



REAL ESTATE IN BELGIUM



EVERYTHING MATTERS

ONE TEAM NO BORDERS

DLA Piper in Belgium offers you an integrated approach to real estate. Our goal is to provide commercial and innovative advice that adds value at all stages of the investment and development cycles: from due diligence to contract negotiations, planning to construction, structuring to litigation and leasing.

We are part of one of the largest real estate teams in the world: a single unit, cutting across borders and simplifying your projects. Working from offices in Brussels and Antwerp, we provide legal services to foreign and national investors and developers (institutional and private), retailers, authorities, end users and hotel chains.



The issues we cover include town and country planning, land development, different types of partnerships and company structures, construction contracts, contract law, property rights and dispute resolution.

Because we work across a diverse range of sectors, we have a rounded view of the market that adds more insight to the advice we give you. Each of our lawyers is committed to the DLA Piper philosophy of 'everything matters' so that you receive a consistently high standard of personal service and quality advice.

In short, we are one team with no borders, providing a real advantage to you in Belgium and beyond.

A SELECTION OF OUR CLIENTS

Accor

City Mall Management

European Commission

Home Invest Belgium

Intervest Offices,
Belgian REIT

Intervest Retail,
Belgian REIT

IVG Immobilien Belgien

Nationale Suisse

Rockspring PIM,
Belgian Branch

Union Investment
Real Estate



INVESTMENT

We advise on the most appropriate forms of investment structure and the key real estate issues that affect them. This includes guidance on tax, financing and due diligence procedures to ensure that your real estate or invested funds are managed and structured in the most efficient way.

REAL ESTATE INVESTMENT FUNDS, TAX AND CORPORATE

Our team advises Belgian Real Estate Investment Trusts (Vastgoedbevak/Sicafis) on issues such as the IPO and launch on Euronext, and legal support with restructurings, acquisitions and divestitures of properties.

We assist numerous foreign investment funds with their acquisitions on the Belgian real estate market and the set up of appropriate corporate structures. As well as streamlined due diligence procedures and risk analysis, our advice also covers property, financial, administrative

and environmental law. Together with our tax experts, we also advise clients on structuring their real estate investments in a tax-efficient manner.

FINANCE

We assist financial institutions, investors and authorities on real estate finance agreements and finance structures such as sale and leaseback. Our experience includes acting on some of the largest recent infrastructure projects in Belgium.

ENVIRONMENTAL, PLANNING AND ZONING LAW

DLA Piper has impressive experience in town planning, zoning law issues and environmental law (together with environmental effects reports). Our team regularly advises governments, public authorities and companies in these areas. We also assist public authorities on expropriation issues for regeneration projects.

DEVELOPMENT

A successful development programme relies on a sound understanding of legislation concerning urban planning, financial and tax know-how and a clearly planned contractual and company structure. Our integrated legal service can deliver all of this to you, adding value to a development project, whether it concerns housing, retail, offices or other schemes.

CONSTRUCTION, PUBLIC PROCUREMENT AND PPP

In order to become more flexible and efficient, the public sector has turned to privatisation, outsourcing and public and private partnerships (PPP). Both authorities and private developers realise the financial and social benefits that can be obtained from a well-structured partnership. We advise both public and private sector clients, enabling us to anticipate and respond effectively to the needs of both parties.

DLA Piper has solid experience with regard to PPP projects, both in Belgium and throughout our global network. We advise medium and large-sized organisations in the construction industry on the execution, development and optimisation of traditional or bespoke contracts.

PROPERTY MANAGEMENT, LEASING AND FRANCHISING

We regularly advise both landlords and tenants on civil and commercial leases, operational and financial leases and property management contracts. Our team also assists large international corporate end users, such as the European Commission.

REAL ESTATE LITIGATION

Our lawyers offer you considerable experience in commercial and administrative law proceedings before the commercial courts, Constitutional Court, the Council of State (the highest administrative court), the Council for Permit proceedings and the penal and civil courts (including frequent preliminary proceedings).

WHAT OTHERS SAY

Chambers

“Clients praise the team's talent and commitment, and appreciate its drive and perfectionism. In reaction to challenging market conditions, the group's traditionally transaction-focused lawyers have recently dealt with an increasing number of disputes in the field.”

Legal 500

“Strong and confident team demonstrates great knowledge”, advising clients in high value matters.’

“The “very strong and committed” practice strives to “always meet the same level of quality and put the client first”.”



ABOUT US

From the quality of our legal advice and business insight to the efficiency of our legal teams, we believe that when it comes to the way we serve and interact with our clients, everything matters.

DLA Piper is a global law firm with lawyers across Asia-Pacific, Europe, the Middle East and the United States.

FOR MORE INFORMATION

To learn more about DLA Piper, visit www.dlapiper.com or contact:

Dirk Caestecker

Partner

Brussels

T +32 0 2 500 1595

F +32 0 2 500 6536

dirk.caestecker@dlapiper.com

If you have finished with this document, please pass it on to other interested parties or recycle it, thank you.

www.dlapiper.com

DLA Piper is a global law firm operating through various separate and distinct legal entities.

Further details of these entities can be found at www.dlapiper.com

Copyright © 2011 DLA Piper. All rights reserved. | APR11 | I673678