

CREATE: Solutions for Corporate Real Estate

About us

In recent years the real estate industry has had to deal with an increasingly complex market requiring specialist knowledge across a number of disciplines. At Taylor Wessing we have formed **CREATE** the **Corporate Real EstATE** team, aiming to add value to traditional real estate advice.

Providing the solution

Understanding your needs

- Working on a day to day basis with real estate clients we understand your commercial needs and offer a full service from the idea/planning stage through to successful implementation.

Real Estate Acquisition

- SDLT is a significant cost in commercial transactions. Being able to offer a SDLT mitigation structure not only saves you money but may, by sharing the saving with the seller, tip the balance when it comes to securing the property over your competitors.
- It is therefore vital that you get advice at an early stage. CREATE advises on an

ongoing basis: we are not just here for when you have a deal to do, we want to hear from you before you submit your offer. We ensure that you obtain the maximum benefit from any transaction.

Real Estate Disposals

- Maximising the return on your real estate investment requires careful planning; CREATE helps you achieve this. When it comes to disposing of properties within your portfolio, we look to minimise your tax cost. With an understanding of your portfolio, we will advise on whether it is appropriate to reorganise so as to package the property for sale. In this way, it is often possible to maximise your sale price by offering the the buyer a means to acquire the property in a SDLT efficient manner.

CREATE - tax function

- Real estate transactions can involve a broad spectrum of tax issues. These range from SDLT, VAT, capital allowance and withholding tax issues to more general income and capital tax matters. CREATE not only reacts to changes in tax legislation; it is proactive in looking

at proposed legislation to identify tax planning opportunities.

- CREATE draws lawyers from Taylor Wessing's Corporate Tax Group which is recognised by the independent legal guide the Legal 500 as leaders in this field.

CREATE - corporate function

- Tax planning often results in property being held in complex structures. The CREATE corporate specialists advise on the range of real estate investment vehicles and establish the appropriate vehicle for both the transaction and your portfolio as a whole. This advice includes explaining the impact of the nature of the chosen vehicle on funding the property acquisition.

CREATE - funds

- Not all property holding structures are tax driven. Where more than one investor wants to fund a property acquisition, CREATE is well positioned to advise on standard joint ventures through to more complex partnership and trust arrangements (both onshore and offshore).

Our team



Paul Burke
Corporate Real Estate
E-mail p.burke@taylorwessing.com



David Roberts
Corporate Real Estate
E-mail d.roberts@taylorwessing.com



Robert Young
Corporate Tax
Email r.young@taylorwessing.com




Peter Jackson
Corporate Tax
E-mail p.jackson@taylorwessing.com



Jayne Schnider
Corporate Real Estate
E-mail j.schnider@taylorwessing.com

CREATE Group Deal Highlights

<p>Raven Russia Ltd</p> <p>US\$200 million</p> <p>Advising Raven Russia Limited (a subsidiary of an AIM listed company) on its joint venture arrangements relating to the acquisition and development of warehouse properties in Russia</p>	<p>JER Fund/private investor</p> <p>€70 million</p> <p>Advising in connection with the purchase of the entity owning the SAS Hotel de Neuilly in Paris and related management agreements with a major hotel chain</p>	<p>Prestbury 1 Limited Partnership</p> <p>£688 million</p> <p>Advising Prestbury 1 Limited Partnership on its £688 million acquisition of UK Healthcare Properties Limited and leaseback of a portfolio of 21 hospitals to Capio AB, a Swedish Group recently acquired by Apax</p>
<p>Exemplar Properties Holdings LLP</p> <p>Undisclosed</p> <p>Advising Exemplar on a joint venture with Morgan Stanley Real Estate through which Exemplar will manage the development portfolio acquired from The Royal Bank of Scotland</p>	<p>HSBC</p> <p>£40 million</p> <p>Advising HSBC Bank's property investment division on its £40 million acquisition of Armadillo Self Storage Limited and the subsequent group reorganisation and onward sale of the business to Personal Storage, HSBC's joint venture partner</p>	<p>Canada Life</p> <p>£80 million</p> <p>Acting for Canada Life in connection with the purchase of units in two property unit trusts</p>
<p>Prestbury Investment Holdings Limited</p> <p>£155 million</p> <p>Acting for Prestbury Investment Holdings Limited on the sale of a property portfolio following contribution to multiple Jersey Property Trusts for an aggregate consideration of £155m</p>	<p>Carlyle Skelton Development Group</p> <p>£500 million</p> <p>Advised Carlyle Skelton Development Group following the establishment of the joint-venture in 2006, acquiring properties for development with a developed value in excess of £500 million</p>	<p>HSBC Bank</p> <p>Undisclosed</p> <p>Advised HSBC Bank's property investment division on its acquisition of U Store It (Holdings) Limited, and the subsequent group reorganisation and arrangements with its joint venture partner</p>
<p>Epic Management Limited</p> <p>£80 million</p> <p>Advised Epic Management Limited on a series of property acquisitions via JPUT structures</p>	<p>London & Capital</p> <p>€225 million</p> <p>Advised London & Capital on its acquisition of a portfolio of 38 freehold properties throughout the former West Germany worth more than €225 million</p>	<div data-bbox="1050 1774 1279 1944">  <p>Certificate No. EMS 532521</p> </div> <p>Taylor Wessing LLP is an ISO14001 environmentally certified partnership.</p> <p>This marketing communication is printed on sustainably produced paper.</p> <p>© Taylor Wessing LLP 2008</p> <p>This publication is intended for general guidance only and no responsibility is accepted by Taylor Wessing LLP for any errors or omissions. The information in this publication should not be relied upon to replace professional advice on specific matters. Taylor Wessing LLP is a limited liability partnership registered in England and Wales, registered number OC322935, with its registered office at 5 New Street Square, London, EC4A 3TW.</p> <p>Taylor Wessing LLP operates in combination with associated legal entities in other locations.</p>