

Number 1 Hotel Lawyers in Europe

Supporting your business wherever you need us





9 local member firms

c 595 partner

> 2,400 total lawyers

27 jurisdictions

53 offices

CMS is the organisation of independent European law and tax firms of choice for organisations based in, or looking to move into, Europe, Africa and Middle East¹.

CMS has won many awards, including most recently

- Mid-Market Legal Advisors of the Year 2009, Acquisitions Monthly Magazine
- Mid-Market Legal Advisors of the Year 2009, M&A Awards, Financial Times/Mergermarket
- CEE Law Firm of the Year 2007 & 2009, PLC Which Lawyer?
- CEE Private Equity Law Firm of the Year, ACQ Global Awards 2009
- Number 1 UK law firm for the hotel industry since 2004, The Legal 500 Directory

¹in association with The Levant Lawyers



Why CMS?

Using a law firm that understands your business and your industry means you get better, more relevant, advice more efficiently. CMS lawyers think globally and act locally.

CMS aims to be recognised as the best European provider of legal and tax services. Clients say that what makes CMS special is a combination of three things:

1. strong, trusted client relationships;
2. high quality advice; and
3. industry specialisation.

We combine deep local expertise and the most extensive presence in Europe with cross-border consistency and coordination. CMS is renowned as a joined-up organisation committed to high standards of service.

CMS has a common culture and a shared heritage which make us distinctively European. It's about geography and it's about bringing together the best of Europe in delivering a better, more valuable service to our clients.

Our clients benefit from highly-trained lawyers and tax advisers who understand the law and provide straight-forward legal advice. We understand the market where our clients work as we are deeply rooted in their local markets, which guarantees our clients receive high-quality advice in their local context.



The cross-departmental hotels team receives consistent praise from clients.

Superb CEE network.

Unmatchable real estate expertise in CEE means it is in pole position.

Strong reputation with major portfolio deals.

Solid track record on major projects in Morocco / Standout Instructions.

Sterling hotels practice.

Legal 500



What makes us different?

Running hotel and leisure facilities, as well as purchasing or selling those assets, can raise a wide range of complex legal questions. As a result, truly sound advice in this field needs to cover the issues involved not just in real estate law, but also in labour, corporate, environmental, tenancy and construction law.

The CMS Hotel & Leisure Group has an unrivalled profile in this field. We provide eight of the ten largest hotel chains in Europe with expert advice, and provide legal advice on many of the most important hotel and leisure projects across Europe today. We are acknowledged by The Legal 500 directory as the number 1 UK law firm for the hotel industry since 2004.

Our team comprises more than 100 highly skilled lawyers with international experience in the sector advising on construction and development projects, disposals and takeovers, management agreements and leases, financing

and structuring, tax-related matters, and on operational issues, often with a cross-border element. We also support clients in fields such as gastronomy, health and fitness, gaming, sport and museums.

Using lawyers who are known in the industry means you get access to the latest information, ideas and opportunities. We can introduce you to other advisers, operators, purchasers, vendors and developers of hotels, construction firms, financiers and investors; contacts who may be beneficial to your business.



The firm offers a dedicated hotels practice, fielding lawyers with prodigious industry knowledge and experience across a swathe of disciplines.

Chambers Guide to the Legal Profession

CMS hotel group ranked number 1 since 2004.

Our experience

AAC Capital Partners (formerly ABN Amro Capital)

- Advised on the sale of Park Resorts Group Limited in the UK to GI Partners, for GBP 440 million.

Aareal Bank

- Advised on the EUR46 million financing of the acquisition of Mandarin Oriental Hotel in Prague, and the refinancing of Hotel InterContinental in Prague, Czech Republic.
- Advised Aareal Bank on the landmark re-financing of The Ritz-Carlton Hotel in Moscow.

Accor

- Advised Accor on the sale and lease back of 30 UK Novotel and Ibis hotels to Land Securities Trillium for GBP440 million.
- Advised on the sale and lease back of a portfolio of 91 hotels in Germany and Holland with a value of around EUR 863 million.
- Acted for Accor on a refinancing transaction involving the sale and leaseback of a Mercure hotel and four Ibis hotels in Poland.

Anglo Irish Bank Corporation

- Advised on the financing of various international operations and expansion plans of Gort Securities Ltd., including the acquisition of the Radisson in Sofia.

Azure Mondiale

- Advised Azure Mondiale on its acquisition of 11 UK Courtyard by Marriott hotels from Whitbread and their lease and subsequent sale to Kew Green.

Banyan Tree Group (Angsana)

- Legal and tax advice to Asia's leading luxury hotel group for the acquisition of several small hotels based in Morocco.

Beachcomber (Royal Palm)

- Legal and tax advice in relation to a tourist complex in Marrakech.

Chequers Capital

- Advised on the acquisition of the Casino de Mandelieu and the Sofitel hotel in Mandelieu, French Riviera.

Carlton Hotel

- Acted for St. Martin's International on the sale and leaseback of the Carlton Hotel in Bratislava, Slovakia.

Choice Hotels International

- Advised on the restructuring of CHE Hotels Group and the acquisition of the Continental European franchising business of CHE.

CIB Bank

- Advised on the financing of Aquaworld and the Ramada Plaza Hotel Complex in Hungary, one of the biggest aqua and hotel complexes in Europe.

CitizenM

- Advised on a pipeline of innovative hotel development projects, including their first hotel to open at Schiphol Airport Amsterdam.

Corus Hotels

- Advised on two disposals of UK hotels.

Emaar Hotels & Resorts

- Acted in relation to their joint venture arrangements with Giorgio Armani and the development of the Armani Hotels & Resorts chain.

EuroHypo AG

- Advised on USD 450 million re-financing of five hotels in Moscow, Russia.

Europe Arab Bank

- Advised on the EUR 20 million refinancing of an existing facility for le Mélézin Hotel, Courcheval, France.
- Advised on the EUR 22 million acquisition and renovation of the Bonsai Hotel Portfolio across France.

Golden Tulip

- Advised on several hotel projects in Holland.

Hardturm Park Zurich

- Providing legal advice to developer consortium regarding the mixed-use construction project Hardturm Park in Zurich, including its landmark tower with a Sheraton and 25hours hotel.

Highridge Partners & DB Real Estate Global

- Advised on the acquisition and subsequent EUR 145 million sale of the Hilton and Ibis Karlin hotels in Prague.

Hilton Hotels

- Advised Hilton Hotels on property lease issues in Austria.

i.gen

- Advised i.gen on its master franchise agreement for the easyHotel budget hotel chain in Germany.

InterEstates

- Advised on the management contract for the Ramada Hotel in Budapest.

JJW Hotels and Resorts

- Advised on its USD 268 million acquisition of two luxury hotel properties and two golf courses in the Algarve, Portugal from Starman Hotels.

KanAm

- Advised KanAm Grund Spezialfonds on the acquisition of the fully equipped Hotel Holiday Inn Zurich Messe.

Landmark Property

- Advising on all legal matters in connection with the EUR 250 million hotel & tourism resort development Korenat Point near Split, Croatia.

LBO France

- Advised LBO France on its acquisition of the hotel chain Libertel (approx. 30 hotels) from a consortium comprised of Accor, Blackstone and Colony Capital, and their subsequent disposal.

Le Méridien

- Acted for Nomura International on EUR 3 billion acquisition of the Le Méridien chain of 150 hotels in over 55 countries including the CEE region.
- Advised on the refurbishment and lease of Hotel Des Indes, The Hague and on the lease of the Hotel Eden, Rome.
- Advising and representing Le Méridien on several construction related conflicts in Austria.

Managed Hotels Unit Trust and The Royal Bank of Scotland

- Advised the buyer and the lender on the EUR 583 million acquisition and manage back of a portfolio of 16 UK Hilton Hotels.

Moorfield Group

- Advised the Moorfield Group on its acquisition of a GBP 110 million UK hotel portfolio from WA Shearings and subsequent additional single hotel acquisitions.

Mövenpick Hotel

- Acted for MP Development on business and operational issues relating to the Mövenpick Hotel Prague.

OTP-DSK Bank

- Advised on two hotel constructions near the Black Sea in Bulgaria.

Quinn Group

- Acted for the Quinn Group on the multi-stage acquisition of the Hilton in Sofia, Bulgaria.

Realstar Group

- Advised Realstar Group on its asset management of a portfolio of 73 UK hotels which were bought by Lehman Brothers, GIC Real Estate and Realstar from InterContinental for GBP 1 billion.

Royal Bank of Scotland & Allied Irish Bank

- Advised the banks on the financing of Arora Hotels' acquisition of the Airport Hotels Partnership (the owner of nine UK airport hotels) and construction of a Sofitel at Terminal 5, Heathrow.

Royal Bank of Scotland

- Advised RBS on its GBP 951 million acquisition and manageback of 47 UK Marriott hotels from Whitbread and Marriott International and their subsequent sale to a consortium of private investors.

Shangri-La

- Advising Shangri-La regarding the lease agreement of its luxury hotel project in Vienna, Austria.

Sol Melia

- Advised Sol Melia on its acquisition on the InnSide chain of hotels.

Starman Hotels Deutschland GmbH

- Advised on the sale of Dom Hotel Köln and on the sale of the operation.
- Ongoing advice in Germany, Austria and Italy.

Valamar

- Advising Croatia's largest hotel chain on corporate matters.

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- CMS offices
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CMS is Europe's leading law firm
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