

John Tan

SENIOR ASSOCIATE ,WITHERS KHATTARWONG* | SINGAPORE



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

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John is a senior associate in our Singapore office, and a member of both the Banking and Finance and Real Estate practices.

His practice focuses on banking and finance, corporate real estate and private client real estate transactions and advisory.

John acts for lenders as well as borrowers in secured and unsecured bilateral, club and syndicated domestic and cross-border financing transactions in a variety of industry sectors, specializing in secured real estate financing. He has acted for most of the leading Singapore and Singapore-based international banks and financial institutions, including OCBC, UOB, DBS, Malayan Banking Berhad, HSBC, RHB Bank Berhad and UOB Kay Hian. He also represents multinationals and SME borrowers in the negotiation of their credit facilities and documentation with their lenders.

In the corporate real estate space, John advises on a variety of deals across the commercial, industrial and residential property sectors in Singapore. He represents government bodies, multinationals, real estate investment funds, family offices, property developers and construction companies in acquisitions, disposals, sale and lease back transactions, collective sales and purchases of development sites and indirect property investment transactions including acquisitions and disposals of real estate holding entities. He has significant experience advising on transactions involving JTC industrial properties, property regulations and in matters involving complexities of property title.

John also handles commercial leasing work, acting for building owners and major landlords in the lease of office and industrial space to their tenants. On the flip side, he has also been engaged by tenants to advise on the negotiation of their lease agreements.

In the real estate alternates sector, John has having worked on transactions in the co-working, co-living, self-storage, medical suites and high-tech agricultural industries.

John also works closely with our private client and tax practice team to advise private clients on their real estate transactions, asset management and succession planning. He combines his real estate and banking and finance transactional skills to devise efficient holding structures and secured debt arrangements to deliver effective and practical long term solutions for our clients. He also advises family office clients (Singapore-based and offshore) on their Singapore real estate portfolios.

John was named by the Singapore Business Review 2018 as one of Singapore's top 20 legal luminaries aged 40 and under.

SECRETARY **JULIET EE**

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TRACK RECORD

Acted for BP-TPM LLP in its S\$77.4 million acquisition of IBM's Tampines technology park JTC property. BP-TPM LLP is a joint venture partnership between SGX mainboard-listed industrial real estate solutions provider, Boustead Projects Limited and the Abu Dhabi Investment Council.

Acted for the landlord in the 5 year building anchor lease and back-to-back sub-lease of an over 45,000 sq ft "Grade A" office premises to a major international financial institution

Acted for an Asia-based family office in the acquisition of a S\$45 million office property in a prime-site mixed-use development from one of the largest property developers in Singapore

Acted for United Overseas Bank Limited in the over S\$66 million secured and guaranteed acquisition financing credit facilities to assist a borrower in the acquisition of the holding company owning a prime-site "Grade A" office property

Acted for Boustead Projects, a SGX mainboard-listed, leading industrial real estate solutions provider, in their successful S\$53.6 million acquisition by public tender of a JTC industrial property land sale to develop a high-specification multi-tenanted industrial building.

Acted for Boustead Projects as borrower in the S\$74 million secured credit facilities from United Overseas Bank Limited to partially finance the acquisition of the land and the development of the project to develop a high-specification multi-tenanted industrial building.

Acted for RHB Bank Berhad, Singapore Branch in the over S\$50 million Commodity Murabahah Islamic financing facilities for a leading hotel owner and operator, secured by a mortgage over the hotel property

Acted for Malayan Banking Berhad as lender of a S\$45 million land loan, construction loan and equipment loan and hedging facilities to a property development company, secured by mortgages over two factory properties located in Johor Bahru, Malaysia

Acted for a leading self storage operator in a series of 6 JTC industrial building acquisitions and related financing arrangements

Acted for a family office in the master lease of a block of prime-site conservation shophouse units to a leading co-working space operator

ADMISSIONS

- Singapore, 2012

MEMBERSHIPS

- Law Society of Singapore
- Singapore Academy of Law

EDUCATION

Juris Doctor, Singapore Management University
Bachelor of Arts and Social Sciences (Hons) with a minor in Business Management, National University of Singapore

LANGUAGES

ENGLISH

DATES

JOINED: 2017

Singapore

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