

Ballymore Properties acquires Ku'damm-Karree

Irish property developer Ballymore Properties Ltd has acquired the mixed-use retail and office complex Ku'damm-Karree in Berlin for €155 million.

The deal marks Ballymore's first foray into Germany with this investment in Ku'damm-Karree. Ballymore Properties Ltd is one of the largest property developers in Europe with a portfolio across the hotel, office, retail and residential sector. With a size of 19,000 sq m, the property is in a prime location at the Kurfürstendamm; it comprises more than 63,000 sq m of rentable space. The company has a market capitalisation of approximately €22 billion.

Ballymore was founded in Ireland in 1982 by its chairman, Sean Mulryan. It takes its name from the village in Ireland in which he started the company: Ballymore Eustace in County Kildare.

The company expanded rapidly through a strategy of building high quality homes and quickly became one of Ireland's most successful house builders. It then extended its investments into commercial property development.

In 1992 Ballymore set up its London office to capitalise on the huge opportunities available to the east of the City and in London's Docklands in particular. Today Ballymore is one of the leading contributors to the regeneration and success of the area, with over 210,000 sq m of commercial and leisure space and approximately 15,000 residential units in its development pipeline.

Ballymore opened its first office in Central Europe in Prague in 2001 and is currently developing commercial, residential and mixed use sites around the city and elsewhere in Europe.

Bank of Ireland Corporate provided finance for the acquisition. The financing was one of the first by the German branch of Bank of Ireland's Global Property Finance Group.

The Bank was advised by Ashurst's international finance team

in Frankfurt, including partner Dr Stephan Kock, associates Dr Julia Schäfer and Simon Stadtmann. Dr Stephan Kock commented: "The Bank of Ireland financed an interesting real estate property situated on Berlin's most popular shopping street. With this transaction they completed another deal with Ballymore, an important customer."

Bank of Ireland was also advised by the Ireland-based law firm McCann Fitzgerald Solicitors and Luxembourg law firm Wildgen.

Commenting on the deal, Pierre Metzler, who led the Wildgen team, said: "We reviewed the transaction documents which referred to Luxembourg law or the Luxembourg company. We believe this was a good deal for Bank of Ireland as it is its first property financing deal in Germany."

Salans acted for Ballymore during the acquisition. Salans supported Ballymore on the legal due diligence, contract negotiations and corporate law elements of the transaction. The firm has been acting as legal adviser to Ballymore on numerous real estate projects in Hungary, Czech Republic, Russia, Slovakia and the United States. The advisory team consisted of Berlin based partners Dirk-Reiner Voß and Dr. Hermann Meller and associates Sebastian Schmid, Andreas Goerth, Stephanie Krebs, Dr. Julia Zeitz-Krüger, Tim Coprian and Tim Siewert.

Dirk-Reiner Voß said of the deal: "It concerns a well known property in the heart of Berlin and was broadly discussed in all the local newspapers.

"The acquired property is in a fantastic location for a modern high-class shopping mall, directly on the famous Kurfuerstendamm in Berlin. The property has great potential and fits, perfectly with the investment strategy of Ballymore."

Loyens & Loeff acted as Luxembourg legal adviser to Ballymore International.

Ballymore International Developments Ltd acquisition of Ku'damm Karree

Funding provided by:

Bank of Ireland 
Corporate Banking

German legal adviser to Bank of Ireland:

ashurst

Luxembourg legal adviser to Bank of Ireland:

wildgen
PARTNERS IN LAW

Irish legal adviser to Bank of Ireland:

McCann FitzGerald
SOLICITORS

German legal adviser to Ballymore International:

 **SALANS**

Luxembourg legal adviser to Ballymore International:

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