

**YVES DELACROIX**

Partner

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**Yves Delacroix**, specialised in Real Estate, is the head of the Real Estate & Regulatory Practice.

He has extensive experience in handling large real estate transactions and has particular expertise in sale, sale & leaseback, lease related matters (and other occupational or financial contracts, such as: long-term leases, building rights, usufruct, financial or VAT leasing) and in related commercial contracts and construction law issues. He handles both real estate asset and corporate real estate transactions; he also assists on contentious matters.

Yves ranks amongst the leading real estate lawyers in Belgium. He acts for many international and Belgian investors, developers, corporate users and retailers. He teaches real estate law as part of the executive master Real Estate at the Université Saint-Louis and ICHEC.

Yves has a law degree from the University of Louvain (UCL 1986), a degree in international law from the University of Leyden (Netherlands 1987) and a degree in business administration from the Louvain School of Management (UCL 1988). He also attended the executive real estate programme at the Solvay Brussels School of Economics and Management (ULB 2005).

He joined Liedekerke Wolters Waelbroeck Kirkpatrick in 1990 and became a Partner in 2000. He is also responsible for the EMEA Real Estate Practice Group of Lex Mundi, the international network of independent law firms of which Liedekerke is the Belgian member.

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**PRACTICE AREAS**

- Real Estate

**LANGUAGES**

- French
- Dutch
- English

**PROFESSIONAL MEMBERSHIPS**

- UPSI (Union Professionnelle du Secteur Immobilier)
  - Lafitra (Association for Law, Finance and Trade)
  - Member of the Brussels bar
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## RECENT MATTERS

- assisting **Befimmo** for several years on all aspects of the **ZIN** project – a landmark real estate development project that will encompass offices, a hotel, residential units, retail and a co-working, set to be completed by 2023/2024;
- assisting **Total Petrochemicals & Refining** on the sale (mix of share deal and asset deal) to major developer ImmoBel of its headquarters in Brussels and the relocation to a new site;
- assisting **Befimmo** in the granting of a 99 years long-lease right to Goldman Sachs on one of the iconic (office) towers located in Brussels' CBD, the Blue Tower;
- assisted **Vastint** in relation to the constitution of a long-lease right of 99 years on the "Elite House" building in favour of the real estate French company SCI Elite Chisinau (Groupama).

## KEY PUBLICATIONS

- Belgian chapters in the Real Estate Law Review (editor Law Business Research), editions 2012-2016.
- "Le droit de superficie après la Loi du 25 avril 2014," Journal des Tribunaux, March 2015.
- "Break option for the tenant in retail leases: plea for the abandonment of the imperative character of such provision", Journal des Tribunaux, July 2012.

## MARKET RECOGNITION

- Yves Delacroix is ranked in Band 1 in the area of Real Estate. *"The highly regarded Yves Delacroix is recommended by a client for his "excellent negotiation skills" and "business-oriented" approach. Delacroix handles a broad range of real estate mandates, advising clients on transactions, development projects and leasing agreements, often acting on matters involving hospitality properties. Another client enthuses that he is "a rock to rely on and someone who offers reassurance in complex matters.""* – Chambers Europe, 2021
- Yves Delacroix is Recommended in the area of Real Estate. Clients enthuse that Yves Delacroix *"has an incredibly strong knowledge of all real estate matters," and "can really make the difference in negotiations." His expertise covers a wide range of real estate matters including cross-border transactions, development agreements and lease contracts. Other clients admire him as "a real deal maker," and "one of the most recognized lawyers" in the market.* – Chambers Europe, 2020
- Yves Delacroix is ranked as Leading Individual in the area of Real Estate. *'Yves Delacroix has an incredible strong knowledge of all real estate matters. He really can make the difference in the negotiations'.* – Legal 500, 2020
- Yves Delacroix is regarded as a *"really good negotiator"* by a client, while another source is satisfied with his *"client-minded, result-focused attitude"*. Other interviewees enthuse: *"He really understands our business and he is exceptionally capable of sorting out current issues and helping us to avoid future problems."* – Chambers Europe, 2019