

Legal and Corporate Services
Real Estate
Jersey



Ogier

Very commercial, approachable and highly knowledgeable

Legal 500 UK, 2024

Contents	
Working with Ogier	3
Real estate financing	4
Structuring, acquisitions and disposals	8
Real estate funds	10
Ogier Global Real Estate	12
Contact us	14

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, 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

 Offshore Law Firm of the Year
ALB Hong Kong Law Awards 2024

 Best Law Firm
Fund Domicile Private Equity Wire European Awards 2024

 Law Firm of the Year - Jersey
Citywealth IFC Awards 2024

 Best Offshore Law Firm
ALB Hong Kong Law Awards 2023

 Best Offshore Law Firm
WealthBriefing European Awards 2023

 Law Firm of the Year - Guernsey
Citywealth IFC Awards 2023

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 £43.7 million facility to fund the acquisition of a large portfolio of UK real estate.

A large US-based insurance company

in connection with a £32.1 million facility to refinance the acquisition costs of a UK property portfolio.

Senior and mezzanine lenders in

connection with a £26 million facility to fund the acquisition of a UK commercial real estate portfolio.

An international lender in

connection with a £30.4 million 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 US\$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.

Lawrie Cunningham
Head of Real Estate and Managing Director, Ogier Global
Jersey



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



Katrina Edge
Partner
+44 1534 514192
katrina.edge@ogier.com



Richard Daggett
Partner
+44 1534 514071
richard.daggett@ogier.com



Sophie Reguengo
Partner
+44 1534 514122
sophie.reguengo@ogier.com

Ogier Global



Lawrie Cunningham
Head of Real Estate and Managing
Director, Ogier Global, Jersey
+44 1534 514473
lawrie.cunningham@ogier.com



Tom Stevenson
Head of Real Estate, Jersey
+44 1534 514273
tom.stevenson@ogier.com



James Philpott
Associate Director
+44 1534 514423
james.philpott@ogier.com

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

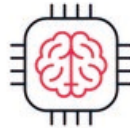
- Aviation and Marine
- Family Office
- Private Equity
- Real Estate
- Restructuring and Insolvency
- ESG
- Technology and Web3

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.



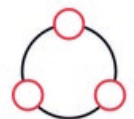
Client Centric

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

Contacts

Beijing

Room 976
Level 9, Tower 2,
China Central Place
No. 79 Jianguo Road,
Chaoyang District
Beijing 100025
China
T +86 10 8509 8460
E beijing@ogier.com

British Virgin Islands

Ritter House
Wickhams Cay II
PO Box 3170
Road Town, Tortola
British Virgin Islands VG1110
T +1 284 852 7300
E bvi@ogier.com

Cayman Islands

89 Nexus Way
Camana Bay
Grand Cayman
Cayman Islands KY1-9009
T +1 345 949 9876
E cayman@ogier.com

Dubai

South Tower, 1003
Emirates Financial towers
DIFC
Dubai
T +971 4 450 1900
E dubai@ogier.com

Hong Kong

11th Floor Central Tower
28 Queen's Road Central
Central
Hong Kong
T +852 3656 6000
E hk@ogier.com

Guernsey

Redwood House
St Julian's Avenue
St Peter Port
Guernsey GY1 1WA
T +44 1481 721672
E gsy@ogier.com

Ireland

Percy Exchange
8 - 34 Percy Place
Dublin 4 Ireland D04 P5K3
T +353 1 639 3000
E ireland@ogier.com

Jersey

44 Esplanade
St Helier
Jersey JE4 9WG
Channel Islands
T +44 1534 514000
E jsy@ogier.com

London

4th Floor
3 St Helen's Place
London, EC3A 6AB
T +44 20 3830 8600
E london@ogier.com

Luxembourg Legal Services

2-4 rue Eugène Ruppert
PO Box 2078
L-1020 Luxembourg
T +352 2712 2000
E luxembourg@ogier.com

Luxembourg Corporate and Fund Services

2a rue Nicolas Bové
L-1253
Luxembourg
T +352 2712 2090
E luxembourg@ogierglobal.com

Shanghai

Unit 2068
Level 20
HKRI Center Tower 1
288 Shimen 1st Road
Jian'an District
Shanghai 200041
T +86 21 5116 9188
E shanghai@ogier.com

Singapore

63 Chulia St
#15-01
Singapore 049514.
T +65 6995 2200
E singapore@ogier.com

Tokyo

Holland Hills Mori Tower RoP
Suite 702
5-11-1
Toranomon
Minato-ku
Tokyo, 105-0001
Japan
T +81 3 6402 5635
E tokyo@ogier.com

Ogier is a professional services firm. 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.

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

ogier.com