

REITs

As a Real Estate Investment Trust (REIT), you handle the challenges associated with market competition, negotiating the purchase of properties, and the pricing of your capital raising. Working together as part of your team, we can advise you on the tax structuring, the preparation and review of your filings with the SEC, and assess how best to structure your partnership agreements and acquisition transactions.

When it comes to REIT deals, tax knowledge and experience is critical. REITs are vastly different from corporations and even partnerships — in structure and in their tax requirements. We understand that they are complex vehicles that require advisors who have corporate, tax, and real estate experience in order to maximize the benefits of operating as a REIT.

Because we are a full-service law firm, we can handle the issues that arise related to employee benefits and potential litigation. We can also advise on securities law and corporate governance matters, which are essential to your IPO and capital raising strategies.

From the largest, most transformative and complex deals to the straightforward, we have been actively involved in every aspect of the industry for more than 20 years. And we have developed many of the legal structures that have made REITs a success in the United States. Clients say that we are responsive and smart — with an ability to talk to them about abstract and complex ideas in a way that they can understand.

Key contacts

David W. Bonser,
Washington, D.C.

Cristina Arumi,
Washington, D.C.

Michael E. McTiernan,
Washington, D.C.

Elliot Weston,
London

Related practices

Tax

Related sectors

Real Estate

Already working with more than 40 REITs and all major investment banks active in the industry, we can navigate and even anticipate your REIT-related legal issues worldwide.

Representative experience

Duke Realty Corporation on its approximately US\$23bn combination with Prologis Inc.

VICI Properties Inc. on its US\$17.2bn strategic acquisition of MGM Growth Properties LLC.

Evercore Group L.L.C., as financial advisor to STORE Capital Corporation, in connection with its US\$15bn sale to affiliates of GIC Real Estate and Oak Street Real Estate Capital.

Life Storage on its US\$12.7bn merger with Extra Space Storage in an all-stock transaction.

Benefit Street Partners Realty Trust on its merger with Capstead Mortgage Corporation, creating a company with total assets of US\$11.3bn.

Landsec and M&G Real Estate on the launch of Bluewater REIT, on the first day of the new private REIT regime in the UK.

Kite Realty Group Trust on its US\$7.5bn merger with Retail Properties of America.

Industrial Property Trust on its US\$3.99bn merger transaction with Prologis.

Shaftesbury PLC on its all-share £5bn merger with Capital & Counties Properties PLC, to create Shaftesbury Capital PLC.

VICI Properties on its partnership with Eldorado Resorts in connection with Eldorado's US\$3.2bn combination with Caesar's Entertainment Group.

DBS, Credit Suisse, and J.P. Morgan in the US\$334m IPO of SF Real Estate Investment Trust on the Main Board of the Hong Kong Stock Exchange.

Griffin Realty Trust, Inc. on its US\$1.2bn acquisition of Cole Office & Industrial REIT II.

Public Storage on multiple debt and equity offerings.

American Homes 4 Rent on its IPO and multiple debt and equity offerings.

The JBG Companies in its US\$10bn merger and spin-off transaction with Vornado Realty Trust to create JBG SMITH Properties.

Bank of America and Wells Fargo on multiple offerings, including a US\$350m green bond offering by the operating partnership of Hudson Pacific Properties.

QTS Realty Trust on its US\$296m IPO, multiple follow-on offerings, and as co-counsel on its acquisition by affiliates of Blackstone in a transaction value of approximately US\$10bn

BofA Merrill Lynch, Morgan Stanley, Wells Fargo, and Deutsche Bank on the US\$2.3bn IPO of Paramount Group.

Awards and rankings

- Band 1 - REITs (Nationwide), *Chambers USA*, 2007-2023
- Tier 1 - Real Estate: REITs, *Legal 500 US*, 2015-2023
- Real Estate Group of the Year, *Law360*, 2021-2022

Latest thinking and events

Hogan Lovells Events

Women in REITs and Real Estate Networking Event

Insights and Analysis

The Inflation Reduction Act: Transferability of ITCs – Timeline and key considerations for REITs

Insights and Analysis

Report 2024: Regulation in the German Housing Market

Hogan Lovells Events

New York City and the Future: Real Estate and
Beyond

Sponsorships and Speaking Engagements

Nareit's REITwise: 2024 Law, Accounting & Finance
Conference

Events

MIPIM 2024