

REAL ESTATE TRANSACTIONS AND FINANCING | FRANCE

Gide has developed finely tuned expertise and acknowledged skills in advising on legal issues concerning office, commercial, industrial, hotel and residential property. The firm handles all stages of real estate transactions, both in France and abroad, including structuring and financing, the purchase of real property assets, real estate companies, secured real estate claims and related litigation. Gide's Real Estate Transactions and Financing department assists clients in every aspect of such transactions, including taxation and the relevant planning regulations.

Our Real Estate Transactions and Financing department was created in 1971 and currently numbers some 35 lawyers, including nine partners, one senior counsel and five counsels.

In recent years, the department has advised numerous French and overseas clients on some of the largest property deals in France. Our lawyers have assisted in the acquisition of asset portfolios, consisting of offices and shopping centres, and in the buy-back of secured real estate claim portfolios belonging to banks and institutional investors on behalf of foreign investment funds.

In addition, our lawyers work in close co-operation with our Banking & Finance and Projects (Finance & Infrastructure) practice groups, in particular the Structured Finance team (whose ten practitioners specialise in real estate-related loan transactions across a range of sectors including office buildings, shopping centres, hotels, industrial parks, real estate companies, etc.) and the Tax team.

Our real estate tax specialists are regularly instructed with regard to operations concerning proprietary rights: conveyances of land, construction works, sales of buildings or real estate companies, separation of the various attributes of ownership, vesting rights of possession or rights to benefits, rents and profits from real property, finance leasing, etc. Its role is to propose an optimum tax environment for clients' transactions.

It also administers major real estate assets in France and abroad and has developed specific skills in offering clients the most appropriate solutions for holding, selling, purchasing and leasing buildings owned directly or indirectly through corporate entities.

Since 2004, Gide has been instrumental in defining and implementing the legal and tax regime governing the Organismes de Placement Collectif Immobilier (OPCI), the French non-listed REIT.

#1 in Real Estate
Chambers Europe 2019
Legal 500 EMEA 2018

**Law Firm of the Year
in Real Estate Law**
Best Lawyers in France
2017 & 2019

Gide's Real Estate Transactions and Financing practice is regularly singled out for praise by the legal press and is listed among the best law firms providing advice on real estate and construction law matters. For many years, it has been ranked as a **"First Tier Real Estate Practice"** by the *Chambers*, *Legal 500*, *Who's Who Legal* and *Best Lawyers* directories.

ALGIERS

BEIJING

BRUSSELS

CAIRO

CASABLANCA

ISTANBUL

LONDON

NEW YORK

PARIS <

SHANGHAI

TUNIS

WARSAW

Principal Activities

Real Estate Acquisitions

- Audit investigations
- Legal and tax structuring
- Drafting and negotiation of agreements

Property Construction and Promotion

- Analysis of the legal aspects of project taxation (research into legal, regulatory and contractual requirements) / legal and tax structuring of transactions
- Drafting and negotiation of agreements (real estate promotion agreements, agreements for sale at future stages of completion, etc.)
- Care and control of litigation arising from such transactions

Planning

- Feasibility studies
- Planning applications
- Siting of shopping centres
- Litigation (building permits, District Commission for Commercial Facilities, mixed real estate developments, etc.)

Leases

- Drafting and negotiation of agreements
- Disputes over renewals and rents adjustments
- Management of shopping centres

Co-ownership

- Property volume division
- Co-ownership regulations
- Property management companies/co-owners committees
- Litigation

Taxation

- Tax optimisation of legal structures
- Tax implications of managing real estate assets
- VAT on real estate
- Registration duty

Real Estate Financing

- Development of the corporate and tax structure of the financing
- Negotiation and drafting of all contractual documents relating to the financing operation (loans and security interests)
- Securitisation of real estate assets in France and abroad
- Real estate finance leasing

Gide advises investors, construction companies, financiers and architects on their international expansion, especially in countries in which we have offices or are represented and where the real estate financing business is highly developed. The firm's international dimension enables us to offer clients a studied approach to the many different legal systems.

Extremely well-regarded practice covering the full spectrum of real estate matters. Lawyers have expertise in finance, as well as in development, commercial leases and real estate funds. Represents all types of clients including financial institutions, developers and corporates. Acts on pan-European and cross-border mandates. Visible in a range of sectors including retail, offices, hotels and logistics. »

Chambers Europe 2019

The impressive Gide Loyrette Nouel A.A.R.P.I. is 'among the top law firms in Paris, comes first for large deals', is 'very professional, delivers on time, and gives good insights on the market's latest developments'. The large 49-lawyer team serves many high-profile European listed property companies, French and international investment funds, developers, industrial operators, high end-users and lenders and is consistently involved in the market's largest investment deals. »

Legal 500 EMEA 2018

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