

## REAL ESTATE SECTOR

### OVERVIEW

The global real estate market never stops evolving. This complex and challenging field offers opportunities for development and commercial success. Operating out of offices throughout the UK, Europe, US, Asia, and the Middle East, our internationally-ranked group has vast experience representing clients in acquiring, developing, financing, leasing, operating, managing and selling commercial real estate covering all major asset classes.

Our global team of nearly 750 real estate sector lawyers is responsive, pragmatic and committed, using our considerable experience to benefit our clients. We listen carefully to your concerns, tailoring efficient solutions to the full range of business challenges.

Much of the complex work we carry out requires a multi-disciplinary approach with advisers on corporate, finance, tax and risk management issues as well as real estate lawyers. With trust and respect being the foundation of all of our partnerships, we value every single client and invest the time to truly learn your business.

From London and Los Angeles, to Berlin and Beijing, no matter where a client or project is based or the capital being invested, we provide a service with local knowledge. Clients know that we define success by their standards, not ours. If you have aspirations in real estate, BCLP should be your first port of call.

### AWARDS

- The Best Lawyers in Germany™, France™, America™, Real Estate Law 2022.
- Law Firm of the Year for Excellence in Digital Infrastructure Services, The Tech Capital Awards 2022.
- Construction Team of the Year at Middle East Legal Awards 2022
- United Arab Emirates Real Estate Law Firm of the Year, Chambers Middle East Awards 2022.
- Winner of the Construction and Infrastructure category, China Business Law Journal Awards 2022.

- Energy and Resources Law Firm of the Year, Asian Legal Business' 21st Annual Hong Kong SAR Law Awards 2022.

## LEGAL AND CHAMBERS QUOTES

- "The tax and real estate team shows excellent professionalism and great listening abilities. The team provides clear and innovative solutions that take into account the level of risks investors are willing to take." – Legal 500 2021, France, Real Estate / Tax
- "BCLP are unparalleled in this sector. They have been commercial and pragmatic on each occasion that I have worked with them." - Legal 500 2022 UK, Real Estate
- "BCLP are simply the best in the business for planning and environmental work. Really smart, thorough and thoughtful, but also friendly, commercial and pragmatic. It is a powerful combination, and one that has led me to recommend the firm to countless important clients over many years." – Legal 500 UK, Planning
- "BCLP has longstanding experience in the Hong Kong construction market and is well versed on current trends and developments in the construction and infrastructure space." - Chambers Asia Pacific & Greater China Region 2022, Construction

## THE SUSTAINABILITY IMPERATIVE

### The Future of Real Estate Investment

We explore the sustainability challenge faced by the real estate sector, and examine the challenges and opportunities for investors and corporate occupiers

## MEET THE TEAM



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## **RELATED PRACTICE AREAS**

- Real Estate
- Commercial Construction & Engineering
- Commercial Real Estate
- Environment
- Planning & Zoning
- Real Estate Disputes

- Real Estate Private Equity, Investments & REITs
- Real Estate Finance
- Real Estate Tax
- Construction Disputes

## AREAS OF FOCUS

- Asset Management
- Build to Rent/Multifamily
- Corporate Occupiers and Tenants
- Data Centers & Digital Infrastructure
- Redevelopment
- Hotels & Hospitality
- Logistics & Industrial
- Real Estate Healthcare
- Real Estate Retail
- Student Accommodation

## RELATED INSIGHTS

News

May 09, 2024

### **Navigating the Storm: Strategies for Distressed Commercial Real Estate Loans**

Insights

Mar 08, 2024

### **Changes to The Register of Overseas Entities Regime – the impact of the Economic Crime and Corporate Transparency Act 2023 on real estate**

The Economic Crime and Corporate Transparency Act 2023 (ECCTA) received Royal Assent on 26 October 2023, with the provisions of ECCTA to be brought in by secondary legislation in stages throughout 2024 and 2025. It was widely thought that the provisions of ECCTA that effect changes to The Register of Overseas Entities regime (originally introduced by the Economic Crime (Transparency and Enforcement) Act 2022 (ECTEA)) would follow later this year, but the Economic Crime and Corporate Transparency Act 2023 (Commencement No. 2 and Transitional Provision) Regulations 2024 have effected certain changes to the regime as of 4 March 2024, which we will discuss further in this Insight.

Insights

Feb 28, 2024

### **Hong Kong 2024-25 Budget - Real Estate Sector Highlights, Green Initiatives and Other Updates**

News

Feb 09, 2024

## **BCLP advises DeA Capital Real Estate on creation of a pan-European student housing platform**

Insights

Nov 30, 2023

## **Scaling up sustainable real estate investment**

Insights

Nov 16, 2023

## **From green intention to action**

Both corporate occupiers and investors are aware of the sustainable real estate imperative, but closing the gap between intention and action is challenging – and expensive. Our study sheds light on an increasing dislocation in the market: 79% of corporate occupiers say that by 2030 the sustainability of a building will be the most important factor in the rental decision-making process for their organization

Insights

Nov 14, 2023

## **Longer leases, lower ground rents and leasehold liberation: Residential reforms in the King's speech explained**

The King's speech announced a new Leasehold and Freehold Reform Bill 'to reform the housing market by making it cheaper and easier for leaseholders to purchase their freehold and tackling the exploitation of millions of homeowners through punitive service charges'. It also addressed some key points in the Renters (Reform) Bill. This note sets out some of the key proposals and commentary in respect of the same.

Insights

Nov 02, 2023

## **Minimum Energy Efficiency Standards – here to stay or at risk of becoming redundant?**

In September, ahead of the Conservative party conference, Rishi Sunak announced a step back from the Government's net zero policy and targets. This was followed up last week by the Government's formal response to the Climate Change Committee's 2023 Annual Progress Report to Parliament (October Response). Whilst we await detail on what might follow from a legislative perspective (several consultations are promised to land before the end of this year), the messaging suggests that the next steps in the domestic Minimum Energy Efficiency Standards (MEES) regime are now off the table, meaning domestic premises with an EPC of E or above may continue to be let on the open market, without any regulatory requirement for further investment from landlords (or resulting higher rents for tenants). If domestic MEES have been put on ice, where does that leave their sibling commercial (aka non-domestic)...

Insights

Nov 01, 2023

## **The sustainable real estate imperative**

Read our first report that reveals how the "green premium" is impacting commercial real estate values, with over 71% of investors expecting properties with strong energy performance standards to have a higher resale value than an equivalent property with lesser energy credentials. Sustainability is shaping the commercial real estate market.

