

# schönherr

## schoenherr attorneys at law

Schoenherr is a leading full-service law firm in Central and Eastern Europe. About 300 professionals service national and international clients throughout the entire CEE/SEE region. Operating in a rapidly evolving environment, we are a dynamic and innovative firm with an effective blend of experienced lawyers and young talent. As one of the first international law firms to move into CEE/SEE, we have grown to be one of the largest firms in the region. Our offices and country desks provide comprehensive coverage of CEE/SEE, allowing us to offer solutions that perfectly fit the given industry, jurisdiction and company.

## team real estate & construction

The real estate & construction practice group is highly regarded across CEE/SEE. It enjoys high visibility in the region's largest and most important transactions and development projects. The team advises clients on all legal aspects of their real estate business. The main focus of Schoenherr's real estate & construction practice is advising equity funds, investors and developers on the acquisition of real estate via asset and share deals, including tax structuring and financing; structuring real estate funds; and innovative capital markets transactions and restructurings; the development of real estate from permits and building contracts to lease contracts (design, construction and operation); sale and leaseback; claim management; real estate-related litigation; construction litigation and arbitration; joint ventures and ppp projects in connection with infrastructure; energy projects (solar parks, wind parks, photovoltaic plants); acquisition and development of agricultural land and forests.

## hotels and leisure

Schoenherr advises investors and developers on hotel developments and transactions in CEE/SEE. Highlights include: advising a governmental organisation on various projects on the Mediterranean coast and inland; advising on the sale of (landmark) hotels in several countries to investors as well as to local developers; acting for several developers negotiating long-term lease contracts for hotels to be constructed for international hotel operators; representation of an investor on the acquisition and lease-back of a hotel to an international hotel group; advising different owners on the restructuring of hotels after the bankruptcy of the operator; advising different international hotel groups and owners on hotel management contracts in the whole region.

## shopping centres & retail

Schoenherr's experience in this sphere includes advising: a listed Austrian real estate company on a rolling mandate in relation to land acquisition in CEE/SEE for retail centre development; various clients on design, construction and development of retail parks; a European discount food chain in relation to the acquisition of land and the construction of discount supermarkets in several countries in CEE/SEE; Austrian investors on the acquisition and development of the largest shopping mall in Romania and the sale of a major shopping mall in Bulgaria; the acquisition of a portfolio of 14 retail centres; financial institutions on the restructuring and acquisition financing for a number of shopping centres; and an investor on the acquisition of an outlet shopping center.

## office buildings

Schoenherr has built an impressive track record advising on the acquisition and sale of office buildings for investors and end users. The team has acted on transactions involving some landmark office buildings, business centres and towers in Vienna (eg Florido Tower, Rivergate, Green Worx, Space2Move), and is equally successful in capitals and secondary cities in CEE/SEE, of which some highlights include the acquisition of office towers in the city centres of Belgrade, Bucharest, Budapest, Prague and Zagreb, and the preparation and structuring of a portfolio sale of close to 40 sites all over CEE/SEE ranging from land banks to fully rented office buildings.



An excellent real estate practice, which always maintains the highest standards.

Client, Chambers Europe

## services

- acquisition/sale of real estate and companies holding real estate
- project development
- construction projects (FIDIC, EPC, design & build)
- due diligence/title investigation
- financing structures
- structuring of real estate funds and real estate stock corporations
- lease agreements
- sale and lease back
- claim management
- contracts for architects, general contractors and builders
- plant construction and building permits
- land registry law
- real estate-related litigation
- construction litigation and arbitration
- construction dispute adjudication and mediation
- ppp projects in connection with infrastructure
- energy projects (solar parks, wind parks, photovoltaic plants)

## awards

**2019** chambers europe awards  
austrian m&a firm of the year

**2018** cee legal matters  
deal of the year in austria  
deal of the year in bulgaria  
deal of the year in montenegro

**2018** mergermarket european  
m&a awards  
austrian legal adviser of the  
year

**2017** cee legal matters  
deal of the year in austria

**2017** mergermarket european  
m&a awards  
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year

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## construction & infrastructure

In recent years, Schönherr has also focused on infrastructure projects in CEE/SEE. Recently, the firm advised national entities in relation to the preparation and negotiation of the agreements for the design and construction of power plants and on road construction for motorways. A further highlight has been advising an airport operator on the planning and construction of an additional runway. The group also advises on a diverse range of project developments. For example, it advises various retailers and manufacturers on the construction of outlets and distribution centres in Austria and CEE/SEE. Recent engagements in Austria include the construction of more than 150 condominiums and of two logistic parks. In the CEE/SEE region, highlights include the acquisition of several plots, the obtaining of all permits and the construction of a new production plant for a manufacturer and the forward purchase of two large logistics centres.

## residential

Similarly, Schönherr has built a reputation for advising developers in the high-end market of apartments in connection with purchase, building and sale of apartments, as well as investors on buying portfolios of apartments including ongoing asset management.

## corporate and asset management

Schoenherr acts as permanent advisor to investors and companies on their real estate portfolios. It also advises on the restructuring of real estate companies and on setting up joint ventures. It recently advised one listed Austrian real estate corporation with the restructuring of its portfolio, including refinancing, the sale of assets and related development projects. Throughout the region the team advises various leasing companies and real estate funds on a regular basis on all aspects of asset management, including litigation with contractors and tenants.

## litigation & arbitration

Schoenherr represents employers and contractors, sellers and purchasers as well as other participants in real estate & construction dispute resolution procedures. The firm also has a strong construction arbitration practice.

## contacts



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