



## Tim Webb

### Partner

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## OVERVIEW

Tim Webb is a partner in the firm's Real Estate practice. His practice is focused on investment and development, advising multinationals, real estate private equity funds, local real estate companies, and family offices on projects in places as diverse as the UK, Western Europe, CEE, SE Asia, South Africa, Mongolia, Bangladesh, Brazil, and China.

Tim's accolades include being consistently recognised by *The Legal 500 United Kingdom*, *Chambers UK* guide, Best Lawyers® International, and the Super Lawyers publications.

## PROFESSIONAL BACKGROUND

Tim joined K&L Gates in 2019 after 10 years as a partner with a global top 10 US-headquartered law firm where Tim chaired the London real estate group and co-chaired the international real estate group. Prior to this, Tim was a partner for 12 years at a global top five UK headquartered law firm where his roles included heading the international real estate group, head of the residential development group, and latterly real estate executive responsibility for delivering the group's strategies for key account management, international project management, pricing, and pitching.

## ACHIEVEMENTS

- Recognised by *Chambers UK* guide for Real Estate since 2001
  - Real Estate: £150 million and above in London, 2023-2024
  - Real Estate: Big-Ticket in London, 2020-2023
- Recognised by *The Legal 500 United Kingdom* edition as a Leading Individual in London since 2009
  - Commercial property, 2012-2018
  - Commercial property: development, 2021-2024
- Recognised by *The Legal 500 United Kingdom* edition as a Recommended Lawyer in London, 2024

- Commercial property: corporate occupiers
- Commercial property: investment
- *The Lawyer Network Annual Awards* - UK Real Estate Lawyer of the Year, 2022-2023
- *Corporate INTL Magazine Awards* - UK Real Estate Lawyer of the Year, 2022-2023
- *Global Law Experts Annual Awards* - UK Real Estate Lawyer of the Year, 2021-2023
- Listed in *The Best Lawyers in United Kingdom™* for Real Estate Finance and Real Estate Law, 2009-2024
- *Who's Who Legal* - Global Leaders: Ranked Real Estate, 2017-2021
- *Legal Business Awards/The British Legal Awards* - UK Real Estate Law Firm of the Year 2012, 2013 - Commended
- *The Lawyer Magazine*, "UK's Hot 100 Lawyers" - Awarded for "having made an outstanding contribution to Eversheds' Real Estate practice"

## PROFESSIONAL / CIVIC ACTIVITIES

- EBCF - Empresa Brasileira de Conservacao de Florestas S.A.
  - Advisory Board Member 2012-to date. EBCF is owner of a rainforest reserve in the Manicore region of Amazonas, Brazil, the largest privately owned reserve of its type in the Amazon.
- Sustainable Environment Foundation
  - Trustee and CEO, 2009-2013. The Sustainable Environment Foundation was a charity founded by Adrian Wyatt OBE when CEO of Quintain Estates and Development PLC. It raised awareness of and conducted research on the impact of industries involved in building, financing, investing in, or occupying the built environment on the increasing scarcity of global resources and on climate change.
- Better Building Partnership
  - Legal representative on working party which developed green lease provisions, 2006-2009.
- Birmingham Contemporary Music Group
  - Non Executive Director, 1998-2008. BCMG was formed in 1987 by players from the CBSO and Sir Simon Rattle, the group's founding patron. BCMG is established as one of Europe's most pioneering ensembles. The core of BCMG's work is the performance of new music, and by the time Tim retired from the board, the group had premiered over 100 new works by leading UK and overseas composers.

## ADMISSIONS

- Solicitor of the Senior Courts of England and Wales

## NEWS & EVENTS

- 19 October 2023, K&L Gates Ranked in *Chambers UK 2024* Guide
- 4 October 2023, K&L Gates Practices, Lawyers Recognized in *The Legal 500 UK 2024* Edition
- 22 June 2023, Nearly 50 K&L Gates Lawyers Throughout Europe Recognized in 2024 Best Lawyers, Ones to Watch Editions
- 24 October 2022, K&L Gates Recognized in *Chambers UK 2023* Guide
- 30 September 2022, K&L Gates Ranked in 30 Categories in *The Legal 500 UK 2023* Edition
- 3 November 2021, K&L Gates, Lawyers Recognized in 2022 Chambers UK Guide
- 6 October 2021, K&L Gates Ranked in Nearly 30 Categories in the 2022 Legal 500 UK Guide
- 6 April 2021, K&L Gates Advises Patrizia AG on Pair of UK Real Estate Acquisitions
- 18 July 2019, K&L Gates Deepens Real Estate Practice with Addition of London Partner Pair

## AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Global Location Strategies
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction
- Real Estate Joint Ventures

## REPRESENTATIVE EXPERIENCE

- Advising **The Guinness Partnership** on the c.£110m sale to institutional investor Longharbour of Riverstone Heights, Leaside Lock, Bromley-by-Bow, London comprising a 28 storey BTR product and commercial investment, in the course of development by way of forward commitment. The tower sits within a common podium structure supporting two further residential towers either side. This threw up a wealth of challenging considerations for both Guinness and Longharbour relating to building risk, maintenance, repair and insurance. The transaction represented Guinness' first institutionally packaged BTR sale. Shortlisted finalist for Property Week PRS Deal of the Year 2023.
- Advising **Packaged Living** on its partnering with Aviva Investors to create a circa £1 billion value Single-Family Rental platform. Shortlisted finalist for Property Week PRS Deal of the Year 2023.

- Advising **Avanton** on the purchase, financing and development of the Carpetright site Old Kent Road London, for the c.£130million+ development of 260+ homes (comprising part of Avanton's £950m+ Ruby Triangle development area).
- Advising a **Patrizia AG** fund on the purchase of c.£95m GDV Edgbaston Residencies, Birmingham, for the development of circa 375 residential units and 20,000sq ft. retail, through a share purchase of the holdco and the simultaneous: (a) purchase by holdco from Warwickshire Cricket Club and Homes England of a 250yr lease; (b) the letting by holdco of a c.£60m Building Contract; and (c) a currency hedge in holdco immediately its shares were purchased (but before consideration for those shares was paid).
- Advising a **Patrizia AG** fund on the c.£45m purchase from Fairview Homes of 102 residential units for BTR use in a single building at Regency Heights, Ealing, West London, together with purchase finance and security documentation. Transaction involved a private network heat supply agreement for the building; planning indemnities to address delays to site-wide planning discharges (C-19 and otherwise related), complex phased purchase of the units in tranches (whilst contractor was concluding balance works); repurposing Fairview's suite of procurement trade contracts and professional appointments so as to be suitable for an institutional purchaser; and a parent guarantees to synthesize the more usual contractor warranty scenario. Fairview had not appointed a contractor but built 'in-house' appointing specialist sub-contractors.
- Advising **Institutional Pan-European Investment Manager** on a dispute with its European JV partner in respect of the ownership of a c.£125m retail destination in Poland. The JV partner exercised an option to purchase our client's 50% stake just days before lockdown in March 2020 but then immediately sought to revoke it. The ownership documents were a complex blend of English and Polish law. We advised our client's European and Global Boards in connection with all commercial issues arising from the exercise of the option in preparation for an arbitration of the dispute, whilst the parties sought to settle by executing a restructure of the ownership. This involved detailed advice regarding the real estate, tax implications around settlement solutions, revisiting the terms of the JV, and ultimately avoiding arbitration and papering a settlement.
- Advising a **Miami based PropCo** on its £160m purchase of iconic offices Vintners Place, City of London.
- Advising **Caisson IO** on the establishment of a JV with Barwood Capital. Its focus is on investment in UK Light Industrial property. The 50/50 JV included an unusual pooling of fee arrangements arising from regulatory, investment and asset management. A JV Board has full oversight and approval of all investment decisions.
- Advising a **Patrizia AG** fund on the c.£110m purchase from Berkeley Homes, a multi-phased BTR development at Huntley Wharf, Reading. This was Berkeley Homes' first direct sale of BTR product into the institutional market. Hugely complex sale/purchase structure involving a forward purchase by Patrizia of shares in 4 entities (which were themselves the subject of an internal Berkeley forward funding structure for the purchase and development of 4 residential blocks sitting over a common podium structure) by way of phased completions as each block practically completes.
- Advising **Highbridge Properties Plc** on its £450m data centre development in the UK North East, involving the funding, development, letting and facilities management of one of the UK's (then) largest such developments. Advised on the 10 year, multi-data-hall Facilities Management Agreement with Norland,

refinancing, equity restructuring, co-location arrangements and energy and data infrastructure agreements including construction and laying of c.10 miles data cabling to the UK coastal portal of a transatlantic data route.

- Advising a **UK PropCo/Listed Developer JV** on the purchase and structuring for development of c.19 acres of brownfield land on the Greenwich Peninsula for an £800m+ mixed use strategic regeneration.
- Advising **Rockspring Property Investment Managers**, on behalf of TransEuropean VI LLP, on the purchase of a PRS development site (total development cost of c.£55m) known as The Forum, Pershore Street, Birmingham with JV partner Atlas Residential.
- Advising a **New York Private Equity Investor** on its JV in relation to the £140m conversion of a former bank headquarters in the City of London into a new members club and hotel.
- Advising a **US Private Equity Investor** on a Development and Asset Management Agreement for the development of a huge residential tower in Warsaw, Poland including complex management fee payment provisions linking back to the Joint Venture Agreement, including payment by way of the allocation of shares.
- Advising a **UK PropCo** on all aspects of the purchase, residential redevelopment and subsequent sale (of part) of a c.£85m GDV strategic brownfield site in Greenwich. Our client flipped the majority of the site to a homebuilder with the benefit of planning which funded the construction of homes by our client on the retained land.
- Advising a **New York based Hospitality Group** on bringing its iconic bowling concept to London's O2 (Rolling Stone describes the client as "one of the most incredible places on earth"). Structured a 50/50 JV with the Landlord who then granted a lease to the JV. Equity, junior and senior debt injected by each party; additional mezzanine debt inputted by Landlord that earned a priority return. We need to preserve our client's IP rights utilized by the JV.