

Press Release

Sergey Trakhtenberg Appointed Head of Russian Real Estate / Construction Practice



February, 2014, Moscow – Sergey Trakhtenberg, partner of Dentons' Moscow office, has been appointed head of the Russian Real Estate / Construction Practice. Sergey has extensive experience in cross-border M&A, joint ventures and finance transactions primarily in the real estate sector.

Sergey has acted as a lead lawyer in a wide range of transactions, including share and asset sales and acquisitions, investment in existing or future property, construction, secured and unsecured lending (both on the lender and borrower side), workouts and restructurings of defaulted loans, and others. He has significant experience in structuring and implementing these transactions and drafting and negotiating a full range of related transaction documentation (including English-law documents). He has also conducted numerous full and limited-scope due diligence reviews and coordinated due diligence exercises by offshore counsel on cross-border transactions.

Florian Schneider, managing partner of Dentons' Moscow office, comments that *“Sergey has led teams of lawyers on the most complex and large-scale projects in the Russian real estate market. He will be responsible for strategy to further develop Dentons' real estate and construction practice in Russia and the CIS.”*

Dentons' Russian real estate and construction group, one of the largest in Russia, is rated as one of the leading practices in Russia by *Legal 500* and *Chambers Global* and *Europe*. Practice lawyers advise on all real estate matters and transactions, including purchase and leasing of real estate, structuring of land development projects and optimal investment arrangements, project financing, property management projects (hotels, administrative buildings), arbitration, and court disputes.

Sergey's recent selected experience includes acting for:

Real Estate M&A

- **UFG Real Estate:** Acquisition of the office part of the mixed-use complex Impersky House from Capital Group
- **Kortros (Renova-StroyGroup):** A number of M&A and joint venture projects in Moscow, St. Petersburg, Ekaterinburg and other regions
- **Private investors:** Acquisition of a number of shopping malls in Moscow and other regions
- **Sistema JSFC:** Acquisition of a development project in Moscow with a complex earn-out and finance element
- **Legion Development:** A number of projects relating to the sale of several Class A office complexes in downtown Moscow to international and Russian majors

- **A Russian investment group:** Joint venture with a Russian partner to develop a number of elite residential projects in Moscow and St. Petersburg
- **An international investment fund:** Joint venture with an international developer to build an outlet in St. Petersburg
- **A Russian investment group:** Acquisition of a Class A office complex in Moscow for circa US\$200 million
- **UFG Real Estate:** Sale of the Bakhrushin House office building in downtown Moscow for US\$47 million to the Finnish investment group Sponda
- **UFG Real Estate:** Acquisition of the Pushkinsky Dom and Concord Class A office complexes and the Metromarket shopping center located in Moscow (one of the largest transactions in the Russian real estate market in 2011)

Real Estate Finance

- **Deutsche Bank AG:** A number of secured financings in the Russian real estate sector, including the landmark multi-million development financing of Hotel Moskva located next to the Kremlin and the accompanying refinancing
- **UniCredit Bank Austria AG:** A number of secured real estate financings in Moscow and other Russian regions
- **A Russian developer:** Advising on the up to €190 million loan facility from Eurohypo AG secured by a comprehensive security package and subsequent refinancing from a Russian bank
- **A European investment group:** Advising on the €115 million loan facility from Erste Bank secured by a hotel portfolio located in various countries in Europe and CIS
- **An international retailer:** Advising on the €27 million refinancing of the loan secured by Russian real property and other security
- **A Russian food production company:** Advising on the RUB 8.5 billion refinancing coupled with the acquisition by a refinancing bank of a minority stake in the borrower's holding company

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Dentons' clients now benefit from approximately 2,600 lawyers and professionals in more than 75 locations spanning 50-plus countries across Africa, Asia Pacific, Canada, Central Asia, Europe, the Middle East, Russia and the CIS, the UK and the US who are committed to challenge the status quo and offer creative, dynamic business and legal solutions.

Salans FMC SNR Denton Europe LLP, also known as Dentons Europe, operates from 17 offices in 14 countries.