

## Kenneth Szeto

PARTNER ,WITHERS KHATTARWONG\* | SINGAPORE

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

+65 6238 3074

kennethszeto@witherskhattarwong.com



Kenneth is a partner in both the Banking and Finance and Real Estate teams in our Singapore office.

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

On banking and finance transactions, Kenneth represents 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, including land loans, development and construction loans and en bloc acquisition financing. His experience also includes asset and structured financing, pre-IPO bridging finance and back-to-back funded and unfunded risk participations in debt investments. He has acted for most 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.

Kenneth also has an active corporate real estate practice. Equipped with an in-depth knowledge of the regulatory environment, he works on a variety of deals across the commercial, industrial and residential property sectors in Singapore. He represents multinationals, real estate investment funds, property developers and construction companies and collective sale committees in acquisitions, disposals, sale and lease back transactions, collective sales and purchases of land sites and indirect property investment transactions including acquisitions and disposals of real estate holding entities. He also handles commercial leasing work, acting for building owners and major landlords in the lease of office and industrial space to their tenants. He also advises major anchor tenants in the negotiation of their lease agreements. Kenneth also has experience in the real estate alternates sector, including co-working and co-living spaces, as well as self storage facility assets.

Kenneth works closely with our market-leading private client and tax practice to advise our private clients on their real estate asset management and succession planning. His work includes advising on efficient holding structures as well as 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.

Kenneth is consistently recognized by legal publications in both the banking and finance and real estate categories, and was cited as "highly rated" by clients and peers in the Asia Pacific Legal 500, 2020 edition. He was also previously named by the Singapore Business Review as one of Singapore's 40 most influential lawyers aged 40 and under in 2015.

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SECRETARY **NITHIYAA GOMEZ**

+65 6238 3128

Nithiyaa.Gomez@witherskhattarwong.com

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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

- Advocate & Solicitor of the Supreme Courts of Singapore, 2005
- Solicitor of the Senior Courts of England and Wales, 2009

## MEMBERSHIPS

- Law Society of Singapore
- Singapore Academy of Law
- Law Society of England and Wales

## EDUCATION

LLB (Hons), University of Exeter

## LANGUAGES

ENGLISH  
MANDARIN

## DATES

JOINED: 2017

Singapore

80 RAFFLES PLACE, #25-01 UOB PLAZA 1, 048624