

Carlotta Dionisi

Counsel

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OVERVIEW

Carlotta Dionisi is counsel in the firm's Finance practice. Carlotta advises primary domestic and international lenders and borrowers in banking transactions, regarding real estate and asset financing, leveraged, acquisition, and corporate finance transactions. In addition, she assisted on structured finance and debt capital markets transactions, including transfer of UTP receivables, credit securitizations, and issuance of bonds.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Carlotta was a senior lawyer at a Milan law firm where she focused her practice on finance and restructuring.

ACHIEVEMENTS

- Recognised by *The Legal 500 EMEA* as a Recommended Lawyer in Italy, 2025-2026
  - Banking and Finance: Borrower Side
  - Banking and Finance: Lender or Arranger Side

EDUCATION

- M.S.L, Bocconi University, 2012

ADMISSIONS

- Italian Bar

LANGUAGES

- English

- Italian

NEWS & EVENTS

- 10 March 2025, K&L Gates Advises Invel on €111.2 Million Bond Issue to Finance Redevelopment of Hotel Majestic in Rome

AREAS OF FOCUS

- Real Estate Finance

REPRESENTATIVE EXPERIENCE

- Advised a leading German financial institution on the financing of an investment fund for the refinancing of a portfolio of six logistics assets located across Central and Northern Italy.
- Assisted a leading asset management company acting as the manager of a real estate alternative investment fund and its fund investor in connection with a mortgage loan granted by a major financial institution acting as sole lender to finance a student housing development project in Rome.
- Assisted an Italian real estate asset management company acting as the management company of a closed-ended real estate alternative investment fund in its capacity as borrower in the refinancing provided by an Italian bank relating to two hotels in Florence.
- Assisted a pan-European commercial bank and two Italian banks in connection with the financing granted to an Italian AIF for the acquisition and development of a real estate complex (hotel and resi) in Poltu Quatu, Costa Smeralda, to be managed by Marriott.
- Assisted a leading Italian asset manager in the financing aspects of the acquisition through a real estate investment fund of a prime mixed-use asset in Milan. The property, comprising over 40,000 sqm, is fully leased to blue-chip tenants and is predominantly occupied by a leading fine arts and design academy. The asset also includes multitenant office space and benefits from high sustainability and energy-efficiency standards.
- Assisted a leading Italian asset management company acting as management company of an Italian real estate alternative investment fund reserved to professional investors in connection with a green loan financing provided by an Italian alternative investment fund manager and a syndicate of international and Italian lenders to support the development of office assets located in Milan.
- Assisted a Spanish sponsor as senior lender in the structuring and execution of a real estate securitization transaction under Article 7.2 of the Italian Securitization Law (Law No. 130/1999), aimed at financing the acquisition of a 5,000-sqm trophy asset in Milan, Via Andegari 18.
- Assisted a leading Italian bank in connection with a refinancing granted to an Italian real estate alternative investment fund managed by a primary asset manager and sponsored by an international investment fund, relating to a hospitality portfolio comprising two hotels in Florence operated by a global hotel brand.

- Assisted an independent real estate investment and asset manager in financing a €111.2 million bond issue for the development and redevelopment of the former Hotel Majestic in Rome. The 87-room property will be managed by Starwood Hotels and repositioned as the five-star Baccarat Hotel Rome.