

Overview

The Dentons Central and Eastern European (CEE) Real Estate group is an experienced cross-border team consisting of more than 100 lawyers which Chambers Europe 2016 ranked Band 1 as the only law firm in CEE in the area of real estate.

The trend is set to continue for strong commercial real estate investment activity within CEE, particularly in Poland and the Czech Republic. Further driving this interest in CEE are those countries receiving increased attention from commercial real estate investors such as Hungary, Romania and Slovakia.

Our CEE team provides advice to many leading international real estate investors, corporations, developers and capital providers. We can provide you with support across all key real estate industry sectors including:

- Real Estate M&A
- Real Estate Finance
- Construction, development and planning
- Asset management
- Environmental law
- Tax projects

Our highly regarded real estate professionals work from offices in major cities such as Warsaw, Prague, Budapest, Bucharest, Bratislava and Istanbul, as well as out of Moscow, St. Petersburg, Kyiv, Almaty, Nur-Sultan and Baku.

That is why we can provide you with outstanding coverage in this region. Our team frequently works across borders for international clients who seek opportunities to invest in the entire CEE region.

Look to Dentons for all your real estate requirements in CEE.

Representative Experience

- **AEW Europe:** Advising on €150 million acquisition of a 255,000 sq.m. logistics park in Prague from Panattoni Europe.
- **A leading global private equity firm:** Advising on the acquisition of a portfolio of 10 office, retail and logistic projects across Poland, the Czech Republic, Slovakia, Hungary and Romania.
- **Blackstone:** Advising this premier global investment and advisory firm on the acquisition of a portfolio of six logistics and distribution parks totaling 200,000 sq.m. located throughout Poland and the Czech Republic from Pramerica Real Estate Investors. The acquisition was completed via Logicor, Blackstone's European logistics platform.
- **BlackRock:** Advising BlackRock's Real Estate division on the sale of the Rondo 1 office building in Warsaw, Poland to Deutsche Asset & Wealth Management's real estate business. Rondo 1 is an exceptional office complex developed in 2006 consisting of a 40-story glass tower and a 10-story associated building. Located right in the

center of Warsaw, it offers its tenants top quality office space. This was the largest by value investment transaction in Poland in 2014

- **European investment fund:** Advising on the sale of a retail and office property portfolio in Budapest, incl. MOM Park shopping center, to a consortium of Morgan Stanley, Wing and CC Real.
- **Foncière Euris Group:** Advising on the €291 million sale of the Riviera shopping center in Gdynia, the largest retail scheme in the Polish Tri-City. This was the largest retail transaction in Poland in 2015.
- **Fortis Nowy Stary Browar Sp. z o.o.:** Advising on the sale of Commerce, Art and Business Center “Stary Browar” in Poznan, Poland to Deutsche Asset & Wealth Management acting on behalf of its German fund grundbesitz europa. Transaction value is ca. €290 million, and it’s the second largest transaction on the Polish retail market in 2015.
- **Heitman International:** Advising on the acquisition of a portfolio in four office buildings in the Millennium Center of Budapest, Hungary, developed by the TriGránit group. High volume, very complex, cross-border transactions involving various jurisdictions and legal teams from several countries (including acquisitions, joint venture arrangements, corporate and tax structuring, as well as refinancing). The deals were completed in an extremely tight time-frame.
- **P3:** Advising on the acquisition of a portfolio of three logistics parks, two of which are located in Poland and one in Romania, from CA Immobilien Anlagen AG.
- **P3:** Advising P3 on the acquisition and financing of Europolis Logistic Park, the largest logistic project located near Bucharest, as part of a multi-jurisdictional acquisition in the region.
- **Round Hill Capital:** Advising this US-based global real estate investor and asset manager, on the largest and most complex M&A transaction in the Czech Republic in 2015 to date, and the biggest residential acquisition in history in Central and Eastern Europe. Round Hill purchased RPG Byty, the largest private provider of rental housing in the Czech Republic, with a portfolio of more than 43,000 residential units in more than 4,000 different properties across a total area of ca. 2.6 million sq. m.
- **Starwood Capital Group:** Advising on an acquisition of “The Park” business complex in Prague, the largest, 12-building office park located in the Czech Republic from German open-ended investment fund DEGI.
- **TPG Real Estate:** Advising the real estate platform of global private investment firm TPG, on the acquisition of TriGránit, one of Central Europe’s largest, privately owned developers and managers of retail and office assets. As part of the transaction, TPG Real Estate purchased more than 30 vehicles in five countries, including TriGránit’s portfolio of top-quality, award-winning assets in Poland, Slovakia, Hungary, Croatia and Cyprus, together with TriGránit’s development and asset management platform. This transaction, led by the Warsaw office, was one of the largest Central European real estate transactions in 2015.
- **Tristan Capital Partners:** Advising on the €523 million sale of a portfolio of 58 warehouses and development land in the Czech Republic to Point Park Properties, Prague-based specialist owner, developer and manager of European logistics properties. The portfolio was sold jointly by Tristan and VGP, JV partners, and forms one of the largest single logistics transactions by value in Europe in the last few years.
- **Union Investment:** Advising on the acquisition of the five-star Radisson Blu hotel in Wroclaw and the Focus Park shopping center in Rybnik, Polish regional cities.

Your Key Contacts

Central and Eastern Europe



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