



LEANNE SIM

Senior Associate

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BIOGRAPHY

Leanne advises on a wide spectrum of real estate transactions including direct and indirect property acquisitions and divestments, leasing and other property-related matters in respect of commercial offices, retail malls and industrial buildings.

She has acted for major real estate investment trusts, government-linked corporations, private equity real estate funds, real estate asset managers, property developers and hotel operators.

SPOKEN LANGUAGES

- English

ADMISSIONS

- Singapore

RELATED CAPABILITIES

- Real Estate

EXPERIENCE

- Managed and led the due diligence of international real estate assets across 8 jurisdictions in relation to the -S\$14b listing of CapitaLand Investment.*
- Acted in the surrender and concurrent grant of leases of new strata lots in 7 telecommunication central offices in Singapore and conducted due diligence of the aforesaid properties in relation to the S\$2.3b IPO and listing of Netlink NBN Trust.*
- Acted for **one of Asia-Pacific's largest private fund managers** in the divestment of a hospitality asset (>S\$168m) by way of share sale and secured the continued operation of the asset by a leading hospitality operator.*
- Acted for **one of the largest global asset managers** in the acquisition and divestment of industrial and commercial properties (>S\$120m) by way of asset sale or share sale.*
- Advised Asia's largest real estate developers in relation to Government Land Sale Tenders of residential sites.*
- Acted for one of Singapore's **leading property management companies** in the redevelopment and restructuring of strata subdivided commercial and retail properties.*
- Advised Asia-Pacific's **leading real estate management service provider** on property management agreements and management corporation issues in relation to commercial and retail properties.*
- Acted for **multinational corporations including petrochemical companies** in relation to the sale of industrial properties requiring JTC's consent for the transfer and subletting of such properties.*
- Acted for **multinational corporations** in relation to the leasing of industrial and commercial properties.*

- Acted for **local and foreign banks** in relation to the transfer of banking businesses involving the transfer of -50,000 real estate mortgages in Singapore and other jurisdictions.*

**Leanne has recently joined BCLP, therefore the deals listed are from her previous firm.*

RELATED INSIGHTS

Insights

Apr 06, 2023

Green retrofits – considerations for “Greening” an asset

Insights

Feb 21, 2023

From brown to green: financing real estate decarbonisation

Across the real estate sector, the discussion has often focused on “green” development such as building carbon neutral real estate. Many traditional lenders have also focused their sustainability initiatives on financing renewable projects. Less attention has been given to develop specific energy efficiency solutions, activities which result in the “greening” of existing brown real estate assets. However, the market is shifting and in this article we explore the landscape of the financing options available to asset owners and managers to fund these types of energy efficiency projects with examples drawn from the US, UK, Singapore and Hong Kong SAR markets.

Insights

Jan 13, 2023

Greening Real Estate - understanding the Green Premium in Corporate Real Estate M&A

In the first part of our series on Energy Efficiency, we looked at the backdrop and the various factors at play in relation to the target of achieving net-zero by 2050. In this article, we will explore how that backdrop is creating M&A and other transactional activities in the real estate sector, with a particular look at the green premium and how it can present opportunities for investors. We also explore how asset owners can leverage on environmental, technological and energy solutions to harness this green premium.

Insights

Dec 15, 2022

Greening Real Estate – Where are we now?

Against the ambitious backdrop set by the Paris Climate Agreement to reach net-0 by 2050, there is a clear drive by corporations to move forward on their environmental, social and governance (ESG) or sustainability agendas. As approximately 40 percent of all global emissions are contributed by buildings and construction, the importance of how real estate (both construction of new developments and, perhaps more critically, existing buildings) can be greened is key to meeting these goals. Coupled with the current global energy crisis, greening real estate and renewable energy options have never been more relevant. This article will look at where the market is in relation to the push for greener real estate and what opportunities or risks are likely to arise. Over the next few articles, we will share our insights about M&A in the green space; green financing and green retrofits in key jurisdictions such as the United Kingdom and A...

