

GESSEL



*Real estate*

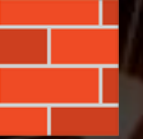


# 2023 summarised REAL ESTATE

READ ON



GESSEL



*Real estate*



**MACIEJ BORYCZKO**

**PARTNER, HEAD OF GESSEL'S REAL  
ESTATE PRACTICE**

*The year 2023 in the real estate market has been a difficult one. Quantitative tightening, the war just east of Poland, and a general sense of unpredictability did not make for optimism.*

*Despite these challenges, our real estate practice posted increased revenues, welcomed new professionals, and advised on increasingly complex projects.*

*It is with pleasure that I share some of them with you.*

# A CLIENT FROM THE RETAIL SECTOR (WHITE GOODS)

## WE'RE GOOD WITH RETAIL SPACE LEASES

Our cooperation with this Client is a standing one; we continuously advise on the legal aspects of maintaining and expanding a network of several hundred retail locations.

**19 LEASE AGREEMENTS**

**73 ANNEXES**



Contracts, disputes, negotiations, security, annexes



# BHM GROUP

## COMPREHENSIVE ADVICE re SHOPPING CENTRES

**10 CONTRACTS FOR SHOPPING CENTRE MANAGEMENT**

**5 LEASE AGREEMENTS, 22 ANNEXES**

**70 FURTHER AGREEMENTS REVIEWED TO UPDATE/  
MODIFY RENT FORMULAS, PAYMENT TERMS etc.**



Trilateral agreement re settlements with general contractor, support during negotiations with lessees, drafting of the relevant documents



Advice with restructuring



Support in corporate matters and litigation... we always strive to be a one-stop shop !



# ORTHOS / MED POLONIA

GRUPA  
LUXMED 

WE ARE PROUD TO COUNT THE LUXMED GROUP AS A CLIENT OF LONG STANDING. IN 2023, WE HELPED THEM WITH MORE ACQUISITIONS OF PROPERTY (A HOSPITAL, LAND CLASSIFIED AS AGRICULTURAL).



- ✓ Two transactions for real estate purchase in Poznan (with due diligence)
- ✓ Two-stage transaction for purchase of agricultural land
- ✓ Legal aspects of potential enlargement of an existing hospital, due diligence
- ✓ Negotiations with seller's counsel
- ✓ Representation before the authorities competent for agricultural land, obtainment of purchase clearance in record short time



# DeSilva HOTEL

**THROUGHOUT 2023, WE CONTINUED TO SUPPORT THE DE SILVA HOTEL CHAIN WITH NEW DEVELOPMENTS AND DAY-TO-DAY OPERATIONS**



- ✓ Representation in a PLN 1 mln lawsuit against PGNiG – favourable ruling at first instance
- ✓ Representaion in disputes with residents' associations
- ✓ Day-to-day advice on disputes and complaints
- ✓ Legal support with new developments, also re transformation of a perpetual usufruct title into ownership title

# EQUESTRIAN PARK

**WE ADVISED IN DEVELOPMENT OF A MULTI-FUNCTION TRAINING AND SPORTS CENTRE**



**Support in obtainment of the relevant administrative clearances**



**Negotiations with persons protesting against the development**



**Securing use of the access road**



**Support in obtainment of compensation for an expropriated plot**

# DUE DILIGENCE

OUR FIRM'S EXPERIENCE WITH DUE DILIGENCE STUDIES ALSO EXTENDS TO REAL ESTATE, DEVELOPMENT, CONSTRUCTION, AND ENVIRONMENTAL PROTECTION ASPECTS



Real estate due diligence of Med Femina, a hospital operator

OPALLUS

Real estate due diligence of a retail park along with lease agreements (for purposes of a bank financing package)



Due diligence of a deferred payment service provider



Due diligence of Gaz Storage Polska in connection with its planned sale



# DAY-TO-DAY ADVICE (SELECTED EXAMPLES)

## Legal advice

in the process of purchase by Eco Classic of shares in the company I am Poznań

GESSEL for



## Real estate acquisition

**Magodent Sp. z o.o., HIFU Clinic, 3 dental clinics PrimaDENT, St Elisabeth Hospital, Optimum Head and Neck Clinic** in Warsaw

GESSEL for



## Acquisition

of 5 land properties for the development investment

GESSEL for

**KOMPANIA DOMOWA**

## Memorandum

regarding the acquisition of the right of perpetual usufruct of land and ownership of a liquid fuels station

GESSEL for



## Legal advice

analysis of the possibility of taking over the activities of a public hospital operator by a commercial entity in the context of statutory restrictions

GESSEL for



## Legal advice

restrictions on sale of agricultural land on the turnover of agricultural land for the purposes of contributing to a family foundation

GESSEL for



## Legal advice

analysis of the possibility of taking over the restrictions activities of a public hospital operator by a commercial entity in the context of statutory

GESSEL for



## Legal advice

consultation on the emergency stock system register and administrative and legal aspects such as the deadline for issuing a decision

GESSEL for

**Arcturus-Bunker**

# TRAININGS

**WE ARE HAPPY TO SHARE OUR KNOWLEDGE AND EXPERIENCE WITH OTHER MARKET PARTICIPANTS**

**Wiedza 3G, Leader Academy**

**GESSEL Studio podcasts**

**Bespoke training events for LUX MED, Scanmed , Venezia, others**

**Co-authorship of a paper on the legal aspects of due diligence**



# PUBLICATIONS

WE COOPERATE WITH MEDIA AND OTHER PROVIDERS OF PROFESSIONAL INFORMATION

*Lease Agreement for Commercial Space, monograph – Wolters Kluwer*

*The Windfarm Act, guide – Dziennik Gazeta Prawna*

*Biogas Plants, guide – Dziennik Gazeta Prawna*

*Amendments to the Geologic and Mining Act – Dziennik Gazeta Prawna*

*Commercial and Service Lease Market – Current Situation, Contact Magazine Online - Real estate and construction*



# THANK YOU!



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