

Chiara Anceschi

Partner

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OVERVIEW

Chiara Anceschi is a partner in the firm's Finance practice. She focuses on the debt sector and has worked extensively with banks, debt funds, alternative lenders, and borrowers on lending, structured finance (including real estate securitisations and bonds), debt restructuring, and distressed asset management transactions.

She has a long-time experience assisting various stakeholders in the lending industry, and in corporate and real estate transactions by providing debt solutions to lenders, real estate funds, borrowers, and alternative debt providers, including securitisations.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Chiara worked for leading Italian and international law firms.

ACHIEVEMENTS

- Recognised by *The Legal 500 EMEA* as a Recommended Lawyer for Real Estate and Construction in Italy, 2026
- 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
  - Restructuring and Insolvency
- Recognised by *Chambers Europe* in Italy
  - Real Estate: Finance, 2026
  - Restructuring/Insolvency, 2025-2026

SPEAKING ENGAGEMENTS

- Speaker, “Securitization as an investment tool” organized by Canova Club and K&L Gates Milan, 22 October 2026
- Speaker, “Securitization hot topics: an Italy-UK roundtable” organized by K&L Gates Milan, 20 May 2026
- Moderator of the event “Sardinia: Unlocking Potential” organized by K&L Gates Milan, 26 May 2025
- Speaker, “Private Funds Conference 2025”, organized by K&L Gates London, 7 May 2025
- Moderator, “Hospitality and Leisure: The Experiential Side of Real Estate,” organized by K&L Gates Milan, 20 February 2025
- Speaker, “Investing in Distressed Real Estate in Germany, France, and Italy-The Opportunities and Challenges,” organized by K&L Gates London, 28 January 2025
- Speaker, “Alternative Financing Instruments for Real Estate Transactions: Securitizations, Crowdfunding, Minibonds and Credit Funds,” Webinar hosted by AGIDI, 15 May 2024

EDUCATION

- LL.M., London School of Economics and Political Science, 2000
- Law Degree, University of Pavia, 1999

ADMISSIONS

- Milan Bar

LANGUAGES

- English
- Italian

NEWS & EVENTS

- 1 October 2026, K&L Gates Advises on Acquisition and Financing of Mantova Sud Logistics Development Site
- 15-16 June 2026, Senior Associate Forum: Europe & Middle East | 2026 Cohort
- 19 March 2026, K&L Gates Ranked in Chambers Guides Across European Regions
- 29 July 2025, K&L Gates Assists Bayerische Landesbank With Real Estate Refinancing for Vehicle Owned by Swiss Real Estate Investor

- 15 July 2025, K&L Gates Assists PGIM Establish US$200 Million Private Shelf Facility and Issue €50 Million Green Bond
- 7 May 2025, Private Funds Conference 2025
- 20 March 2025, K&L Gates Ranked in Chambers Guides Across European Regions
- 10 March 2025, K&L Gates Advises Invel on €111.2 Million Bond Issue to Finance Redevelopment of Hotel Majestic in Rome
- 20 February 2025, Hospitality and Leisure: The Experiential Side of Real Estate
- 28 January 2025, Investing in Distressed Real Estate in Germany, France, and Italy—The Opportunities and Challenges
- 4 April 2024, K&L Gates Expands Finance Practice With Team of Lawyers in Milan

AREAS OF FOCUS

- Real Estate Finance

INDUSTRIES

- Consumer Goods and Services
- Financial Services
- Private Credit
- Resort, Hospitality, and Leisure

REPRESENTATIVE EXPERIENCE

- 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 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 the 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 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 Italian real estate asset management company, acting as 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 two banking groups in connection with a facilities agreement between a corporate entity (as borrower) and two major Italian financial institutions (as lenders), for the development of a hospitality real estate asset located in Venice, Italy.
- Assisting an Italian real estate investment, development, and asset repositioning firm in the acquisition of a controlling participation in a historic Italian real estate holding and management company HQ in Genoa.
- Assisted an Italian real estate investment, development, and asset repositioning firm in leading a joint operation with a prominent alternative asset management firm, through a dedicated real estate investment fund, to structure real estate securitizations exceeding €50 million in Milan. The project focuses on the acquisition and redevelopment of trophy assets in prime locations (Via Vivaio and Via Paracelso), with plans for the individual sale of residential units.
- 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 on Via Andegari in Milan.
- Assisting an independent real estate investment, asset and development management, and advisory firm as asset manager in the real estate securitization for the development of a residential project in Rome, Via Cassia, including the preparation of a tax memorandum for the benefit of the servicer in the context of the transaction.
- Assisting an alternative investment vehicle structured as a Limited Partnership (LP) as a senior noteholder in the context of a real estate securitisation transaction.
- Assistance to an Italian banking group for the financing of acquisition and refurbishment of an asset located in Milan, Corso Magenta, owned by a securitization vehicle whose junior noteholder is an international real estate development company.
- Assisted an Italian real estate investment fund in connection with the financing for the acquisition and development of a logistic asset located in Northern Italy (Mantova, Bagnolo San Vito).
- Assisted the client, a publicly regulated German bank, in a significant financing for a leading international group based in Switzerland, specializing in the development, investment, and management of high-profile real

estate projects, including residential, commercial and office complexes. The transaction involves the property located in Milan, Via Turati 32, a prestigious asset in the heart of the city's financial and commercial district.

- Assisted a private equity firm and its affiliates on the unwinding of an existing restructuring plan. This involved securing development financing from a credit fund facilitated by an investment management company for a subsidiary. The financing was used to redeem a bond and fund a significant mixed-use real estate project in Rome's Piazza Navigatori, comprising 120 residential units, 4,000 sqm of retail space, and a mix of offices and services.
- Assistance to an Italian construction company in connection with a loan made available by an asset management company with the aim of supporting a residential real estate project located in southern Rome (Grotta Perfetta). The project involves the construction of two modern, elegant residential buildings with seven floors above ground, comprising 172 residential units of various sizes.
- Assisted the private capital division of a global investment management firm in the US$200 million private placement shelf facility with first green bond issue of €50 million granted to Verona-based multiutility. Our assistance covered UK, US, and Italian finance aspects and tax Italian matters.
- Assisted a UK investment management company acting on behalf of two real estate funds sponsored by a major financial institution in securing a facilities agreement from a leading Italian bank for the acquisition of two logistics assets located in the neighbourhood of Bologna and Cremona.
- Assisted a global investor in relation to a facilities agreement for the acquisition and development of an exclusive club in Milan (Via dei Giardini).
- 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.