



REAL ESTATE IN POLAND



EVERYTHING MATTERS

ONE TEAM NO BORDERS

DLA Piper's real estate team in Warsaw offers legal advice for domestic and foreign clients operating in the Polish market. Our goal is to provide commercial and innovative services that add value at all stages of the investment and development cycles.

Our Polish team is part of one of the largest real estate teams in the world: a single unit, cutting across borders and simplifying your projects.

Lawyers are drawn from a range of legal disciplines and advise on matters in both the public and private sectors. Our clients include property companies, real estate investors, funds, real estate developers, contractors and financial institutions.



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 Poland and beyond.



INVESTMENT

The Polish market for commercial property has grown rapidly in recent years and, after a downturn in 2008 and 2009, is starting to pick up once more.

We understand your investment needs and business and can advise on the acquisition and sale of real estate, whether the transaction involves single units or large portfolios. Our work includes the negotiation and drafting of contracts, due diligence, acquisitions, as well as the structuring and restructuring of ownership.

We represent clients in all kinds of transactions, from commercial property, such as office buildings and shopping centres, to production plants. We also advise on the sale and purchase of residential accommodation, undeveloped sites and warehouses.

REAL ESTATE INVESTMENT FUNDS

There many structures that can be used to invest in real estate are complex and constantly evolving to satisfy a competitive and demanding market.

We advise real estate investment funds on investment structures and vehicles. Our advice covers all legal aspects of the establishment and management of funds and involves innovative finance and structural solutions for construction projects and investments. These solutions may involve equity and acquisition financing, and performance-related financing structures, for both direct real estate acquisitions and share deal transactions. We are also experienced in the design of traditional real estate structures.

TAX

We can help you to structure your real estate investments and create tax-efficient fund structures. We work closely together with our tax, corporate and finance and projects groups to design the most tax-efficient solution.

FINANCE

Our team advises both lenders and investors on real estate finance structures such as sale and leaseback. Our extensive project financing experience includes advising on the emerging field of PPP projects.

ENVIRONMENTAL, PLANNING AND ZONING LAW

Whether you work in the private or public sector, you can benefit from our experience in advising on environmental law and pollution issues.

These issues can arise in any phase of a real estate project. They form a natural part of the due diligence carried out on the transfer of properties or companies, the drafting of sale and purchase contracts, and political, administrative and court proceedings.



DEVELOPMENT

The development of real estate can be challenging and time consuming. We can advise you on all aspects and phases of the process, from the initial acquisition of property, through to planning and construction and the final presentation to the market. Our team also has essential VAT and tax know-how.

CONSTRUCTION, PUBLIC PROCUREMENT AND PPP

Our services cover every stage of the construction process, including the drafting of all types of construction agreement such as FIDIC contracts, pre- and post-contractual negotiations, administrative proceedings and litigation.

We can also advise you on the implementation and development of specific construction projects. This includes, in relation to procurement law, the required authority approvals, the preparation and negotiation and follow-up of construction contracts and other necessary agreements (such as technical advisory services and insurance matters).

We handle a wide spectrum of construction disputes, from construction contracts to architectural and adviser disputes, including legal proceedings, litigation and arbitration.

PROPERTY MANAGEMENT, LEASING AND FRANCHISING

We advise landlords and tenants on the acquisition and administration of leased properties, and the terms and drafting of leases and franchise agreements. Our experience includes sale and leaseback.

REAL ESTATE LITIGATION

Our dedicated litigation lawyers develop strategies to avoid the disputes that can arise even in the most carefully managed real estate portfolios. However, should disputes arise we will work to ensure that you achieve a successful outcome through the most cost-effective and appropriate dispute resolution mechanism.

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.

Artur Michalski

Senior Associate

Warsaw

T +48 22 540 7414

F +48 22 540 7474

artur.michalski@dlapiper.com

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