



CLAIRE WATSON

Partner
London

E: claire.watson@bclplaw.com

T: [+44 \(0\) 20 3400 4336](tel:+442034004336)

BIOGRAPHY

Claire's real estate finance experience includes acting for banks, corporations and funds across the credit spectrum including senior debt, mezzanine debt, investment and development finance, restructuring of real estate finance transactions and distressed debt transactions in the real estate sector. She has extensive experience of domestic and international transactions, acting for inward and outward investors and lenders. Claire also has broad experience of investment grade lending, acquisition finance and structured finance. Claire is ranked as a leading individual in real estate finance by both Legal 500 and Chambers UK.

ADMISSIONS

- England and Wales

RELATED PRACTICE AREAS

- Student Accommodation
- Real Estate
- Real Estate Finance
- Finance

EXPERIENCE

- Advising multinational financial services firm **J.P. Morgan** as arranger on a £780 million senior and mezzanine refinancing, alongside London-based alternative investment fund manager Cheyne Capital, to support the ongoing development of the 85-acre Wembley Park estate in London by developer and build-to-rent operator Quintain. The transaction represents one of the largest financings in the UK real estate market in 2023.
- Advising **R&F Properties**, the leading China-based property developer, on the £772 million senior and mezzanine construction financing of its development at One Nine Elms, London consisting of the 57-storey City Tower containing 334 apartments and the 42-storey River Tower consisting of a 203-room Park Hyatt Hotel and 103 Park Hyatt branded luxury apartments.
- Advising **Greystar** on the construction financing for the development of a build to rent asset in Hayes, London. The financing was arranged by AllianceBernstein.
- Advising **Tristan Capital Partners** on its £240 million financing from Aareal Bank of the acquisition of a portfolio of Point A Hotels in the UK.
- Advising **a joint venture** between **Ares Management Corporation**, the leading UK-based global alternative investment manager, and **Generation Estates**, the leading UK-based student accommodation specialist, on its £245 million refinancing from Legal & General Investment Management of a portfolio of seven PBSA assets in the UK.
- Advising **The Carlyle Group**, on the acquisition financings and refinancings of its expanding portfolio of logistics assets across the UK, acquired in a joint venture with ARA Dunedin, using financing from HSBC, Société Générale and Bank of America.

- Advising **Fortune Sail International Limited** (a member of the C C Land Holdings group) on the £605 million refinancing of The Leadenhall Building, London (known as the “Cheesegrater”) from a syndicate of banks including HSBC UK Bank PLC.

RELATED INSIGHTS

Insights

Mar 22, 2024

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

News

Oct 19, 2023

Chambers UK Ranks BCLP in 41 practice areas and recognizes 74 lawyers

Awards

Oct 04, 2023

The Legal 500 UK ranks BCLP in 54 practice areas and recognizes 74 lawyers as “leading individuals”

Awards

Jun 08, 2023

BCLP lawyers recognized in 'The Best Lawyers in the United Kingdom 2024'

Awards

Apr 04, 2023

IFLR1000

Awards

Oct 20, 2022

Chambers UK 2023

Awards

Sep 28, 2022

Legal 500 UK 2023

Awards

Jun 09, 2022

BCLP Lawyers recognised in 'The Best Lawyers in the United Kingdom 2023'

News

Dec 02, 2021

BCLP advises Argo on £180 million urban logistics portfolio sale to St Modwen Logistics & £73 million disposal to Supermarket REIT

International law firm BCLP has advised long-standing client, Argo Real Estate (Argo), on both the sale of a £180 million portfolio of urban warehouses to Blackstone owned, St Modwen Logistics and, separately, two supermarkets assets in Swansea and Maidstone to Supermarket REIT for £73 million.