SHIN & KIM

Real Estate

Shin & Kim's Real Estate practice provides comprehensive legal services on a wide range of real estate transactions, including real estate investments and development, real estate funds, real estate investment trusts (REIT), social overhead capital (SOC), project finance vehicles (PFV), real estate finance and trusts. Our Real Estate team has represented global clients in many large and complex transactions around the world and has guided clients in making successful real estate investments in properties located in Korea, the United States, Canada, Japan and Southeast Asia. Over 60 professionals in the Real Estate team are working closely to provide focused, tailored and efficient services and solutions for the team's clients.

Key Services

Shin & Kim provides legal services in connection with the following in relation to real estate:

- Acquisition and sale of real estate
- Real estate funds (REF) under the Financial Investment Services and Capital Markets Act of Korea
- Real Estate Investment Trusts (REIT) under the Real Estate Investment Company Act of Korea
- Project finance vehicles (PFV) under the Corporate Tax Act of Korea
- Outbound real estate investments structuring, foreign exchange transactions reporting and global legal services through network of international law firms
- All stages of real estate development, from the initial public auction to the selection of preferred bidders, the establishment of special purpose entities, the negotiations, execution and implementation of definitive agreements (such as shareholders agreements, land purchase and sale agreements and construction contracts)
- Real estate development project financing for land trust businesses

Experience

Domestic Transactions

- AIG Global Real Estate, sale of the IFC Seoul in Yeouido, Seoul to Brookfield Asset Management (the largest real estate transaction in Korea as of September 2017)

- Blackstone, sale of The O Center and Central Place in Jung-gu, Seoul
- CBRE Global Investors, sale of 4 Lotte Mart stores to Ryukyung PSG Asset Management
- State Oil Fund of the Republic of Azerbaijan (SOFAZ), acquisition of the Pine Avenue Tower A in Jung-gu, Seoul
- LIM Advisors and KKR, acquisition of The-K Twin Towers in Jongno-gu, Seoul
- Abu Dhabi Investment Authority (ADIA), acquisition of the State Tower Namsan in Jung-gu, Seoul
- Invesco Real Estate Korea, sale of the M Plaza in Myeong-dong, Jung-gu, Seoul
- IGIS Asset Management, acquisition of the Signature Tower and the multi-use building development project in Jongno-gu, Seoul
- Dongbu SSM Private Real Estate Investment LLC, forward purchase of an office building to be built in Seosomun, Seoul
- ARA Korea, acquisition of the Alpharium Tower in Pangyo, Seongnam
- VSL Korea, acquisition of the Belle-Essence Hotel (formerly Renaissance Hotel) in Gangnam-gu, Seoul
- KORAMCO REITs Management & Trust, acquisition of the Hana Financial Investment Building in Yeouido, Seoul
- IGIS Asset Management, acquisition of the Shilla Stay Haeundae in Busan and the Shilla Stay Migeun-dong in Seoul
- Daesung Industrial, sale of the D-Cube Department Store in Guro-gu, Seoul

Cross-Border Transactions

- Hana Asset Management, acquisition of the NASA Headquarters building in Washington, DC and the European Parliament building in Brussels
- IGIS Asset Management, acquisition of the Brederode Building in Brussels, the Fleet Office 2 Building in Hamburg and the Carrerdu Fontanella Building in Barcelona
- Korea Investment Management, acquisition of the Cira Square (a regional operations center for the IRS through 2030) in Philadelphia
- Vestas Asset Management, acquisition of the Safeco Plaza in Seattle and investment in the mezzanine financing of the Hotel Del Coronado in the USA
- IGIS Asset Management, acquisition of office buildings in Washington, DC, Paris and Montreal
- National Pension Service of Korea, sale of the HSBC headquarters building in London to the Qatar Investment Authority (QIA)
- Mirae Asset Global Investment, investment in State Farm at the Cityline office building in Dallas
- IGIS Asset Management, acquisition of the Wien Mitte Building in Vienna and the Orange Telecom Building in Arcueil, France
- KT AMC, acquisition of the Yamada Denki Tecc Land Nara Flagship Store in Japan
- Simone Investment Managers, acquisition of 50% interests in 8 commercial buildings in 6 cities including Berlin, Munich and Frankfurt

Development Projects

- “New Stay” Project, in Dowha-dong, Nam-gu, Incheon, Korea (Awarded Real Estate Deal of the Year - ALB Korea Law Awards 2016)

- “New Stay” Project, in Wirye New Town, Seongnam, Gyeonggi-do, Korea
- Chungju Megapolis Project, in the Chungju New Industrial Cluster
- Lotte Shopping Town Development Project and International Business Center Development Project, in Songdo, Incheon
- New Town Complex Development Project, in Eunpyung-gu, Seoul
- Moonhyun Innovation City Development Project, in Pusan
- G-Project, for the development of the Pyeongchon complex facility with GS Retail
- Project financing for the Southeast District Logistics Center of Seoul
- Central Jang-Gyo PFV and Daerim Corporation, forward sale of the office building to be built in Janggyo-dong, Jung-gu, Seoul

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Awards and Rankings

- Construction and Real Estate Law Firm of the Year
  ALB Korea Law Awards 2019, 2020, 2025
- Ranked Band 1 Law Firm for Real Estate

Chambers Asia 2012-2026

- Ranked Tier 1 Law Firm for Real Estate
  Asia Pacific Legal500 2013-2018, 2021-2026
- Real Estate Deal of the Year: Land Development Project of Former Renaissance Hotel
  ALB Korea Law Awards 2019
- Real Estate Deal of the Year: IGIS Asset Management’s acquisition of the Seoul Signature Tower
  ALB Korea Law Awards 2018
- Real Estate Deal of the Year: Acquisition of IFC Seoul by Brookfield Asset Management
  ALB Korea Law Awards 2017
- Real Estate Deal of the Year: REIT for the Incheon Dohwa-dong Development Project
  ALB Korea Law Awards 2016

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