

# Dawn Tong

## Partner



Partner

Singapore

D +65 6885 3615

dawn.tong@dentons.com

## Overview

Dawn Tong is a partner in our Finance practice. She advises local and foreign banks, institutional lenders and borrowers in all aspects of banking, finance and security transactions. These include bilateral, club and syndicated loans, project, acquisition and asset financing, structured financing, sub-participations, asset securitisation and banking advisory work.

Dawn has extensive experience in the preparation and negotiation of a wide range of financing documents. Her work encompasses loan and debt instruments, guarantees, mortgages, share charges, debentures, assignments and completion and funding undertakings, as well as loan and debt structuring and related financing documentation.

Her advisory practice covers banking and financial regulatory requirements, bankruptcy and insolvency laws and the provision of financial assistance for the purchase of shares and debt restructuring. She reviews and advises banks and institutional lenders on template forms, terms and conditions.

## Experience

- **Syndicate of lenders:** Acting in the S\$2.9 billion financing to Lion Power Holdings to finance its acquisition of power plants in Singapore.
- **Lenders:** Acting in a S\$1.204 billion club financing to a mixed joint venture company to finance the acquisition of land in Singapore, and the development and construction of a retail complex and a bus interchange thereon.
- **Borrower (an entity within the stable of MGPA companies):** Acting in financing its S\$1.04 billion acquisition of Temasek Tower at 8 Shenton Way, Singapore.
- **Borrower (an entity related to SEB Asset Management):** Acting in financing its acquisition of SIA Building at 77 Robinson Road, Singapore.
- **Borrower (a special purpose joint venture company between Credit Suisse Asset Management and CLSA Capital Partners):** Acting in financing its S\$348.5 million acquisition of the office building at 78 Shenton Way, Singapore.

- **Borrowers (within the stable of Lippo Group companies):** Acting in financing their acquisition of properties at Kim Seng Road, Singapore.
- **Lenders:** Acting in a S\$650 million club financing to a Singaporean real estate investment trust to refinance the acquisition of an office building in the central business district of Singapore.
- **Lenders:** Acting in a S\$580 million club financing to a Singaporean real estate investment trust to refinance its borrowings under certain commercial mortgage-backed securities.
- **Lenders:** Acting in a S\$547.77 million club financing to a Singapore joint venture company to finance the en-bloc acquisition of a residential project in the Orchard Road vicinity in Singapore and its redevelopment thereof.
- **Lenders:** Acting in a S\$540 million club financing to refinance the acquisition of a retail complex and an office building in the central district of Singapore.
- **Lenders:** Acting in a S\$492 million club financing to a mixed joint venture company to refinance the acquisition and development of a retail complex in Singapore.
- **Lender:** Acting in the US\$300 million financing to finance private equity and real estate investments in Asia.
- **Borrower:** Acting in a S\$330.962 million bilateral financing to finance the acquisition of land in Sentosa Cove, Singapore and the development and construction of a residential project thereon.
- **Syndicate of lenders:** Acting in the S\$150 million financing to OSIM International Ltd to finance its acquisition of Brookstone Inc.
- **Syndicate of lenders:** Acting in a S\$270 million financing to finance the acquisition of land in Sentosa, Singapore and the development and construction of a hotel thereon.

## Insights

- Co-author, "Re-examining purpose clauses & Quistclose trusts," *Dentons Rodyk Reporter - Business Bulletin*, July 2017
- Author, "Amendments To The Companies Act - Impact On Financing Transactions," *Rodyk Reporter - Business Bulletin*, July 2015
- Co-author, "Enforcement of Security: Effectiveness of Arbitral Awards," *Rodyk Reporter - Business Bulletin*, June 2012
- Co-author, "Turnover Trust Arrangements Under Guarantees," *Rodyk Reporter - Business Bulletin*, September 2010

## Activities and Affiliations

### Presentations

- Common Securities: Basic Concepts, October 22, 2010

### Prior and Present Employment

- Partner, Dentons Rodyk & Davidson LLP (formerly Rodyk & Davidson LLP), 2002–present
- Alban Tay Mahtani & de Silva, 1997–2002

# Areas of focus

## Practices

- Banking
- Finance
- Banking and Finance
- Real Estate Finance

## Education

- National University of Singapore, 1996, LLB (Hons)

## Admissions and qualifications

- Advocate & Solicitor, Singapore, 1997