

REAL ESTATE FINANCE

OVERVIEW

Banks, debt funds, financial institutions and borrowers face increasingly complex financing landscapes. We help them navigate that complexity with confidence, providing intelligent legal solutions that facilitate the financing of sophisticated real estate assets.

Clients trust us to support them through every stage of real estate financing, from straightforward domestic lending to complex cross-border and structured transactions. We understand the specific pressures and priorities on both sides of the deal. That dual insight enables us to spot opportunities, anticipate risks and shape legal strategies that unlock value and support long-term goals.

Clients benefit from a team that brings not only legal acumen, but also deep commercial understanding across all real estate asset classes. Our experience ranges from standard real estate lending and borrowing to highly complex, tax-based structured finance across all asset classes.

Our integrated structured debt team provides clients with one of the most holistic real estate finance services in the market.

With a presence across key global markets and a strong understanding of local dynamics, we deliver legal advice that's grounded, relevant and results driven.

MEET THE TEAM



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EXPERIENCE

- The largest single real estate transaction ever in the City of London: The Cheesegrater. Advised CC Land Holdings Ltd on the financing of the Cheesegrater, involving the simultaneous agreement of a bridge loan pre-completion and a term loan of £622m immediately following completion. The concurrent loans contained separate security packages and commercial terms which created additional complexity and workload for the team to contend with.
- Advised HSBC on the €1.2bn refinancing of the London & Cambridge portfolio secured on properties in England, France and Poland. This was one of HSBC's single largest real estate exposures and involved complex cross border issues with debt originating in each of the three countries with various umbrella arrangements to support them.
- Acted as lead legal adviser to the UK Government on the £1bn housing development fund to help build thousands of new homes across England to help increase the pace and volume of housing provision. Barclays is providing £875m and Homes England, the UK Government's national housing agency will contribute £125m to support small-medium sized businesses develop homes for rent or sale including social housing, retirement living and the private rented sector.
- Acted for Braeburn Estates, a joint venture partnership between Canary Wharf and Qatari Diar, in respect of the £550m acquisition and redevelopment of the Shell Centre, which is "the highest value real estate to ever take place on London's South Bank" (The Lawyer, 2016) and one of the largest developments in the City of London.
- Representation of a real estate investment firm in connection with various real estate investments. Within the past eighteen months, we have closed a number of transactions, including the acquisition, related joint venture and financing of hotels in New York City, Hawaii, Nebraska, Texas and Oregon.
- Representation of a real estate investment trust, in connection with various mortgage and mezzanine loans and preferred equity investments. Within the past twelve months, we have closed several loan transactions, including a junior mezzanine loan to fund construction of a hotel in Midtown Manhattan, a mortgage loan relating to a multifamily project in San Antonio, TX, a mortgage loan relating to the acquisition of condominium units in a multifamily property in Newark, NJ, and a mortgage loan relating to a multi-family apartment building in Fort Worth, TX.

- Representation of a privately held portfolio lender with a capital base of more than \$4.0 billion, in connection with financings secured by real estate located throughout the United States across multiple asset classes including hospitality, retail and residential. We have closed several loan transactions including a \$20 million mortgage loan secured by a first-lien mortgage encumbering property to be redeveloped into market rate apartments.
- Representation of a real estate investment group in connection with a mezzanine loan secured by 15 multifamily properties in Brooklyn and Staten Island, which was part of a total financing package in the amount of \$240 million.

RELATED INSIGHTS

News

May 07, 2025

BCLP advises BGO on sustainable Focus Logistics Park at the Erfurter Kreuz interchange

Insights

Apr 16, 2025

AIFMD II Leverage Limits and Single Borrower Exposure Restriction

AIFMD II[1] introduces substantial changes to the EU-wide regulatory framework for alternative investment fund managers (“AIFMs”) that was established under AIFMD. The changes cover a wide range of areas but will have a particularly significant impact on funds that originate loans. Among the new rules on loan origination activities are leverage limits and single borrower exposure limits which are particularly relevant for the use of back-leverage by private credit funds operating in the EU. These new rules will also be relevant for AIFMs in the UK managing credit funds located in the EU.

Awards

Apr 03, 2025

BCLP Managing Partner Heather Boelens Named to ColoradoBiz 2025 Power List

News

Mar 31, 2025

BCLP advise GPE on acquisition of West End HQ development opportunity

News

Mar 21, 2025

BCLP advises Helaba and Berlin Hyp on early extension of the ‘Emma portfolio’ for Aurelis

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Mar 18, 2025

BCLP Advises on Financing of Solar Projects for CIBC

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Feb 20, 2025

Chambers Germany 2025

Awards

Feb 18, 2025

BCLP achieves strong results in Legal 500 Germany ranking

News

Jan 29, 2025

BCLP Partner Lawyer Featured in Commercial Real Estate Finance Council Women's Spotlight