

Legal and Corporate Services  
Real Estate  
Jersey



Ogier

# Very commercial, approachable and highly knowledgeable.

Legal 500 UK, 2024

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## Working with Ogier

Our style is to truly become part of the deal team.

With experience working on the largest and most complex transactions involving real estate in the UK, Europe and Dubai, our knowledge of the real estate industry and familiarity with sector-specific concepts means we add real value to clients and onshore advisers.

Stability and expertise are key elements in Jersey's proposition. Jersey's low tax regime, proximity to the financial markets of Europe and a sophisticated banking and professional infrastructure have contributed to its success as a base in which to establish long-term, real estate holding structures.

These structures benefit from Jersey's status as a well established, transparent and appropriately regulated offshore jurisdiction. While Jersey sits in the same time zone as London, we recognise the value of international markets. Our offices in BVI, Cayman, Dubai, Guernsey, Ireland, Jersey, UK, Singapore, London, Luxembourg, Hong Kong and mainland China, and Tokyo enable face-to-face contact, a key factor in establishing strong relationships with clients.

We regularly support clients with:

- property finance (including acquisition and development finance) acting for both lenders and borrowers
- the establishment, structuring, acquisition and disposal of a wide variety of real estate investment structures.
- giving advice on the full spectrum of real estate funds, including establishment and ongoing commercially focused tax and regulatory advice
- formation and company secretarial services, governance and accounting services through our dedicated real estate administration team
- formation, regulatory application, administration and financial reporting of real estate fund structures, through our dedicated real estate fund administration team



Best Offshore Law Firm  
ALB Hong Kong Law  
Awards 2023



Best Offshore Law Firm  
WealthBriefing European  
Awards 2023



Best Offshore Law Firm  
HFM Asian Services  
Awards 2023



Offshore Law Firm  
of the Year  
HFM Asian Services  
Awards 2022



Offshore Firm of the Year  
Chambers HNW Awards  
2022



Offshore Firm of the Year  
privateclient Excellence  
Awards 2022

## Real estate financing

Described as a 'well oiled machine' our banking and finance team advises clients on a wide range of property financial transactions.



The team is really user-friendly and responsive, and totally reliable. High quality advice delivered in a very professional manner. Legal 500 UK, Corporate and Finance, 2024



Good team, technically proficient, responsive and helpful. Chambers UK, Corporate and Finance, 2024

Ogier's Banking and Finance team holds a leading position in the Jersey market and has considerable experience advising on large scale complex cross-border and local property financing transactions, with our offices in BVI, Cayman, Dubai, Guernsey, Hong Kong, Ireland, Jersey, Luxembourg, Singapore and the UK.

The team is consistently recognised by industry commentators, with several partners ranked as leading individuals by Legal 500, Chambers and IFLR.

We regularly advise on:

- property finance acting for both lenders and borrowers
- development finance
- acquisition finance
- secured lending transactions

### **Representative transactions Ogier has acted for:**

#### **An international lender in**

connection with a £437,250,000 facility to fund the acquisition of a large portfolio of UK real estate.

#### **A large US based insurance company**

in connection with a £321,740,000 facility to refinance the acquisition costs of a UK property portfolio.

#### **Senior and mezzanine lenders in**

connection with a £260,000,000 facility to fund the acquisition of a UK commercial real estate portfolio.

#### **An international lender in**

connection with a £304,000,000 facility in connection with the acquisition of various real estate assets in the UK

Katrina Edge  
Partner and Global Head of  
Banking and Finance



Katrina gears up to achieve the ultimate objective of the transaction. She's very accessible, very practical in how she assists the client, and very user-friendly. She's a pleasure to deal with.  
Chambers UK, 2024



## Case studies

### Battersea Power Station

Ogier advises landmark £1.6 billion acquisition of Battersea Power Station

Ogier advised on the most expensive single asset property deal in UK history with the c.£1.6 billion purchase of the iconic Battersea Power Station, one of the most recognisable buildings on the London skyline.

The Ogier team advised on the acquisition of Phase Two of the redevelopment of the site (including the famous power station).

“We were delighted to have advised the joint venture purchasers on a landmark deal in respect of such an iconic building.”

Richard Daggett, Partner

£1.6bn

value of the acquisition

### Walkie Talkie

Ogier advises record-breaking £1.28 billion “Walkie Talkie” purchase

Ogier advised the purchase of the 37-storey London skyscraper known as the “Walkie Talkie” for £1.28 billion.

The Ogier team advised purchasers LKK Health Products Group, a member of the Hong Kong-based Lee Kum Kee Group, on the Jersey law aspects of the deal, which was the largest-ever office complex property transaction in the United Kingdom.

£1.28bn

value of the purchase

## Cheesegrater

Ogier advises market-leading deal to buy iconic Cheesegrater building

Ogier advised Hong Kong based property firm CC Land on its £1.15 billion acquisition of London's iconic "Cheesegrater" - the 46-floor Leadenhall Building - in the second-largest single asset sale in the city's history when contracts were exchanged in 2017.

Ogier advised on the Jersey and BVI law aspects of the purchase.

"The amount of money being invested demonstrates how buoyant the London property market is, and how international investors see London property as very desirable."

Raulin Amy, Partner

£1.15bn  
value of the acquisition

## King's Cross Central

Ogier advises on sale of interests in the King's Cross Central Partnership

Ogier advised LCR on the sale of their interests in the King's Cross Central Partnership (the entity that owns King's Cross Central) to AustralianSuper following the conclusion of a competitive bid process.

Ogier advised on the Jersey law aspects of the sale. King's Cross Central (one of Europe's most important city centre regeneration projects) is the 67 acre site lying between King's Cross and St Pancras Station being developed into 8 million square feet of mixed use space.



King's Cross is one of the largest and most exciting redevelopments in London - it is exciting to be able to play a part in the project.

Katrina Edge, Partner

## Structuring, acquisitions and disposals

The types of Jersey vehicles we typically see used for property holding structures are Jersey property unit trusts (JPUTs), limited partnerships and companies

 Ogier has a strong reputation, expertise and a user-friendly team. Chambers UK, Corporate and Finance, 2024

 The team are always willing to help and deliver top quality advice in a timely and efficient way. Legal 500 UK, Corporate and Commercial, 2024

Advantages for those using Jersey vehicles include the ability to sell interests in the real estate holding structure, free of stamp duty or stamp duty land tax charges (SDLT). A well-structured acquisition can reap rewards several years down the line on an exit, with SDLT savings being a great attraction to potential bidders.

We regularly advise on:

- the establishment, structuring and regulation of a wide variety of real estate investment structures including companies, limited partnership and unit trusts
- multi-party, joint venture and single investor structures
- the sale and acquisition of real estate investment structures and vehicles
- development projects (including innovative cost funding mechanisms)
- on-going legal services to real estate investment structures

### Representative transactions Ogier has acted for:

**Battersea Power Station** on its £1.6 billion acquisition, the most expensive single asset property deal in UK history.

**LKK Health Products Group** on the record-breaking purchase of the "Walkie-Talkie" for £1.28 billion.

**CC Land** on its acquisition of the Cheesegrater (The Leadenhall Building) for £1.15 billion.

**Moorfield Real Estate Funds** in connection with the sale of a diversified real estate investment portfolio to Lone Star Real Estate Fund III for approximately £1 billion.

**Gazit Globe** in connection with its €1.45 billion acquisition of Atrium European Real Estate in the first ever take-private by way of a Jersey statutory merger.

**Tristan Capital** on its acquisition of the Point A Hotels portfolio, including 10 hotels, for £420 million.

**Shimao Group** on the sale of Sancroft at St Paul's (the former headquarters of Goldman Sachs) in the City of London to a joint venture composed of Mitsui Fudosan and Greycoat Real Estate for \$395 million.



Richard Daggett  
Partner, Corporate and Finance



The standout individual on the legal side. He “gets it”, is commercial with his advice, and works to make sure deals are delivered on time. Legal 500 UK, 2024



## Real estate funds

Jersey has developed specific expertise in relation to institutional and professional investor funds.



The team do an excellent job on numerous matters that we work with them on. Providing excellent legal advice whilst being approachable, pragmatic and a pleasure to work with.

Legal 500 UK,  
Investment Funds, 2024



Holistic approach covering multiple disciplines providing a resourceful, cost and time effective service.

Chambers UK,  
Investment Funds, 2024

We have significant experience in relation to complex asset-holding structures including real estate and other alternative investment funds.

### Ogier is best known for:

- Giving advice on the full spectrum of real estate funds with commercially focused tax and regulatory advice, providing a fully integrated and holistic approach
- Advising on the establishment of and investment in real estate funds, guiding institutional and professional investors on legal, regulatory and jurisdictional issues in connection with their fund investments
- Representing clients whose real estate investments are driven by business strategy; clients who hold real estate as a core asset or as alternative investments; and clients for whom real estate is a significant factor in their business operations

### Representative transactions

Ogier has acted for:

**AEW** in relation to the establishment and registration of a Jersey private fund, with a target size of US\$750 million to invest in real estate assets in major Asia Pacific cities.

**Paloma Capital LLP** in connection with the launch of three funds, structured as Jersey Private Funds and a Jersey Private Placement Fund, to invest in UK real estate.

**Fiera Real Estate** on the establishment of a £300 million sustainable logistics fund with a strong focus on ESG criteria, targeting a net-zero carbon construction process.

**Valor Real Estate Partners**, a pan-European logistics leader, in its joint venture with the QuadReal Property Group to invest €1 billion in urban logistics assets located in key cities in the EU.

**Cain International** on the launch of their first pan-European real estate fund, Cain International European Real Estate Opportunity Fund I, raising €250 million to invest in pan-European real estate growth markets.

Sophie Reguengo  
Partner  
Jersey



Sophie is super easy to get hold of. She gives clear, concise, digestible advice. Chambers UK, 2024



## Ogier Global Real Estate

Our administration team deals exclusively with real estate holding structures and has significant experience working with a range of clients.

We have specialist teams based in BVI, Cayman, Dubai, Guernsey, Hong Kong, Ireland, Jersey, Luxembourg, Singapore and the UK to assist clients with a range of requirements, including:

### **Formation and Company Secretarial**

We assist real estate clients with all aspects of their initial structure set up and are able to establish all legal entity types in any of the jurisdictions in which we operate.

### **Registered Office / Registered Agent**

Ogier Global provides registered office and registered agent services to entities based in BVI, Cayman, Dubai, Guernsey, Hong Kong, Ireland, Jersey, Luxembourg, Singapore and the UK.

### **Governance Services**

As the need to demonstrate substance increases, our clients are increasingly turning to us to deliver innovative solutions for board governance and director services. Ogier Global offers access to a wide pool of experienced professionals with substantial real estate experience including lawyers, accountants and chartered secretaries.

### **Accounting and Financial Reporting**

Our team provides the full spectrum of accounting and reporting services for an extensive range of entities, including bookkeeping and accounting, bespoke financial reporting, cash management and tax reporting.

### **Regulatory and Compliance**

Ogier Global can provide clients with a tailored compliance framework to help them comply with their anti-money laundering (AML) and Counter Terrorism Financing (CFT) regime requirements. We also support real estate structures in complying with their Automatic Exchange of Information (AEOI) obligations including US FATCA and CRS.

### **Fund Formation and Administration**

Ogier Global supports fund managers investing in real estate by providing a next generation fund administration platform - built around people, clients and innovation. Through industry proven specialist systems, our real estate funds team provide a comprehensive suite of fund administration and financial reporting services to both open-ended and closed-ended funds, with a jurisdictional focus on Luxembourg, Jersey, Cayman, Delaware, BVI, Hong Kong, Singapore, Ireland and the UK.



Ogier Global's real estate administration team has experience working with sovereign wealth funds, listed real estate firms, fund managers, individual private clients and third party financiers across multiple jurisdictions.



## Contact us

### Legal services



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# Ogier | To the point.

Ogier is a professional services firm with the knowledge and expertise to handle the most demanding and complex transactions and provide expert, efficient and cost-effective services to all our clients.

## We have three divisions:

**Legal:** Practical advice on BVI, Cayman, Guernsey, Irish, Jersey and Luxembourg law.

**Corporate and Fiduciary:** Corporate administration services with a strong reputation in governance and regulatory compliance.

**Consulting:** Independent guidance on sustainable investing, regulatory compliance and tech.

### Core legal services

- Banking and Finance
- Corporate
- Dispute Resolution
- Investment Funds
- Private Wealth
- Regulatory
- Tax

### Core corporate and fiduciary services

- Corporate Administration
- Debt Capital Markets
- Funds
- Investor Services
- Private Wealth
- Real Estate

### Core sector services

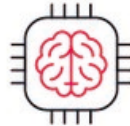
- Aviation and Marine
- Family Office
- Private Equity
- Real Estate
- Restructuring and Corporate Recovery
- Sustainable Investing and ESG
- Technology and Web3

1,100  
Employees

108 40  
Partners Directors

## Investment in technology

Our continued investment in our people and technology is transforming the delivery of professional services to our global client network, from live client portals to digital contracts, digital collaboration areas and document compilation.



## Sustainability

As an international firm, we support efforts to protect global and local ecosystems. We are continuously and actively reducing our global carbon emissions and environmental impact. We are embedding sustainability at every level.



## Corporate Social Responsibility

We're committed to being a good corporate citizen and supporting causes that empower people and enable our communities to thrive. We achieve this through community partnerships, pro bono work and volunteering.



## Innovation

Whether we're pioneering new ways to service clients or fostering a culture of continuous improvement, innovation is at the heart of everything we do. We are committed to providing a market-leading service that empowers clients.



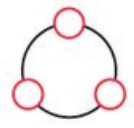
## Client Centric

We understand what our clients need to succeed, and do everything to ensure they meet their goals as simply and effectively as possible.



## Diversity, Equity and Inclusion

We believe in putting people first. As a global business we recognise diversity, equity and inclusion can be complex, challenging and nuanced. So we're meeting it with courage, drive and openness.



Best Offshore  
Law Firm  
WealthBriefing European  
Awards 2023



Law Firm of the Year  
- Caribbean, Guernsey  
and Jersey Citywealth  
IFC Awards 2023



Offshore Firm  
of the Year  
HFM Asian Services  
Awards 2023



Offshore Firm  
of the Year  
The Lawyer European  
Awards 2023

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Our network of locations also includes Beijing, Hong Kong, London, Shanghai, Singapore and Tokyo. Regulatory information can be found at [ogier.com](http://ogier.com).

**ogier.com**