

## Overview

Benefit from a team of dedicated practitioners among the largest and most experienced in Singapore. Our Real Estate practice group offers across-the-board real property services in a diverse range of transactions.

With a history of delivering successful results in high value, complex and innovative transactions, our team is widely acknowledged as the market leader in collective sale projects, including advising on the financing of such projects. We offer comprehensive advice relating to legal, planning and regulatory issues in mixed development, residential, executive condominium, commercial and industrial projects.

Rely on a team with extensive experience representing leading developers, banks, financial institutions, investors (including local and foreign funds), purchasers, statutory boards and property consultants.

With the latest information technology and management procedures to provide our team with high-speed information retrieval capabilities, automation technology and up-to-date progress reports, we are able to effectively manage mega-sized, complex projects and quickly respond to your business needs in a fast moving market.

Key service areas:

- Collective Sales
- Conveyancing (Private Banking)
- Corporate Real Estate and REITS
- Commercial Leasing (Commercial and Industrial)
- Fund-Build-and-Lease Arrangements
- Land Rights, Easements & Wayleaves
- Planning and Land Use
- Project Development and Sales
- Real Estate Finance

Areas of focus include:

- Construction
- Development Zoning and Planning
- Real Estate Acquisition Disposition and Property Management
- Real Estate Finance
- Real Estate Investments
- Real Estate Leasing Occupation and Operation
- Real Estate Litigation and Dispute Resolution
- Residential and Condominium Development

# Representative Experience

- **BlackRock Group:** Acting as real estate lead counsel on the sale of the 100% share interest in Asia Square Tower 1 to an entity under the sovereign wealth fund Qatar Investment Authority, which priced Asia Square at approximately S\$3.4 billion. This sale has been reported to be the largest single-tower real estate transaction in that Asia-Pacific region to date.
- **LOGOS Property and Ivanhoé Cambridge:** Acting as lead real estate counsel on the acquisition of shares in several entities holding industrial real estate assets together with leaseback arrangements and multi-tenanted assets subject to head lessor consent.
- **Qingjian Group:** Acting in acquisition of Shunfu Ville, a residential development in Singapore, for the price of S\$638 million. This is the third largest collective sale deal in Singapore's history and the largest residential collective sale deal since 2007. The transaction is subject to the approval of the Strata Titles Board and the approval of the lease top up.
- **Wholly owned subsidiary of Sinopec:** Acting for China's largest integrated energy and chemical company in the land lease of their industrial plant from JTC. This plant, worth some S\$108 million, houses the operations of Sinopec's joint venture efforts with JTC and EDB. This is Sinopec's first investment outside mainland China and will serve as the model for future overseas investments.
- **Owners of 4-star Crown Hotel:** Acting for the owners of a 311-room freehold property located on Orchard Road formerly known as the Crown Prince Hotel in a S\$300 million deal on the sale of the company to Hong Kong Park Hotel group. Dentons Rodyk had acted in the initial tender of the hotel and advised the owners in the S\$180 million debt restructuring transaction with Farallon Capital Management.
- **DBS Trustee Limited:** Acting as trustee of Ascott Residence Trust in the acquisition of two serviced residence properties in China and one serviced residence property in Malaysia for approximately S\$131.6 million.
- **HSBC Institutional Trust Services (Singapore) Limited:** Acting as trustee of CapitaRetail China Trust in the acquisition of a 100% indirect interest in the Grand Canyon Mall in Beijing, China for RMB1.76 billion or approximately S\$359.6 million.
- **HSBC Institutional Trust Services (Singapore) Limited:** Acting as the trustee of Fortune Real Estate Investment Trust in the acquisition of the Kingswood Ginza Property in Hong Kong for a consideration of HK\$5.849 billion (or approximately S\$957.3 million).
- **HSBC Institutional Trust Services (Singapore) Limited:** Acting as the trustee of CapitaRetail China Trust (CRCT) and as the purchaser in the S\$70 million acquisition by CRCT of New Minzhong Leyuan Mall in Wuhan, Hubei Province, China.
- **HSBC Institutional Trust Services (Singapore) Limited:** Acting as the trustee of Ascendas Real Estate Investment Trust (A-REIT) in the acquisition of a business space property located at Pudong New District in Shanghai, China.

## Your Key Contacts

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