



## **DR. THOMAS PRÜM**

**Partner**

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## **BIOGRAPHY**

- Partner in the Frankfurt and Berlin offices, who offers integrated advice on structured finance, real estate finance, and regulatory law including regulation of banks, insurances and pension funds.
- 20 years' experience working in Germany and the UK.
- Advising on finance including real estate finance, structured finance (inclusive of securitisations) as well as green finance.
- Specialised experience in Islamic Finance, restructuring of financings backed by real estate, such as securitised loans.

- Clients include Goldman Sachs, HCOB, Bank11, DWS, Landesbank Baden-Württemberg, Deutsche Hypo, Collineo Asset Management GmbH.
- 16 years' experience in the field of securitisation and structured real estate finance, which includes specialist knowledge about regulatory issues for lenders, originators and investors (STS, Basel III and IV, CRD IV, Solvency II).
- A graduate of the University of Munich, the University of Constance (Economics), the New York University (LL.M.) and the University of Heidelberg (Dr. iuris. utriusque).

## THE SUSTAINABILITY IMPERATIVE

### The Future of Real Estate Investment

We explore the sustainability challenge faced by the real estate sector, and examine the challenges and opportunities for investors and corporate occupiers

## ADMISSIONS

- Germany
- England & Wales (Registered Foreign Lawyer)

## EDUCATION

- New York University, LL.M., 2000

## RELATED CAPABILITIES

- Structured Finance
- Finance
- Aviation Finance
- Electric Vehicles & Charging Infrastructure
- Securitizations (RMBS)
- Portfolio Sales
- Servicing
- Insurance: Corporate & Transactional
- Insurance & Reinsurance
- InsureTech
- Financial Institutions

- Sustainable Real Estate
- Insurance (Class Actions)
- Structured Products & Derivatives
- Debt Capital Markets
- Insurance Regulatory
- Real Estate
- Islamic Finance & Investment Team
- Real Estate Finance

## EXPERIENCE

- **Quartier Heidestraße** - Advised an asset manager on a mezzanine financing for large parts of the new district "Quartier Heidestraße" near Berlin central station. The asset manager is providing mezzanine financing in the amount of up to EUR 65 million through a fund under its management. The senior consortium led by Deutsche Hypothekenbank (Actien-Gesellschaft) has provided senior financing in the three-digit million range. The financed part of the quarter is expected to be worth more than EUR 525 million in total after its completion.
- **Representative project development in Munich** - Advised Collineo on the mezzanine financing for a project development in Munich. In the Johanneskirchen district of Munich, a total of 175 apartments and 15 commercial units will be built on a 10,000 sqm site by remodelling, renovation and addition of floors to existing buildings as well as new construction measures; a contribution to easing the housing situation in the Bavarian capital. One focus is on diversity of use; a contribution to social balance is the creation of publicly subsidized housing units. The project was sold to the Berlin-based Gröner Group in 2020.
- **RevoCar securitisations:** Since 2014 repeatedly advised the originator Bank11 für Privatkunden und Handel GmbH, on their annual securitisation transaction of car loan receivables, last in 2021 with a portfolio volume of EUR 700m.
- **Project Landmark:** Advised on the financing of a landmark high-rise building in the Frankfurt Financial district also known as „Project Four“.
- **WestLB wind-up:** Advised Mount Street Group on the acquisition of the servicing assignment of the EUR 29bn loan portfolio of EAA daughter EAA Portfolio Advisers.
- **Max Bahr/Praktiker insolvency:** The team advised The Royal Bank of Scotland plc on a term loan and real estate restructuring in connection with the insolvency of the German listed DIY retailer "Praktiker AG / Max Bahr", in the course of which approx. 70 properties formally used as Max Bahr branches were sold to different investors and operators by way of either portfolio

transactions or single asset transactions. The restructuring process required the pre-disposal organisation and structuring of the portfolio as well as the execution of the disposals whereby different insolvency administrators were to be involved.

## RELATED INSIGHTS

Insights

Apr 02, 2025

### **Revitalising the EU Securitisation Market**

The European Union's securitisation market has struggled to reach its full potential despite the introduction of the Securitisation Regulation (SECR) in 2019. While the market has shown modest growth in recent years, particularly in synthetic securitisations following the introduction of the Simple, Transparent, and Standardised (STS) framework for on-balance-sheet transactions in 2021, it remains significantly smaller than pre-2008 levels and highly concentrated in a few Member States. The Joint Committee (JC) of the European Supervisory Authorities (ESAs) has published on Monday, 31 March 2025, a comprehensive report evaluating the implementation and functioning of the SECR. This report comes at a critical time as the European Commission considers legislative revisions to the securitisation framework as part of its broader push for a Savings and Investment Union (SIU). The report identifies se...

Insights

Mar 05, 2025

### **The Evolution of German Investment Regulation**

Insights

Mar 22, 2024

### **European distressed real estate – how will it play out this time?**

Insights

Nov 30, 2023

### **Scaling up sustainable real estate investment**

Insights

Nov 16, 2023

### **From green intention to action**

Both corporate occupiers and investors are aware of the sustainable real estate imperative, but closing the gap between intention and action is challenging – and expensive. Our study sheds light on an increasing dislocation in the market: 79% of corporate occupiers say that by 2030 the sustainability of a building will be the most important factor in the rental decision-making process for their organization

News

Nov 01, 2023

### **BCLP launches The Sustainability Imperative: The Future of Real Estate Investment report**

News

Sep 04, 2023

**BCLP advises Deutsche Hypo - NORD/LB Real Estate Finance on the financing of a logistics portfolio in France**

News

Jun 26, 2023

**BCLP advises Deutsche Hypo – NORD/LB Real Estate Finance on logistics financing in three jurisdictions**

News

Jul 14, 2021

**BCLP Advises Collineo on Mezzanine Financing of New Office Construction Project in Stuttgart**