



## At a glance guide to Real Estate Finance in Ireland

Availability and cost of funding from both banks and alternative finance providers has improved resulting in an increase in activity in refinancing and restructurings as well as new lending transactions.

Residential development lending is also increasing due to improved market conditions and the government incentives and focus on improving housing delivery.

Our experiences real estate finance lawyers in Ireland work covers a broad range of property finance transactions including transactions in the hotel, student accommodation, nursing home, retail, development land, residential, energy, utilities and natural resources and industrial sectors.

### 5 things to know about our services



**Local, accessible experts.** Our Real Estate team has a vast range of experience in conveyancing, asset management, property finance, commercial development and landlord and tenant matters, with excellent access to lead partners and highly experienced associates



**Technology.** Our team utilises technology to send automatic notifications to team members on a transaction to confirm that a task has either (a) completed or (b) requires input



**One Best Way.** Whether we are pioneering new ways to service clients or fostering a culture of continuous improvement, innovation and quality is at the heart of what we do. Our One Best Way portal enables our team to access refined process maps to help transactions complete efficiently



**Finance.** We are experts in real estate finance. We provide first class advice on financing and bank negotiation, site purchasing, planning, site development, fit-out contracts and sales and leasing, working with the Ogier global real estate finance team



**Specialists in landlord and tenant law.** We specialise in landlord and tenant matters, including lease and licensing agreements; landlord consent applications and negotiations; and lease repudiation and forfeiture applications

### 5 deals showcasing our experience



Regularly advising a national bank on their SME lending portfolio, including the negotiation and completion of €30m loan package to a large Irish logistics company, and the financing and refinancing of a large Irish hotel



Acting as Lead Counsel for a leading alternative lender in over 30 transactions ranging from €300,000 to €2m



Provision of legal services to borrowers in SME transactions ranging from the refinancing of a block of apartments in Dublin 2, to securing development finance for residential developments



Acting for a large Investment Management Company in one of its largest transactions involving €40m of Irish real estate assets



Acting for a construction and development company in the successful negotiation of landmark forward sale agreements for the construction and sale of a new development comprising 331 apartments in North Dublin and advising them in relation to the funding for the construction works in relation to the same

# Key contacts



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