



REAL ESTATE IN SWEDEN



EVERYTHING MATTERS

ONE TEAM NO BORDERS

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

Our lawyers have substantial knowledge and years of experience within real estate and construction. We fully understand our clients' business as well as the markets they operate in. Our Swedish team is part of one of the largest real estate teams in the world: a single unit, cutting across borders and simplifying your projects.

Our lawyers act for private clients such as real estate developers, owners, institutional and commercial investors, investment funds/companies/groups, construction companies, energy companies and suppliers to the real estate sector. We also provide legal services to joint private, municipal and governmental projects, public bodies such as municipalities and hospitals, and a number of sector associations.



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 experts 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 Sweden and beyond.

A SELECTION OF OUR CLIENTS

AB Familjebostäder

AB Svenska Bostäder

AB Stockholmshem

Aberdeen Property
Investors AB

AxFast AB

Centrumkompaniet i
Stockholm AB

Citycon AB

Cordea Savills

Eurohypo AG

Förvaltningsaktiebolaget
Stadsmuren

Huge Bostäder AB

Price Waterhouse Coopers
Real Estate

Riksbyggen

Schroder Investment
Management Ltd



INVESTMENT

Commercial property is often considered to be a financial investment. In a market of increasing complexity we advise clients on the acquisition and sale of real estate, from single units to large portfolios. Our work includes the negotiation and drafting of contracts, due diligence, as well as the structuring and restructuring of ownership.

We can provide you with pre-transaction assistance such as negotiating term sheets and identifying tax efficient structures for real estate investments. Our team works for both national and international investors, including investment funds.

We advise on setting up Swedish and international investment funds and due diligence of investment funds. Assistance is also provided for all aspects of capital transactions with real estate as the underlying value.

FINANCE

Working with our Banking and Finance team, we represent

arrangers, lenders and borrowers on all aspects of structuring, negotiating and documenting national and cross-border real estate financing transactions. This includes creating tax efficient organisations and legal structures.

TAX

Our tax, corporate and real estate experts work together to provide property investors with tax-efficient fund structures and other structures for the holding of real estate. We also offer advice on tax issues in the management and operation of real estate businesses.

ENVIRONMENTAL, PLANNING AND ZONING LAW

Our team provides environmental advice to owners, users and buyers. This frequently involves due diligence examinations and drafting the terms and conditions for contracts involving land with potential environmental problems. We represent our clients in legal proceedings, approvals and licences arising from orders, injunctions and prohibitions issued as a result of environmental protection legislation.

We can advise you on issues related to zoning and planning legislation, frequently for development projects. We also advise on situations where environmental protection legislation as well as road legislation and legislation on mineral resources, for example, govern the use of a property.

DEVELOPMENT

Our real estate lawyers frequently work on development projects for land areas. We assist in everything from drafting the purchase agreements to the planning and construction phase, all the way to the final presentation to the market.

CONSTRUCTION, PUBLIC PROCUREMENT AND PPP

We represent developers, construction companies and contractors in all areas of construction law. We cover the drafting and negotiating of contracts, and the development and planning of specific construction and building projects, including procurement law matters, authority approvals, technical services, insurance matters and advice on structuring large and complex building projects.



PROPERTY MANAGEMENT, LEASING AND FRANCHISING

Property and facility management is a rapidly growing business. Leases are characterised by complex and, to a certain extent, local protective legislation. We have extensive experience in advising on the outsourcing of all kind of services under leases as well as on facility management in general and management contract structuring, drafting and negotiation. We also provide day to day commercial advisory services and franchise advisory services, including franchise contract review and structuring.

REAL ESTATE LITIGATION

We work to help you avoid litigation by carefully drafting and negotiating your agreements. Should a dispute occur, we aim to find the most cost-efficient solution. In many

cases, we are able to agree settlements favourable to our clients, but we also have extensive experience of full scale litigation throughout the court system.

EXPROPRIATION

Occasionally, public authorities have to expropriate private properties for the purpose of municipalities or governmental needs. Equally a private developer may have to expropriate other owners' land to fulfil public requirements or development needs related to a project. For years, we have advised on both sides of the expropriation process and are experts in handling such matters.

WHAT OTHERS SAY

CHAMBERS EUROPE

"DLA Piper's Swedish outpost derives strength from the firm's impressive international real estate practice. The team is regularly engaged by the municipalities in and around Stockholm, and also wins a significant number of cross-border mandates. It recently assisted Cordea Savills and AxFast with a number of high-profile purchases, and also saw instructions from local market leaders such as Svenska Bostäder, Stockholmshem and Centrumkompaniet."

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

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DLA Nordic is one of the largest fullservice law firms in Sweden. The Stockholm office employs 110 people, of whom 80 are lawyers. The firm is part of DLA Piper Group, an exclusive alliance of global law firms with lawyers in Europe, USA, Asia, Australia, Africa and the Middle East.

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