

Margaret A. Niles

Senior Of Counsel

Seattle
+1.206.370.8358

margaret.niles@klgates.com

OVERVIEW

Margaret Niles has a domestic and international business transactions practice centering on alternative investments and joint ventures for investors. She focuses on representing public pension funds, university endowments, sovereign wealth funds and other institutional investors in private equity funds, hedge funds, and other commingled funds of all kinds. Margaret also works with bespoke investment vehicles for her clients, such as funds-of-one and separately managed accounts. With her clients, she focuses on all aspects of fiduciary duties in the investment context. Her experience includes significant work on public disclosure requirements and other regulatory matters applicable to institutional investors.

Margaret is nationally ranked since 2019 in the *Chambers USA* publication for her work in the "Nationwide Investment Funds: Investor Representation" category, and she is listed in *The Best Lawyers in America*® for her work in private funds.

PROFESSIONAL BACKGROUND

- Trustee, Church Pension Fund (multibillion-dollar fund for employees of the Episcopal Church), 2009-2022
  - Chair, Finance Committee, 2015-2022
  - Member, Investment Committee, 2009-2022
- Board Member, Endowment for Equal Justice (fund supporting civil legal aid in the State of Washington), 2017-present
  - Treasurer and Chair, Operations and Investment Committee, 2022-present
- Law Clerk, Hon. Eugene A. Wright, US Court of Appeals for the Ninth Circuit, 1983-84

ACHIEVEMENTS

- Recognized by *Chambers USA* for Investment Funds: Investor Representation, USA-Nationwide, 2019-2026

- Recognized by *Chambers Global* for Investment Funds: Investor Representation, USA-Nationwide, 2024-2026
- Listed on *Best Lawyers in America*® for Private Funds/Hedge Funds Law, 2010-2022
- *Seattle Business Magazine*, Best Lawyers in the Business, Private Funds/Hedge Funds Law, 2016

SPEAKING ENGAGEMENTS

- "Secondaries and Continuation Vehicles," Institutional Limited Partners Association (ILPA) 2024 Private Equity Legal Conference, Panelist
- "ESG Considerations for Investors; Anti-ESG Law Case Study," National Conference on Public Employee Retirement Systems (NCPERS) 2024 Annual Conference, Panelist
- "The Future of Private Equity Regulation," Inaugural Private Funds Roundtable, Yale Law School, Duke Law, BYU Law, 2023, Participant
- "ESG Developments for Managers", K&L Gates Asset Management and Investment Funds Conference 2023, Panelist
- "Fund of One; Limited Partnership Agreement," National Association of Public Pension Attorneys (NAPPA) Winter Seminar 2021, Panelist
- "ILPA Industry Intelligence: ILPA's 2021 Private Fund Terms Survey," Institutional Limited Partners Association (ILPA) Summit 2021, Panelist
- Private Equity Research Workshop, Brigham Young University Law School, September 2021, Participant
- "Evaluating Fund Economics: Variations in Waterfalls," Institutional Limited Partners Association (ILPA) Webcast 2020, Presenter
- "Overview of the ILPA Model Limited Partnership Agreement," National Association of Public Pension Attorneys (NAPPA) 2020, Panelist
- "Investor Landmines in a Workout World", K&L Gates Webinar 2020, Panelist
- "Don't Go Chasing Waterfalls: Trends in Fund Economic Terms," Institutional Limited Partners Association (ILPA) 2019 Private Equity Legal Conference, Panelist
- "Custodian Agreements for Institutional Investors," National Association of Public Pension Attorneys (NAPPA) 2014, Presenter
- "Building Bridges" Conferences, Fletcher School of Tufts University and K&L Gates, 2012-2019, 2022, Co-Organizer, Moderator and Panelist

ADDITIONAL BACKGROUND

EDUCATION

- J.D., Stanford Law School, 1983 *Irving Hellman, Jr. Special Award, Carl Mason Franklin Prize, Hilmer Oehlmann, Jr. Prize, Associate Managing Editor Stanford Law Review, President International Law Society*
- B.A., Harvard University, 1977 *cum laude, Russian, Summer Russian language program, Leningrad State program, Leningrad State University 1976*

ADMISSIONS

- Bar of Washington

THOUGHT LEADERSHIP *POWERED BY HUB*

- June 2026, ESG and the Sustainable Economy Handbook
- November 2024, Asset Management and Investment Funds Fall Conference—Seattle
- November 2024, Asset Management and Investment Funds Fall Conference—San Francisco
- 11 November 2023, Asset Management and Investment Funds Fall Conferences - San Francisco
- 3 March 2021, Negotiating Private Equity Fund Terms - Session 2: Building On the Basics
- 24 February 2021, Negotiating Private Equity Fund Terms - Session 1: Let's Talk About the Basics
- 29 July 2020, Investor Landmines in a Work-Out World: What Fiduciaries Need to Know
- 18 October 2018, BUILDING BRIDGES VI: Financing Public Infrastructure in North America: Myths,

NEWS & EVENTS

- 4 June 2026, K&L Gates Receives Nearly 235 Firm, Individual Rankings in 2026 *Chambers USA* Guide
- 12 February 2026, *Chambers Global* 2026 Guide Ranks K&L Gates Lawyers, Practices
- 5 June 2025, K&L Gates Receives More Than 240 Firm, Individual Rankings in 2025 *Chambers USA* Guide
- 13 February 2025, *Chambers Global* 2025 Guide Ranks K&L Gates Lawyers, Practices
- 6 June 2024, K&L Gates Receives More Than 200 Firm, Individual Rankings in 2024 *Chambers USA* Guide
- 15 February 2024, *Chambers Global* 2024 Guide Ranks K&L Gates Lawyers, Practices

- 25 October 2023, Building Bridges 2.0: Unlocking Climate Capital - For People, Planet, and Profit
- 1 June 2023, K&L Gates Receives Firm, Individual Rankings in 2023 *Chambers USA* Guide
- 16 February 2023, K&L Gates Recognized in 2023 *Chambers Global* Guide
- 17 November 2022, 2022 K&L Gates Asset Management and Investment Funds Conference — Seattle
- 16 November 2022, 2022 K&L Gates Asset Management and Investment Funds Conference — San Francisco
- 18 August 2022, More Than 350 K&L Gates Lawyers Named Among 2023 Best Lawyers in America, Ones to Watch
- 1 June 2022, K&L Gates Receives Firm, Individual Rankings in 2022 *Chambers USA* Guide
- 17 February 2022, K&L Gates Recognized in 2022 Chambers Global Guide
- 13 September 2021, K&L Gates Releases ESG and the Sustainable Economy Handbook
- 19 August 2021, Nearly 300 K&L Gates Lawyers Named Among 2022 Best Lawyers in America, Ones to Watch
- 21 May 2021, K&L Gates Asset Management and Investment Funds Practice, Lawyers Named Among Leaders in 2021 Chambers USA Guide
- 24 February 2021, K&L Gates Recognized in 2021 Chambers Global Guide
- 23 April 2020, K&L Gates, Lawyers Recognized in 2020 Chambers USA Guide
- 24 October 2019, K&L Gates Advises Global Infrastructure Partners on Paine Field Passenger Terminal Investment
- 26 April 2019, Chambers USA 2019 Guide Ranks K&L Gates, Lawyers Among Leaders

OTHER MEDIA MENTIONS

- "Private-Equity Investors Face Rising Costs and Fees --- Industry's approach to pricing is attracting greater scrutiny from buyers and regulators," *The Wall Street Journal*, 21 December 2021
- "Investors warn of diluted protection clauses amid growth of PE funds," *FinancialNews.com* and *TodayUKNews.com*, 15 December 2021
- "Briefing: PE fees under scrutiny," *IPE.com (Investments & Pensions Europe),* December 2021

AREAS OF FOCUS

- Asset Management and Investment Funds
- Hedge Funds

- Institutional Investors
- Investment Funds
- Mergers and Acquisitions
- Portfolio Management, Trading, and Compliance
- Private Equity Funds
- Private Equity Transactions
- Real Estate Funds

INDUSTRIES

- Consumer Goods and Services
- Financial Services
- Higher Education Institutions
- Private Equity
- Resort, Hospitality, and Leisure

EMERGING ISSUES

- ESG - Sustainability and Responsible Business