



JunHe as a full-service firm fields an outstanding real estate and construction team which possesses a notable strength in cross-border M&A and financing transactions.

—Chambers Greater China Region

Commercial Real Estate Leasing

Commercial real estate leasing and its related risks are important considerations for real estate investors, financiers, developers and operators/managers as well as retail brands and corporate tenants.

JunHe has extensive experience in the practice area of commercial property leasing. The firm has outstanding legal service skills, excellent working capabilities and abundant industry expertise. Our lawyers are able to work in both Chinese and English to communicate expertly with domestic and overseas clients.

JunHe can provide commercial real estate leasing projects with the following services:

- **Drafting lease templates.** Assist clients in drafting and improving various agreement and document templates;
- **Conducting due diligence investigations.** Conduct legal due diligence investigations and issue due diligence reports;
- **Drafting and reviewing lease agreements and participating in commercial negotiations.** Draft, review and revise various documents such as letters of intent, lease agreements, built-to-suit agreements, property management agreements and consent to sublease, and negotiate on behalf of clients;
- **Providing legal advice.** Provide clients with legal advice and recommendations on the relevant PRC legal issues;
- **Assessing and resolving disputes.** Assist clients to assess the risks involved in their leasing projects and provide solutions and recommendations in potential disputes; assist clients in resolving their disputes, including but not limited to representing the clients in arbitration and litigation proceedings.

JunHe, founded in Beijing in 1989, is one of the first private partnership law firms in China. Since its establishment, JunHe has grown to be a large and recognized Chinese law firm. The firm has fourteen offices around the world and a team comprised of more than a thousand professionals.



One notes: "They understand the client's needs and are clear in their advice. The advice is given after careful thought on different aspects. They take into account commercial elements and provide practical advice."

—Chambers Asia-Pacific

Representative Projects

Leasing of Store Premises by Well-known Retailers

JunHe has provided well-known retail brands with legal services in their leasing of commercial real estate for many years. As of 2023, this has involved more than 1,000 stores including Apple, Bobbi Brown, Burberry, Calvin Klein, Chanel, Christian Louboutin, Clarins, Clinique, Converse, Estee Lauder, Gucci, Guess, H&M, IKEA, Jimmy Choo, Jordan, LAMER, L'Artisan Parfumeur, LV, MAC, NIKE, Origins, Penhaligon's, Sephora, Starbucks, Zara, Canadian Goose, Puig, Manalo Blahnik, Lululemon, and Versace. JunHe's services include legal due diligence investigations, the review of lease agreements, and providing legal advice and recommendations on specific matters.

Built-to-suit and Leasing of Beijing Shougang Winter Olympics Square

JunHe advised on a joint venture between Shougang Fund and Tishman Speyer on the leasing and operation of Shougang Winter Olympics Square. JunHe drafted and revised the built-to-suit and operation agreements and lease contracts, participated in the negotiations, assisted with the signing of the contracts, and furnished legal advice and recommendations.

Leasing of Beijing Weisheng Plaza

JunHe advised CITIC Assets Operating Company, a subsidiary of CITIC Group, on the leasing and subleasing of Beijing's Weisheng Plaza. JunHe drafted and revised the lease and sublease contracts, participated in the negotiations, assisted with the execution of the contracts and issued legal opinions.

Commercial and Office Complex Project on West Nanjing Road, Shanghai

JunHe advised a domestic company on the leasing of its shopping mall in West Nanjing Road, Shanghai to a professional shopping mall operation service provider. JunHe revised the lease contract and the cooperation agreement in connection with the lessee's fit-out and alteration. JunHe provided contract review service for the engineering design, construction, supervision, drawing review and the construction project, as well as providing legal advice and recommendations.

<p>Team of The Year - M&A 2023 <i>IFLR1000 China Awards</i></p>
<p>China M&A Firm of the Year 2023 <i>IFLR Asia-Pacific Awards</i></p>
<p>Law Firms of the Year - Real Estate and REITs 2023</p>
<p>Law Firms of the Year - M&A (Outbound) 2023, 2022, 2021, 2020</p>
<p>Law Firms of the Year - M&A (Inbound & Domestic) 2023, 2021, 2020 <i>China Business Law Awards</i></p>
<p>A Real Estate and Construction Law Firm of the Year - China 2022 <i>In-House Community</i></p>
<p>PRC Firm of the Year - Real Estate 2018, 2017 <i>China Law & Practice Awards</i></p>

JunHe's real estate and construction team is one of China's outstanding legal service providers in the sector. The real estate and construction team is committed to providing quality services to clients who intend to expand their businesses and invest in China's real estate market, and those clients with businesses in the area of construction, asset-backed securities, publicly offered infrastructure REITs, tendering and bidding, litigation and arbitration. In a commercial and regulatory environment that is complex, evolving and often local, we make every effort to deliver clear professional legal solutions. Our solutions are designed to be acceptable to the authorities, thereby meeting our clients' commercial needs and assisting them in accomplishing their business goals.