

Ogier in Ireland
Real Estate



Ogier

"They will go the extra mile to come up with commercial solutions during a transaction."

Legal 500 EMEA, 2024

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Who we are

Our team advise a range of commercial property clients, from the experienced developer to commercial tenants.

Ogier is a full service firm with particular expertise in legal services to the corporate and financial sectors and is also deeply embedded in its local communities. The firm practices the laws of BVI, Cayman, Guernsey, Jersey, Ireland and Luxembourg. The combined group has 13 offices through Europe, Asia, the Caribbean and the Middle East, with approximately 1,000 employees and 110 partners worldwide.

Our Real Estate team in Ireland steers you through the often complicated process of buying or selling a property in Ireland. We do it quickly, efficiently and cost effectively.

We also provide specialist advice on landlord and tenant matters. We have advised extensively in the retail and leisure sectors and to a broad spectrum of retail clients, including multiple national and international clients on their expansion into Ireland.

Led by John Hogan, Andrew Nagle, Gavin Fitzgerald and Sarah Keenan, the team provides expert advice on financing and bank negotiation, site purchasing, planning, site development, fit-out contracts and sales.

Ogier in Ireland key moments



2007

The firm was originally founded by a team of four as Leman Solicitors

2009

Leman Solicitors became the first paperless law firm in Ireland and gained ISO 9001 (quality management systems) and ISO 27001 accreditation (information security)

2011

The first Leman Challenge started. An annual employee CSR event, raising over €300,000 since, for charities including Pieta House, Irish Autism Action, Irish Guide Dogs for the Blind, Paralympics Ireland, The Samaritans, Focus Ireland and the Marie Keating Foundation

2019

Recognised as a Fairtrade workplace

2020

First shortlisted for the Green Small Organisation at the Green Awards, in recognition of our CSR and green credentials, as well as becoming a Certified Proud workplace

2021

Ranked in the Great Place to Work Ireland awards in 16th position as Best Small Workplace

2022

Leman Solicitors LLP became Ogier Leman after merging with international law firm Ogier in March 2022



2023

Firm expands to more than 90 employees post-merger and growing in size and breadth of service lines and rebrands fully to Ogier

Ogier

What we do

We provide a range of real estate services in Ireland to domestic and international clients.

Our team have covered the length and breadth of property engagements. We are recognised experts in landlord and tenant disputes particularly challenging vacant possession issues, construction disputes via adjudication, conciliation and arbitration.

Generally, we act for specialist subcontractors, planning and development disputes as well as indemnity claims. We are pragmatic and strategic always with solutions focused advice.

- E-Conveyancing
- Asset management
- Commercial development and acquisitions
- Landlord and tenant
- Property finance
- Property disputes
- Retail and leisure
- Construction disputes



"A very personable team. Clients feel supported in whatever process they are going through."
Legal 500 EMEA, 2024



Commercially oriented, providing solid and pragmatic employment law advice to businesses, always prioritising the needs of their clients.

Legal 500 EMEA, 2023



John Hogan

Practice Partner, Head of Real Estate



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E: john.hogan@ogier.com

Practice Areas: Real Estate,
Property law, Legal

Admitted in: 2001 - Ireland

Background

John is a Legal 500 "Next Generation Partner" and the practice partner of Ogier's Ireland office. Heading up the Real Estate team in Dublin, John advises on all aspects of commercial property, including sales, leases, financing, acquisition and tax-based restructuring, acting for some of the largest domestic and international property companies in Ireland.

John regularly works on development financing and construction projects, including all aspects of development structuring.

A property market expert, John has a penchant for deal-making and finding solutions for clients that they didn't know were possible. Recently, John has advised a number of joint venture partners on the acquisition, development and structuring of high profile and complex property investments.

A graduate of University College Dublin, John spent two years working as a commercial lender in Corporate and Commercial Banking before training, qualifying and practising with one of Ireland's largest commercial law firms.

Recent work

- Advice on development, financing and forward commitment sale of a €140 million PRS Scheme to an International Pension Fund (Dublin)
- Advice on purchase, financing, development and sale of a multi family residential investment project to two international investment funds (GDV €160 million) (Dublin)
- Advice on acquisition, development and financing of a €200m hotel portfolio with international lenders (Dublin)

Recognition

"The team has a great ability to solve the problem and communicate a simple way forward. John Hogan and Gavin Fitzgerald are the best."
Legal 500 EMEA, 2023

"Our initial point of contact was John Hogan and because of his professionalism and expertise in dealing with situations we continue to use their services. John's ability to calmly manage difficult and contentious problems is particularly impressive and his level of engagement is always reassuring."
Client feedback, 2023

"John takes the time to understand the client's needs and is willing to engage all key stakeholders to ensure measured progress."
Legal 500 EMEA, 2022

"John understands the demands of real estate funds and has the expertise and structures in place to deliver."
Legal 500 EMEA, 2022

Andrew Nagle

Partner



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E: andrew.nagle@ogier.com

Practice Areas: Real Estate, Property law, Acquisitions and Disposals, Real Estate Finance, Asset Management. Landlord & Tenant

Admitted in: 2008 - Ireland

Background

Andrew is a partner in the Ogier Real Estate team in Ireland, specialising in commercial property work. He has extensive experience advising financial institutions, property funds and insolvency practitioners involved in the acquisition, management and disposal of property assets.

Andrew has advised some of the largest landlord and tenant entities in their commercial property portfolios. He takes a real-world approach to deliver practical

solutions. In particular, he enjoys the challenge of complex transactions involving multidisciplinary areas.

Andrew was admitted to the Law Society of Ireland's Role of Solicitors in 2008. He has a Bachelor of Laws (LLB) Honours Degree and a Bachelor of Business Studies (BBS) Honours Degree from the University of Limerick. Before joining Ogier, Andrew worked in a top tier firm in Dublin.

Recent work

- Acting for a large asset management company in relation to the acquisition of several marquee projects
- Recently completed the purchase, redevelopment, and sale of a large apartment block
- Advising on the development and leasing of logistics units for some of Ireland's largest retailers
- Completed the acquisition and financing of a large hotel portfolio
- Advising property developers on the acquisition of key development sites
- Acting on the development and acquisition of nursing homes throughout Ireland
- Acting in the recent sale of a substantial multi-tenanted office building in Dublin with a bar/restaurant on the ground floor and offices on the upper floors

- Advising on the purchase, development, financing and lettings of a new retail centre for a major regional town centre
- Acting on the recent purchase and finance of a 175,000 sq ft retail park

Recognition

"Andrew Nagle advises on several projects, and his can-do attitude gives great comfort and in a timely fashion with all the complexities of the law explained in simple terms. He is very commercial and enjoys complex transactions."

Legal 500 EMEA, 2023

"I have worked with Andrew Nagle for many years and his advice over that time has been invaluable to our company. He has navigated us through some difficult transactions and always provided practical and real-world advice. He understands our business and the issues that matter to us."

Legal 500 EMEA, 2022

Gavin Fitzgerald

Partner



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Practice Areas: Asset Finance, Property law, Real Estate, Real Estate Finance, Real Estate Structuring, Acquisitions and Disposals, Development Land.

Admitted in: 2014 - Ireland

Background

Gavin is a partner in Ogier's Real Estate team in Ireland. With more than ten years' post qualification experience, he advises on all areas of commercial and residential property and, in particular, focuses on property development, property finance, acquisitions and disposals, commercial lettings and development structuring.

Gavin advises some of Ireland's largest commercial property companies and regularly works with top-tier Irish developers on several

of their property portfolios.

A Business and Law graduate of University College Dublin, Gavin also holds a Diploma in Finance Law and a Certificate in Conveyancing and Property Law. He has previously worked in a top-tier law firm in Dublin

Recent work

- Advising a Tier 1 Irish developer in relation to the forward sale and development of a 265 Unit PRS Scheme pre-sold to an Irish Pension Investor together with advices in relation to the financing of the development with an Irish pillar bank
- Acting for a Tier 1 Irish developer in relation to the forward sale and development of a 238 Unit PRS Scheme pre-sold to US Pension Investor together with advices in relation to the financing of the development with an Irish pillar bank
- Lead Counsel for an Irish Pension Investor in its acquisition of a large-scale social housing portfolio throughout Ireland and refinancing of same with an Irish Pillar Bank
- Acquisition of Greenfield Site in North County Dublin financing of the development and forward sale of a 331 Unit PRS Scheme in North County Dublin
- Acting for large Irish developer in a historical and

monumental pre-sale and development of Town Centre Scheme in North County Dublin

- Re-finance of Greenfield Site in Blackrock, Co Dublin and pre-sale and development of 65 apartments for Local Authority
- Acting for one of Ireland's largest REITs in a strategic acquisition of a Brownfield Site for future development
- Advising one of Europe's leading office supply distributors in a pre-letting of a 55,000 square foot newly constructed unit in Greenogue Business Park, Co. Dublin

Recognition

"Gavin Fitzgerald is a very commercial solicitor and will always seek to get commercial and practical outcomes while giving strong legal advice. He is very good and efficient to deal with."

Legal 500 EMEA, 2024

"A very personable and approachable team that pick up the phone and are open to having queries bounced off them. Gavin Fitzgerald deserves special mention in that regard."

Legal 500 EMEA, 2024

Sarah Keenan

Partner



T: +353 1 232 1077

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Practice Areas: Property law, Real Estate, Real Estate Finance, Real Estate Structuring, Acquisitions and Disposals.

Admitted in: 2016 - Ireland

Background

Sarah is a partner in Ogier's Real Estate team. Sarah has experience advising on all aspects of commercial real estate, with a particular focus on investment acquisitions and disposals in sectors including retail, industrial and life sciences, commercial landlord and tenant matters, portfolio asset management, foreign direct investment and property funding.

Sarah was awarded a Bachelors of Civil Law from University College Dublin before completing her training at Ogier, and has been with the firm for more than 10 years.

While studying for the professional practice course with the Law Society, Sarah was awarded the Nora White Prize for coming first in the Commercial and Complex Property Transactions exam.

Sarah recently completed her MSC in Real Estate with first class honours. For her thesis she conducted a critical evaluation of commercial rent reviews in Ireland.

Recent work

- Acting for a US fund in the refinance and equity release of three neighbour centres in Dublin
- Advising one of Ireland's largest institutional landlords on the daily management of a large suburban shopping centre
- Advising an Irish private equity firm on the acquisition of a portfolio of residential properties and subsequent leasing to local authorities for social housing
- Acting for the vendor in the sale of a €7.5m 0.83 acre development site
- Acting for an Irish life sciences company in the acquisition of a pharmaceutical plant in Dublin
- Acting for an Irish company in a €13m sale and leaseback of their headquarters industrial property
- Acting for an American fund in the €4.5m sale of a suburban shopping centre in Dublin
- Advising an Irish developer in relation to the construction and sale of a 52-unit apartment complex to one of Ireland's leading housing associations

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 regulatory compliance.

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

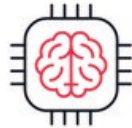
- Aviation and Marine
- Family Office
- Private Equity
- Real Estate
- Restructuring and Insolvency
- ESG
- Technology and Web3

1,200
Employees

120 **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.



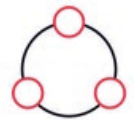
Client Centric

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.



1
Contentious Trusts and Estates Team of the Year
STEP Private Client Awards 2024

1
Best Offshore Law Firm 2024
HFM Asia Services Awards 2024

1
Best Law Firm
Fund Domicile Private Equity Wire European Awards 2024

1
Offshore Firm of the Year
The Lawyer European Awards 2023

Legal
Corporate and Fiduciary
Consulting

Beijing
British Virgin Islands
Cayman Islands
Dubai
Hong Kong
Guernsey
Ireland
Jersey
London
Luxembourg
Shanghai
Singapore
Tokyo

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Consulting: independent guidance on regulatory compliance.

Our network of locations also includes Beijing, Hong Kong, London, Shanghai, Singapore and Tokyo. Regulatory information can be found at ogier.com.