

ICL GROUP'S SALE OF LAND IN LUDWIGSHAFEN'S INDUSTRIEPARK SÜD TO TRIWO AG

Notary Peter Kühn:

DOERR · KÜHN · PLÜCK + PARTNER
RECHTSANWÄLTE UND NOTAR

Legal Adviser to ICL Group:

RITTERSHAUS

Legal Adviser to
TRIWO AG:


KÖNIG
RECHTSANWÄLTE



Gerrit Strotmann
König Rechtsanwälte

Q Can you tell us about your involvement in the transaction?

König Rechtsanwälte have been advising TRIWO since 2004 in the corporate area, in particular in relation to corporate and real estate law, among others. König Rechtsanwälte have advised TRIWO on the acquisition of Sonderflughafen Oberpfaffenhofen in a joint venture construction with BEOS, as well as on the acquisition of a majority interest in Hessische Flugplatz Egelsbach GmbH.

König Rechtsanwälte advised the TRIWO buyer companies from the beginning of the transaction on the negotiation of the framework agreement, the real estate purchase agreement, the (new) leasehold. The firm also ensured that the usage agreements were concluded and assisted with the transfer of existing leasehold agreements with companies domiciled at the location.

Q What makes this an important transaction?

The transaction was characterised by its particular complexity.

The sale of the properties by ICL Group in Industriepark Süd in Ludwigshafen meant that BK Giulini had to transfer infrastructure services from the Ludwigshafen site to its own service company in July 2017, providing these services for the companies located at the site. The property at the Ludwigshafen site and its classic industrial location fits perfectly within TRIWO AG's portfolio which focuses on development and reactivation of industrial sites.

BK Giulini GmbH and ICL Fertilizers Deutschland GmbH, both part of Tel Aviv-based Israel Chemicals Limited (ICL), have sold all of their properties located in Ludwigshafen's Industriepark Süd to TRIWO AG.

Based in Ladenburg/Baden-Württemberg, BK Giulini specialises in producing and selling additives such as food additives and more. Part of the ICL Phosphate Solutions division, ICL Ludwigshafen Fertilizers produces fertilizers for the ICL Phosphate Commodities division. Both companies owned properties at Ludwigshafen site with a total land area of over 100,000 square meters.

Founded in Trier in 1972, TRIWO AG is a real estate company which works on asset management, property development, construction and project management, commercial property management and technical property management.

"We are pleased that we were able to bring this complex real estate transaction to a successful conclusion for our clients and that we have found such a competent partner for the Ludwigshafen site in TRIWO", commented Kirsten Girnth.

BK Giulini GmbH and ICL Fertilizers Germany GmbH were advised by Ritterhaus Lawyers, with Dr Kirsten Girnth, (lead, M&A, Corporate), Dr Eva Schwittek, (Real Estate Law), Dr Ing. Jörg Döhner (Labor Law), Sebastian Koch, LL.M. (M&A, Corporate) (all Frankfurt) and Dr Christoph Rung, (Public Law, Mannheim).

TRIWO was advised by König Rechtsanwälte, with Gerrit Strotmann leading the transaction.

Peter Kühn from Doerr Kühn Plück + Partner (Wiesbaden) acted as a notary.