



## Richard Semple

Partner

London

Richard Semple focuses his practice on real estate finance transactions, acting for a wide range of clients.

Richard advises on all aspects and at all stages of domestic and cross-border real estate finance transactions, involving all real estate asset types and classes (offices, residences, student accommodation, hotels, holiday parks, healthcare properties, logistics warehouses, data centres, portfolios of loans secured by real estate, etc.), in all respects (origination, acquisition, lending, borrowing, syndication, securitisation, asset management, amendment, consent, waiver, refinancing, disposal, distress, special situations, restructuring, etc.).

## Key Matters

*Some of the experience represented below may have been handled at a previous firm.*

Richard has acted for an array of clients, including Deva Capital, Fidelity International, Lone Star Funds, Hudson Advisors, Meadow Partners, PGIM Real Estate, Medical Properties Trust, RoundShield Partners, Ares Management, © 2025 Winston & Strawn LLP.

Bain Capital Credit, GLP Europe, BentallGreenOak, Four Seasons Hotels and Resorts, LaSalle Investment Management, Martley Capital Group and TPG Angelo Gordon on real estate finance transactions such as the following:

- the £1.05B financing of a £1.16B acquisition of a UK healthcare provider;
- the €1.1B financing of a €2.4B acquisition of a UK and European logistics business;
- the £300M financing of a portfolio of English, French, German and Italian logistics properties;
- the £262M financing of the development of a portfolio of English, French and German logistics properties;
- the €2.4B acquisition of a state-owned “bad bank” (and thereby the acquisition of a portfolio of performing, sub- and non-performing loans secured by real estate and a portfolio of properties, in each case across several European countries), the €1.28B financing of that acquisition and the contemporaneous back-to-back sale of certain of those performing loans;
- the €805M senior and €130M mezzanine financings of an acquisition of the largest, by available floor space, office building in Europe);
- the £2.3B acquisition of a portfolio of performing, sub- and non-performing English and Scottish residential mortgage loans and English and Scottish properties, the £1.6B financing of that acquisition and the contemporaneous back-to-back sales of certain of those performing loans;
- the €1.17B acquisition of a portfolio of non-performing Austrian, Belgian, Czech, Dutch, Hungarian, Luxembourg, Romanian, Slovakian, Swiss and Turkish loans secured by real estate and the €761M financing of that acquisition;
- the €268M financing of a €432M acquisition of a portfolio of non-performing Greek loans secured by real estate;
- the €134M financing of a €212M acquisition of a portfolio of Portuguese properties and non-performing loans secured by real estate;
- the €124M financing of a €183M acquisition of several portfolios of Italian “unlikely-to-pay” loans secured by real estate;
- the €602M acquisition of a portfolio of Spanish commercial and residential properties and the vendor financing of that acquisition; and
- the €242M financing of a €316M acquisition of a portfolio of Austrian, Dutch, Finnish and German office properties.

## Recognitions

Richard has been named and recommended for real estate finance in *The Legal 500* each year since and including 2019 and in the 2025 edition received the following testimonials from clients: *“I was pleased with Richard Semple who dealt with and addressed all of my concerns well, despite the complexities of the transaction alongside other numerous challenges which were presented by numerous other counterparties”* and *“Richard Semple managed all of our internal stakeholders well and provided support above and beyond where needed and he is also very commercial and pragmatic with his approach towards driving forward a transaction”*.

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