

P. Wayne Smith

Practice Area Leader - Real Estate

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OVERVIEW

Wayne Smith is a partner and practice area leader in the firm's Real Estate practice. He acts primarily for institutional investors on acquisitions, disposals, and active portfolio management work as well as private investors and developers.

PROFESSIONAL BACKGROUND

Wayne originally qualified as a barrister and solicitor in New Zealand in 1982, cross-qualifying in the UK in 1988.

ACHIEVEMENTS

- Recognised by *The Legal 500 United Kingdom* in London:
  - Recommended Lawyer for Commercial Property: Investment, 2024-2027
  - Recommended Lawyer for Commercial Property: Development, 2024-2027
  - Recommended Lawyer for Commercial Property: Corporate Occupiers, 2024, 2027

EDUCATION

- B.A., University of Otago, New Zealand
- LL.B., University of Otago, New Zealand

ADMISSIONS

- High Court of New Zealand
- Solicitor of the Senior Courts of England and Wales

THOUGHT LEADERSHIP *POWERED BY HUB*

- 26 September 2023, Welcome to Lay of the Land
- 12 November 2021, COVID-19: Government Announces New Laws and a Code of Practice to Resolve Disputes Related to Commercial Rent Debts Arising Due to COVID-19
- 17 June 2021, COVID-19: Government Extends Moratorium on Commercial Leases until March 2022
- 11 March 2021, COVID-19: Government Extends the Eviction Ban for Commercial Leases to 30 June 2021
- 21 September 2020, COVID-19: Government Extends the Eviction Ban for Commercial Leases to 31 December 2020
- 19 June 2020, COVID-19: Government Issues New Code of Practice for Landlords and Tenants
- 6 May 2020, COVID-19: The Role of PropTech in Assisting Owners, Managers, and Occupiers of Real Estate Safely Return to Work
- 9 April 2020, COVID-19: Real Estate Finance and COVID-19 - Will COVID-19 Trigger a Material Adverse Change (MAC) Clause?
- 25 March 2020, COVID-19: Construction Industry - Operating in a Pandemic
- 13 March 2020, COVID-19: Impact on UK Real Estate

NEWS & EVENTS

- 2 July 2021, K&L Gates Strengthens Real Estate Practice With Addition of Nine-Lawyer Team Across Munich and Frankfurt Offices
- 3 May 2021, K&L Gates Further Strengthens Paris Office With Real Estate Partner Addition

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Land Use, Planning, and Zoning
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction

INDUSTRIES

- Consumer Goods and Services

- Financial Services
- Logistics and Warehousing
- Private Credit
- Resort, Hospitality, and Leisure
- Transportation and Logistics

REPRESENTATIVE EXPERIENCE

- Led the team advising Nuveen Real Estate in connection with the disposal of a portfolio of retail parks to a Canadian investor.
- Led the team representing Vanquish Properties (UK) Limited Partnership on the acquisition, development and sale of 40 Leadenhall Street. Our advice included the acquisition of one of London's largest development sites, which is a 1,000,000 sq. ft. and 37 storey tower, including a large scheme containing offices, retail and restaurants. We also advised on all the construction aspects of this office and retail development and subsequently acted in relation to its sale to M&G Prudential for £353 million.
- Led the team advising Cityhold Office Partnership S.a.r.l. in respect of their investment into a joint venture for the purposes of a €1 billion mixed use real estate development project located in Kurfurstendamm, Berlin
- Advised AIMCo and Nuveen Real Estate in their £18m acquisition of the historic City of London Smithfield redevelopment site
- Led the team advising Standard Life Aberdeen for ReAssure Limited on the acquisition of a portfolio of 8 retail properties in England for £18.3 million.
- Led the team advising Nuveen Real Estate on behalf of Pearl Assurance Plc on the sale of 55 Bishopsgate, London EC2, to German Fund Deka Immobilien Investment GmbH, for an undisclosed price.
- Advised Nuveen Real Estate on behalf of Pearl Assurance plc on its £59 million acquisition of Alder Castle House, London EC2 from Argent Estates Ltd.
- Led the team advising Morley Fund Management Limited for Commercial Union Life Assurance Co. Limited in its £25m participation in Cambridge Retail Park Limited Partnership.
- Led the team advising UK Shop Fund on the sale of a portfolio of retail properties to Threadneedle Property Unit trust and Zurich Assurance Limited for £11.5 million.
- Led the team advising UK Shop Fund on the acquisition of the Rivergate Shopping Centre Peterborough for £11.1 million.
- Advising Central London Office Fund on the purchase of Bishop's Court, London E1 for redevelopment
- Led the property team advising Central London office Fund in it's £76 million City of London swap deal with Great Portland Estates involving the acquisition of Prime City Investments Barnard's Inn New Fetter Lane

EC4 for £38 million, 38 Finsbury Square EC2 for £18.5 million, and the sale of Ellerman House, Camomile Street for £19.5 million.

- Led the team advising UK Retail Warehouse Fund in its £88.7 million acquisition of Fforestfach Retail Parc, Swansea.
- Led the team advising UK Retail Warehouse Fund in its £55 million acquisition of Farnborough Gate Retail Park from Pearl Assurance Plc.
- Led the team advising UK Retail Warehouse Fund in its £25 million further (and majority) participation in the Cambridge Retail Park Limited Partnership with Commercial Union Life Assurance Company Limited, represented by Morley Fund Management Limited.
- Led the team advising UK Retail Warehouse Fund in its £42 million participation in the Cambridge Retail Park Limited Partnership with Merrill Lynch Property Fund.
- Advised UK Retail Warehouse Fund on its £24.7 million acquisition of Kingsway Retail Park Derby.
- Advised UK Retail Warehouse Fund on its £34 million acquisition of Kew Retail Park from AXA Sun Life.
- Led the team advising UK Retail Warehouse Fund and Pearl Assurance plc on the financing of their respective part share acquisition in Romford Brewery Retail Park.
- Led the team advising UK Retail Warehouse Fund on its £122 million acquisition and financing of a portfolio of four retail warehouse parks (three in England, one in Scotland) from Grantchester Properties Limited.