

# LJREP

## LJREP's Real Estate Advisory delivers innovative solutions in restructuring or repositioning Real Estate Assets

LJREP acts at various levels, depending of a specific asset, portfolio or real estate company.

LJREP's Real Estate Advisory brings its clients or partners enhanced solutions with speed of execution and leverage of LJREP's real estate and financial network and expertise.

### Network of Strong Relationships:

LJREP has developed a strong network of European relationships with leading financial institutions, operating partners, senior business executives and government officials. This network allows LJREP to access key information and structure deal execution at critical points.

Acquisition  
Structuring

Sale/Exit  
Structuring

Financing  
Structuring

Financing  
Restructuring

Asset Repositioning  
(Improvements, Lease, etc.)

Tax  
Structuring

Private Equity &  
Mezzanine Provider

### Case Study 1:

LJREP was retained by a French Real Estate Company, Galamagne France, SAS. LJREP's mission encompassed the following objectives:

- ◆ **Restructuring** of Galamagne France, SAS and its subsidiary Galamagne Immo, SAS **Capital Structure and Financing Facilities** in order to **ease the disposal** of Galamagne's **real estate assets in France**;
- ◆ **Organizing and structuring the disposal** of Galamagne's **selected asset: the Ampere Tower** located at La-Defense-Paris (headquarter of RTE - Réseau de Transport d'Electricité).

The mission was completed successfully in 2004 by LJREP's Real Estate Advisory Team, resulting in a **full capital & debts restructuring** of Galamagne France, SAS and the sale of the Ampere Tower to a Qatari fund, generating a profit of over 15 million Euros.



### Complex Situations Requiring Creative Solutions:

LJREP's ability and willingness to evaluate, structure and execute **complex transactions** for its clients or partners **within a short time frame** is one of its **key competitive advantages**. This capability is attributable to the diverse experiences of its professionals, many of whom have backgrounds in law, tax, structuring, mergers and acquisitions, bankruptcy, etc.

In general, LJREP focuses on **finding creative solutions** to **complex situations involving underperforming and/or improperly capitalized assets** or companies, **creating attractive valuations and incremental value** for its clients or partners.

