

# PONTES: the CEE lawyers

## news quarterly

deals, cases, law and market developments January – March 2025

### Recent transactions\*

**AT** GPTR advised **Boxcar**, a contemporary art gallery based in New Orleans, and **Arketype**, one of the world's leading art producers based in New York, on establishing their subsidiaries and businesses in Austria.

**BG** GPLO is advising **Prestige Business -93** on a case with a material interest exceeding BGN 1,500,000 related to the execution of a public procurement contract.

**SK** MMLAW advised **BiteBerry**, a developer of AI-powered voice ordering for handling phone orders, on raising investment from multiple investors through a convertible loan agreement (CLA). Given the recent preferences of Slovak investors, the CLA is no longer a swift tool to secure financing, but rather a full-fledged transactional exercise.

**PL** BTA SOLIVAN advised the UK-based property fund **Catalyst Capital** on the sale of two shopping centres in Poland—**Pasaż Świętokrzyski** and **Galeria Świdnicka**. The two transactions were structured differently—one as an asset deal and the other as a share deal.

**SK** **CZ** MMLAW, jointly with **JŠK**, advised **Atlas Holdings** on the due diligence and acquisition of **Rehau Automotive** (its Slovak and Czech local entities). This was a large and highly complex cross-border transaction, requiring swift responses to the management team.

**HU** Pontes Budapest advised **Emeren Group** during the negotiation and conclusion of a loan refinancing facility agreement with **Raiffeisen Bank** for the financing of a 52.4 MWp portfolio consisting of five solar farms.

**PL** BTA SOLIVAN advised Polish developer **Celtic Park Piaseczno** and **Celtic Park Łomianki** on the financing and refinancing of warehouses and office complexes located near Warsaw by **mBank S.A.**

**CZ** **JŠK** provided legal advice to its long-standing client **UniCredit Bank Czech Republic and Slovakia** on the financing of the **AIR DEPO Tuchoměřice** project by the investment and development group **KKIG Holding**. The bank was advised by partners **Roman Štátný** and **Daniel Pospíšil**, with the support of junior lawyer **Filip Vraspír**.

\* only selected transactions are presented; a full list of our publishable transactional experience is available upon request.

Members of PONTES are:

**AT**  graf patsch taucher

**BG**  Gugushev & Partners  
L A W O F F I C E

**SK**  MAJERNÍK MIHÁLIKOVÁ  
ADVOKÁTSKA KANCELÁRIA | LAW FIRM

**PL**  SOLIVAN.

**RO**  JINGA ASOCIATII

**HU**  Pontes  
Budapest  
ügyvédi iroda

**CZ**  JŠK  
advokátní kancelář

**BG** GPLO is advising a prominent distributor of tech solutions in relation to the implementation of innovative identification technology using biometrics. The work included drafting of contracts, legal analysis and negotiations.

**CZ** JŠK advised the real estate group Mint Investments in a major acquisition of the office complex The Square Building in Prague. The building, home to tenants such as the State Environmental Fund, was sold by the Real Estate Fund of Komerční banka for over CZK 1 billion.

## Recent cases and notable legal developments

**PL** The Ministry of Finance has completed the conceptual stage of work on REITs. Operating in the form of a company, they would be listed on the Warsaw Stock Exchange and have a high share capital (minimum PLN 100 million).

**SK** On 1 April 2025, Act No. 25/2025 Coll., on Construction, entered into force. The new legislation is designed to streamline and digitise permitting procedures. Key reforms include the replacement of the two-stage process with a unified construction proceeding and the introduction of binding deadlines for competent authorities to issue their opinions.

**AT** The Austrian government has confirmed the reduction of the corporate tax rate from 24% to 23% as of 1 January 2025. Furthermore, the Start-up Promotion Act has introduced new and expanded measures in 2025. Tax relief for employee stock option programmes (ESOPs) has been expanded. Company formation has been simplified and a fast-track visa and residency procedure has been expanded for international founders and skilled tech workers.

**HU** Dr. Katalin Sirály, reports on the introduction of a new mandatory standard construction contract template in Hungary. The template is compulsory for all public construction projects. The initiative aims to enhance transparency and standardisation in public procurement processes.

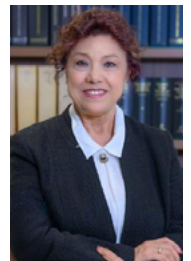
**CZ** A recent amendment to the Public Procurement Act introduces two key changes. Thresholds for small-scale contracts have increased—now CZK 3 million for services and supplies, and CZK 9 million for construction work. These updates reflect inflation and aim to simplify procurement for smaller projects.

### PONTES NEWS

**CZ** JŠK welcomed two new partners: **Hana Nevřalová**, formerly Head of Legal at Metrostav DIZ, significantly strengthening JŠK's public procurement and competition law practice. **Daniel Pospíšil**, who joined JŠK in 2013 and has risen to the position of partner, will continue to build on his expertise in banking and finance, mergers and acquisitions, and real estate law.



**BG** **Galya Gugusheva** has been appointed Senior Partner. With over 30 years of legal experience, primarily within the judiciary, she brings extensive experience in criminal law, including organised crime, corruption and financial offences. Recognised for her professionalism and integrity, she brings exceptional prosecutorial insight and a solid background in European law to the firm.



**AT** **BG** **CZ** **HU** **PL** **RO** **SK**

PONTES representatives attended and the network sponsored this year's **CEELM GC Summit**, one of the premier legal events in Central and Eastern Europe, bringing together top-tier legal professionals and thought leaders from across the region with in-house practitioners.

