

Pearl Lim

PARTNER ,WITHERS KHATTARWONG* | SINGAPORE

* Withers KhattarWong LLP is a Singapore law practice, affiliated with Withers LLP.

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Pearl is a partner in the banking and finance team, with a focus on real estate.

Her main areas of expertise include banking and finance, securities, bankruptcy and insolvency law, company and commercial law, conveyancing and property law, landlord and tenant law, project finance and international finance.

She has extensive experience in real estate as well as banking, finance and security transactions. Her diverse practice encompasses advising in real estate matters involving acquisition and disposal of commercial, industrial or residential property, sale and purchase of development sites, acquisition of state/ government/ JTC land parcels, and leasing of residential, commercial, retail and industrial properties. Pearl has advised purchasers as well as vendors in sales, acquisitions and sales with leaseback of commercial, retail and industrial buildings and represented landlords and tenants in leasing matters.

On the banking and finance aspect, Pearl has acted for individuals as well as major banks, financial institutions, corporate borrowers, investors and statutory boards in Singapore and overseas in a wide range of banking, finance and security transactions.

She has represented both lenders and borrowers in numerous acquisition, loan and security transactions and advised on the structuring as well as negotiations of security and financing documents.

Pearl regularly gives talks and writes articles on banking and banking-related matters.

SECRETARY **LAI YING CHAN**

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TRACK RECORD

Acted for the borrower in a S\$1 Billion refinancing of an office building with retail space comprising secured medium term note programme and secured syndicated transferable loan facility.

Acted as Singapore counsel to the lenders in US\$1.1 Billion and USD250,000 financing to 2 Bermuda real estate funds.

Acted as Singapore counsel to Japanese bank in its granting of banking facilities to a purchaser formed by Unison Capital I, L.P. for the purposes of, inter alia, funding its acquisition of Minit Asia Pacific Co. Ltd and the subsequent merger between the purchaser and Minit Asia Pacific Co. Ltd.

Acted for major local bank in the rescheduling of debts of a Singapore company and negotiated with the other lenders with respect to the provision of fresh securities, subordinations, waivers of pre-emption rights from the company's shareholders and the execution of a security sharing deed.

Acted for major local bank in restructuring of banking facilities granted to a borrower in connection with restructuring of a group of companies, including discharging existing securities and novating liabilities of the borrower and grant of new facilities to another borrower in the group following the group restructuring including the taking of new securities and guarantees and prepared and negotiated pari passu security sharing agreements with other lender.

Acted for seller in sale of retail mall to trustee of a Singapore REIT for S\$581 million and advised on and resolved issues relating to management corporation, strata subdivision and landlord and tenant.

Acted for the owners of Rose Garden in the collective sale of 188 units to Dover Rise Ltd, at a sale value of S\$169.8 million.

Acted for a listed company in the sale and leaseback of a JTC industrial property to a REIT for the value of S\$68 million.

ADMISSIONS

- Singapore, 1992

MEMBERSHIPS

- Singapore Academy of Law

- Singapore Law Society

EDUCATION

University College London, LL.M
Cambridge University, B.A. (Hons) and M.A. (Cantab)
Middle Temple, Barrister-at-Law

LANGUAGES

ENGLISH

DATES

JOINED: 1992
PARTNER: 2015

Singapore

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