

# Denis F. Charles

## Managing Partner, Paris Office

Paris
+33.1.58.44.15.18

Denis.Charles@klgates.com

## OVERVIEW

Denis Charles is a partner in the firm's Real Estate practice. He focuses his practice on real estate transactions including corporate real estate matters and fund structuring. He has extensive experience advising on the real estate aspects relating to local and cross-border acquisitions and disposals, and on the negotiation and drafting of real estate contracts. Denis advises clients in a wide range of industries, including logistics, retail, offices, and hospitality.

## PROFESSIONAL BACKGROUND

Prior to joining the firm, Denis served as a partner at an international law firm that focusing on the energy, infrastructure, financial services, real estate, manufacturing, and technology sectors. Through this role, Denis focused his practice on real estate transactions in the areas of logistics, student accommodations, offices, shopping centers, and hotels, including local and global acquisitions and disposals. Denis has experience in corporate real estate and real estate structuring, as well as negotiation and drafting of a large panel of contracts.

## ACHIEVEMENTS

- Recognised by *The Legal 500 EMEA* as a Recommended Lawyer for Real Estate in France, 2026

## EDUCATION

- LL.M., University of Exeter School of Law, 2007 *(International Business Law)*
- Master 2/DJCE, University of Rennes 1, 2005 *(Business Law)*
- LL.B., University of Poitiers, 2004 *(Private Law and Business Law)*

## ADMISSIONS

- Bar of Paris

- England & Wales - Registered Foreign Lawyer

## LANGUAGES

- English
- French

## THOUGHT LEADERSHIP *POWERED BY HUB*

- December 2022, December 2022 Accolades - Part 2
- December 2022, December 2022 Accolades - Part 1
- 16 September 2021, Annual Real Estate Breakfast Seminar

## NEWS & EVENTS

- 15-16 June 2026, Senior Associate Forum: Europe & Middle East | 2026 Cohort
- 13 May 2026, K&L Gates Advises Deutsche Pfandbriefbank AG on Two Financing Transactions Totaling €148 Million
- 4 - 6 October 2023, EXPO REAL 2023: International Trade Fair for Real Estate and Investment, Hosted by Messe München GmbH
- 22 June 2023, Nearly 50 K&L Gates Lawyers Throughout Europe Recognized in 2024 Best Lawyers, Ones to Watch Editions
- 3 May 2021, K&L Gates Further Strengthens Paris Office With Real Estate Partner Addition

## MEDIA MENTIONS

- 15 June 2026, *La Lettre des Juristes d'Affaires* | To be a good manager, one must demonstrate a certain generosity

## AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Estate Planning and Trusts & Estates
- Land Use, Planning, and Zoning
- Real Estate Acquisitions and Dispositions

- Real Estate Development and Construction

## INDUSTRIES

- Energy
- Financial Services
- Life Sciences
- Logistics and Warehousing
- Private Credit
- Transportation and Logistics

## EMERGING ISSUES

- Data Centers and Energy Intensive Infrastructure

## REPRESENTATIVE EXPERIENCE

- Assisted the client as the seller/tenant in connection with the sale and lease back of a logistics asset located in Le Subdray to a commercial real estate agency as the purchaser/landlord.
- Assisted a real estate developer and operator for the acquisition of several plots of land in Saint-Witz (95) in view of the development of a logistics platform of approximately 48 square meters.
- Assisted a real estate developer and operator in connection with the preparation and negotiation of a commercial lease with a French chain of sports shoe stores in Montierchaume.