

# PRESS RELEASE

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Subject	Implementing green leases across Europe

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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 at the MIPIM international real estate trade fair in Cannes. The 20 clauses, which are accessible as a CMS e-guide on [www.cms-db.com](http://www.cms-db.com), 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 **Dirk Rodewoldt**, partner at CMS Germany. “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 alterations,” clarifies **Arnout Scholten**, partner at CMS in the Netherlands.

*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 **Bruno Duquesne**, partner and Head of Real Estate at CMS Belgium “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.”

**Willie Ambergen**, Head of the CMS Real Estate and Construction practice and CMS the Netherlands partner 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, and 14 in Belgium. 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.

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