

# PRESS RELEASE

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**Subject** CMS announces first pan-European standard green lease clauses

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## CMS announces first pan-European standard green lease clauses

**Leading European legal and tax services provider CMS discloses first standard green lease clauses applicable across Europe. The 20 clauses, which are accessible as a CMS e-guide, will simplify the deployment of green leases across one or more European countries.**

“The real estate sector sees the benefit of green leases. However, faced with complex local legislations, it struggles to achieve a consistent implementation,” says Real Estate and Construction expert Nikolaus Weselik, partner at CMS Reich-Rohrwig Hainz. “The situation in Europe is fundamentally still as it was in September 2011. Green leases are on the increase and the trend is for standard convergence.”

In order to produce the standard green lease clauses, CMS reviewed the contractual practice, then formulated 20 standard clauses which are applicable across Europe, with national or regional variations as necessary. “We looked at such aspects as the sustainable management of the building by landlord and tenant, economical use of energy, special green features for operational costs and service charges and structural alternations,” clarifies Nikolaus Weselik.

*Green Lease Clauses in Europe – a practical approach*, allows investors, managers and occupiers to streamline their contracts across their European operations. “Investors will see it as a way to protect their investment with the property’s sustainability maintained during its lifetime,” says Weselik “while managers will be interested in the cost-saving potential of standardizing their legal texts. Occupiers will be pleased that the property remains sustainable throughout their tenancy, resulting in cost savings.”

Nikolaus Weselik concludes: “Our role as advisor is to take out the legal complexity of our clients’ operations so they can focus on running their business.”

The *CMS e-guide: Green Lease Clauses in Europe – a practical approach* is available as an e-guide. It can be accessed at: <https://eguides.cmslegal.com/greenleaseclauses>.

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**Notes to editors:**

The **CMS Real Estate and Construction group** comprises over 400 qualified lawyers in Europe. Because each real estate practice is top-ranked in its market, most of our lawyers focus full-time on real estate and construction –including transactional real estate, finance, town planning, occupancy, construction, development, real estate funds, retail, logistics and real estate tax.

Our teams are active in all segments of the real estate market, from residential and turnkey projects, through warehousing and office buildings, to brownfield redevelopment. We advise developers, owners, occupiers, construction consortia, asset managers and investors, among others.

This means that international clients benefit from genuine solid local expertise, delivered by teams which are recognized in their markets and which function as one with their colleagues from other jurisdictions. Why? Because our lawyers meet regularly, they work on shared matters, they train together and they adhere to the same standards and processes.

As a group, we combine our expertise to drive important issues for our clients. We do that in various user-friendly forms, be they “green leases”, for which we have developed a pan-European standard lease (as already outlined), or real estate transaction costs, on which we produce an annual guide charting the different costs across Europe.

**About CMS Reich-Rohrwig Hainz**

CMS Reich-Rohrwig Hainz Rechtsanwälte GmbH was founded in Vienna in 1970 and has since emerged as one of the leading specialists in all areas of commercial and labour law. Highly-specialized teams consisting of internationally experienced lawyers primarily provide services in the following fields of law: M&A, banking and finance, real estate, taxes, labour laws, IP and IT laws, and public procurement. The company operates offices in Vienna, Belgrade, Bratislava, Brussels, Kiev, Ljubljana, Sarajevo, Sofia and Zagreb. All CMS offices together offer clients a team of more than 600 experienced specialists in 14 offices across the CEE/SEE region. [www.cms-rrh.com](http://www.cms-rrh.com)

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CMS lawyers immerse themselves in their clients' business. This enables them to deliver the most effective legal and tax solutions. Both leading domestic and major global corporations work with CMS' 2,800 lawyers across 54 offices in Europe, Russia, China, North Africa and South America. Clients select CMS because it has the most extensive footprint in Europe of any firm. CMS provides local and industry sector insight, global project management and its specialist teams work hard to add value to their projects, wherever they are taking place. Established in 1999, CMS today comprises ten member firms, all experienced in their local jurisdictions. This expertise means that clients receive high-quality advice in the local context. CMS firms posted a combined turnover of EUR 808m in 2011. For more information, please visit [www.cmslegal.com](http://www.cmslegal.com).