronics, chemicals, finance

and numerous other fields on issues related to renewable energy in Ukraine, in particular on creation of a number of solar parks

Managers and occupiers

- Advising a private equity fund on reviewing pre-lease, lease and sub-lease agreements of 41 shopping centres across Ukraine for the purposes of acquisition of a major cosmetics store network in Ukraine
- Assisting a foreign cultural institute on renegotiation of the office lease agreement with the State Property Fund of Ukraine and execution of two sublease agreements relating to state property real estate

Financing

- Advising Deutsche Pfandbriefbank AG on a USD 140 million term refinancing of an acquisition of Globus Shopping centre in Kyiv
- Advising a major European bank on a USD 67.5 million financing of a mixed-use project (hotel, office, commercial) in Kyiv, Ukraine

Facts and figures

- Located in Kyiv
- Two real estate partners and five lawyers
- Languages: English, German, French, Ukrainian and Russian

Contact us

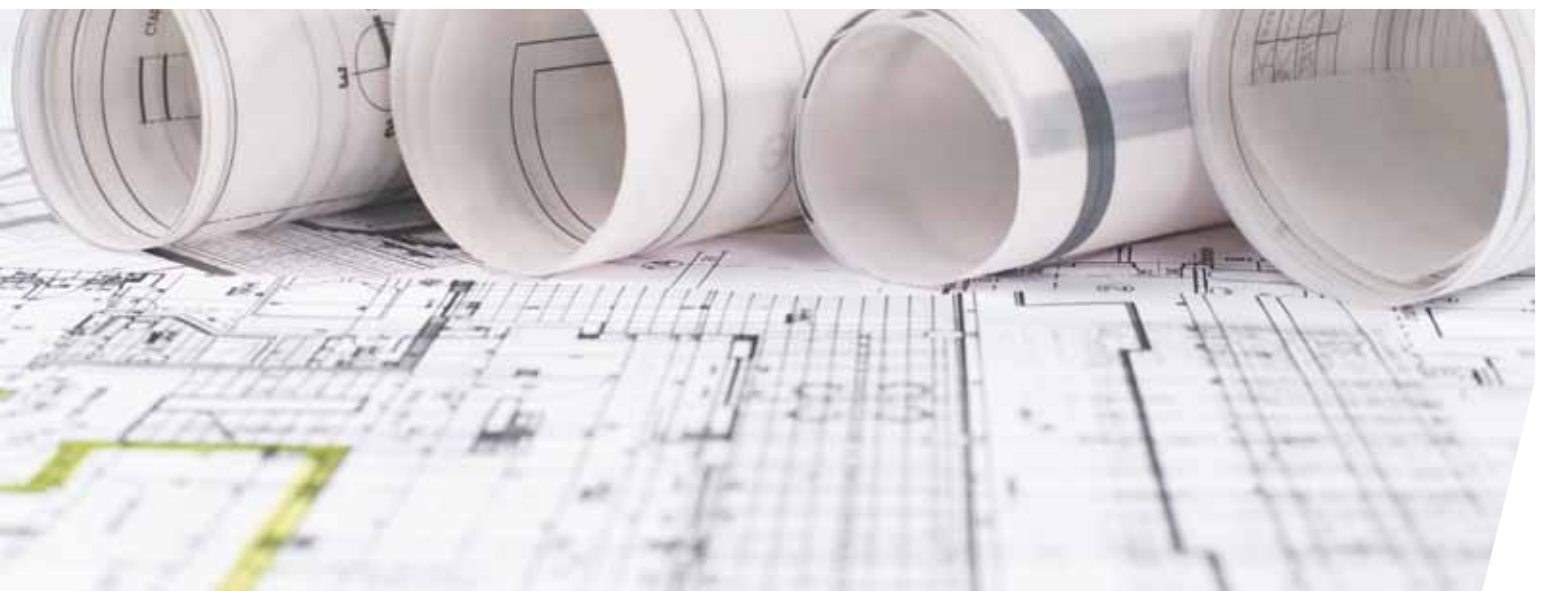
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Belgium

CMS Belgium's 'whole team is very proactive', and 'understands its clients' businesses and imperatives'.

Legal 500 EMEA, 2012

China

We have greatly benefited from their deep local knowledge and diversified legal practice in the real estate sector.

A leading European Real Estate Developer, 2011

Czech Republic

"To have a group that is so knowledgeable and open is exactly what you would hope for as a foreign company." "Deal-oriented with a very high standard of work."

Chambers Europe, 2013

France

"The team is experienced and hard-working. It really takes the time to understand our company, and the responsiveness is also good."

Chambers Europe, 2013
