



REAL ESTATE IN ROMANIA

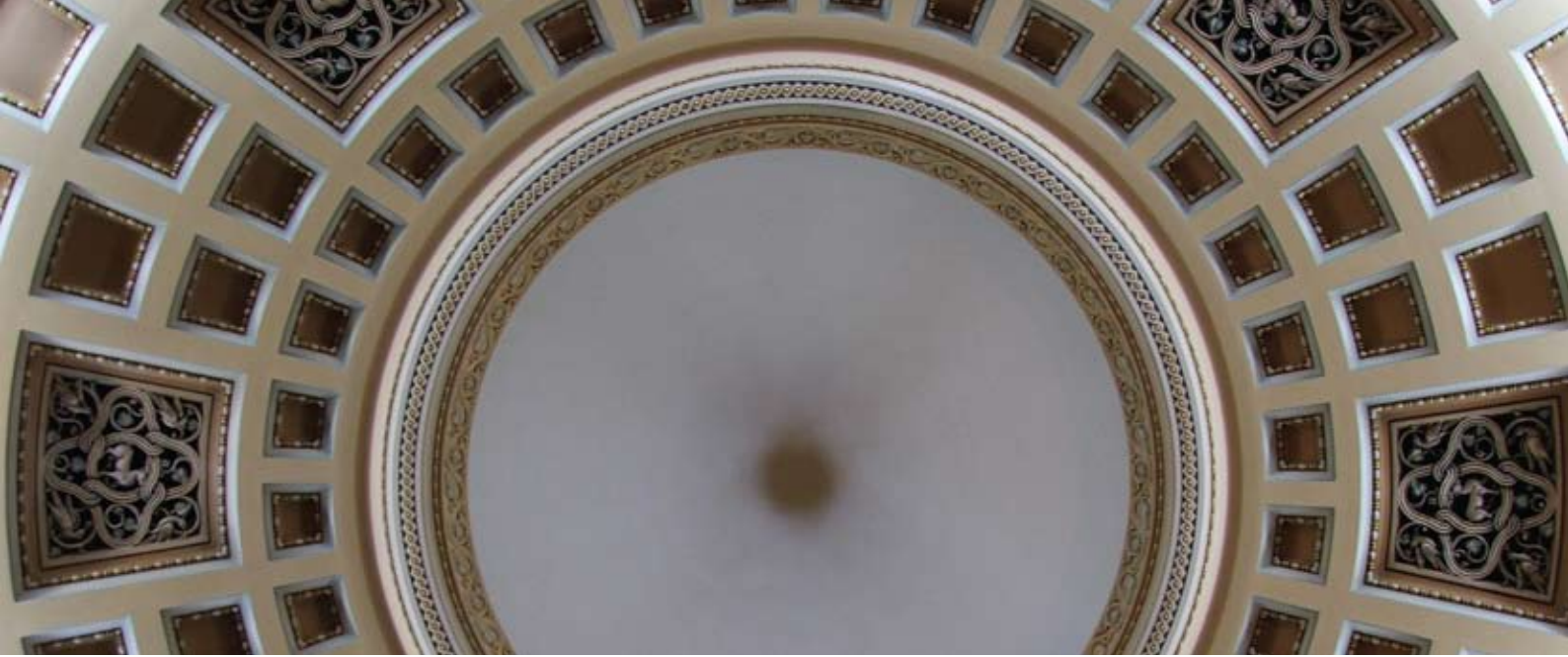


EVERYTHING MATTERS

ONE TEAM NO BORDERS

DLA Piper's Real Estate group in Romania delivers legal services to international and domestic clients. Our goal is to provide commercial and innovative advice that adds value at all stages of the investment and development cycles.

We advise both the public and private sectors, including acquisition and sale of property, cross-border acquisitions of real estate portfolios and asset management operations, structuring of property portfolios, planning and development, leases, construction law, environmental issues, public procurement, Public Private Partnerships (PPP) and real estate finance. Our Romanian team is part of one of the largest real estate teams in the world: a single unit, cutting across borders and simplifying projects.



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 Romania and beyond.

A SELECTION OF OUR CLIENTS

Atrium Centers
Catalyst Capital
CEERO
Cooper Industries
Erste Bank
Jones Lang LaSalle
Nova
Pfizer
Real
Realia
The National Investment
Company
The World Bank
Tri Investments



INVESTMENT

We can advise you on the acquisition and sale of real estate involving both single units or large portfolios. Our work includes the negotiation and drafting of contracts, legal due diligence investigations, as well as the structuring of transactions. We prepare and supervise all documents related to real estate transactions including the title registration, registration of mortgages or easements that may be required and applications for the necessary permits.

We advise clients on the sale and purchase of a variety of assets, including office buildings, shopping centres, multi storey car parks, hotels and production plants. Our team also advises on the sale and purchase of residential and holiday accommodation, undeveloped sites and local government-owned properties.

Our team provides practical, innovative solutions that meet your evolving capital markets needs. Our multidisciplinary investment team represents real estate funds, real estate operating and finance companies and joint venture transactions. Incorporating experts in real estate, tax, corporate and financing, we have in-depth experience in devising the optimal structure for both the acquisition and subsequent holding of equity participations.

REAL ESTATE INVESTMENT FUNDS

There are many structures that can be used for investment in real estate and we can advise you on the entire range available. Our team covers all legal aspects of structuring, establishing and managing real estate funds and we deliver innovative solutions on construction and investment matters.

FINANCE

We advise both lenders and investors on real estate finance structures such as mortgages, parent company guarantees, bank guarantees, sale and leaseback, and lease and leaseback. Our extensive project financing experience includes advising on the emerging field of PPP projects, procurement aspects of infrastructure projects and EU funds. Our team can provide assistance in analysing the structuring options available by considering both equity and debt financing.

ENVIRONMENTAL, PLANNING AND ZONING LAW

Environmental and pollution issues can arise in any phase of a real estate transaction. 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.

The planning application stage of a real estate scheme can also influence its whole future. We understand that the opportunities and constraints created by planning and zoning laws can be critical to maximizing the value of the real estate portfolio and our advice reflects this.

DEVELOPMENT

Whatever your interest in development projects, we have the breadth of experience to help maximize the value of your position. From land acquisition to final sale, our experts in property, tax, planning, construction and environmental regulation apply cross-sector best practice to secure optimal results.

Our experience extends throughout the whole life of a development programme, ensuring insight into the needs and objectives of a wide range of stakeholders. From this starting point, we work towards the best outcome for all: a successful, marketable development.

We provide legal services for the development of industrial parks, the purchase, development and utilisation of shopping centres, the operation and leasing of office buildings, and the development, management and operation of nationwide retail stores. Our focus is on timely completion of projects, financial return on investment and the negotiation of bankable and market-oriented leasing terms.

CONSTRUCTION, PUBLIC PROCUREMENT AND PPP

We can supply the resources you need for each phase of a real estate project, having represented all of the various participants in the construction process. Our lawyers have experience in advising on FIDIC contracts-related matters adapted to Romanian legislation.

PROPERTY MANAGEMENT AND LEASING

We represent landlords and landlord associations in the acquisition and administration of leased properties and advise landlords and tenants on the terms and drafting of lease agreements.



REAL ESTATE LITIGATION

Our team covers litigation related to the sale and purchase of real estate, the relationship between landlord and tenant, ownership title and construction. We develop strategies to avoid or to settle the disputes that can arise even in the most carefully managed real estate portfolios.

RESTITUTION

Restitution and risks arising from restitution claims can still be an issue in Romania, even if such properties have already been alienated. Performing a due diligence process, we aim to mitigate any ownership title-related risk.



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:

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