
Real Estate Finance

Cahill's London-based real estate finance practice advises lenders, sponsors, and investors on the full spectrum of real estate debt transactions across EMEA. Our team combines practical insights with technical financing experience to deliver efficient, commercial, and solutions-focused counsel on matters ranging from single-asset loans to complex, multi-jurisdictional transactions.

Our team advises on investment and development financings across major asset classes, including office, retail, industrial, digital infrastructure and data centers, hotels, mixed-use developments, and prime residential.

A Broad Range of Financing Experience

Clients turn to Cahill for senior and mezzanine loans, whole-loan structures, loan-on-loan facilities, bridge and development finance, refinancings and portfolio financings.

Our lawyers offer deep experience structuring secured and unsecured facilities, negotiating intercreditor arrangements and managing multi-layered capital structures involving banks, debt funds, alternative lenders and equity sponsors. Cahill regularly advises on loan origination, refinancings, and recapitalizations across the real estate cycle.

Our practice represents a broad range of market participants, and the team is equally comfortable acting for lenders and borrowers, bringing a balanced perspective to risk allocation, market terms, and documentation.

Working closely with Cahill's related practices across tax, restructuring, capital markets, and banking and finance, our team delivers integrated advice on structured financings, portfolio acquisitions and restructurings of distressed real estate debt.

Representative transactions include:

- Representation of an investment bank in relation to the financing of residential and commercial units in a super prime residential development.*
- Representation of a developer in relation to the development financing of a multi-family real estate development.*
- Representation of a credit fund in relation to the financing of a pan-European portfolio of real estate assets.*
- Representation of an investment bank in connection with a senior and mezzanine development financing of a build to rent development in the UK.*
- Representation of the lenders in connection with the mezzanine financing of a portfolio of European hospitality assets.*
- Advising a financial institution on the acquisition of the performing loan portfolio, and as finance provider to a private equity fund as purchaser of the non-performing and sub-performing loan portfolios of a pan-European CRE loan book.*
- Advising a financial institution on a loan on loan finance transaction with a large alternative asset management company headquartered in the UK in relation to their acquisition and refinancing of various residential non-performing loans in Spain.*

*Matters handled prior to joining Cahill.