



Chiara Anceschi

Partner

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OVERVIEW

Chiara Anceschi is a partner in the firm's Finance practice. She focuses on the debt sector and has worked extensively with banks, debt funds, alternative lenders, and borrowers on lending, structured finance (including real estate securitisations and bonds), debt restructuring, and distressed asset management transactions.

She has a long-time experience assisting various stakeholders in the lending industry, and in corporate and real estate transactions by providing debt solutions to lenders, real estate funds, borrowers, and alternative debt providers.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Chiara worked for leading Italian and international law firms.

ACHIEVEMENTS

- Recognised by *Chambers Europe* in Italy
 - Real Estate: Finance, 2026
 - Restructuring/Insolvency, 2025-2026
- Recognised by *The Legal 500 EMEA* as a Recommended Lawyer in Italy, 2025
 - Banking and Finance: Borrower Side
 - Banking and Finance: Lender or Arranger Side
 - Industry Focus: Energy
 - Restructuring and Insolvency

SPEAKING ENGAGEMENTS

- Moderator of the [event](#) "Sardinia: Unlocking Potential" organized by K&L Gates Milan, 26 May 2025

- Speaker, “[Private Funds Conference 2025](#)”, organized by K&L Gates London, 7 May 2025
- Moderator, “[Hospitality and Leisure: The Experiential Side of Real Estate](#),” organized by K&L Gates Milan, 20 February 2025
- Speaker, “Investing in Distressed Real Estate in Germany, France, and Italy-The Opportunities and Challenges,” organized by K&L Gates London, 28 January 2025
- Speaker, “Alternative Financing Instruments for Real Estate Transactions: Securitizations, Crowdfunding, Minibonds and Credit Funds,” Webinar hosted by AGIDI, 15 May 2024

EDUCATION

- LL.M., London School of Economics and Political Science, 2000
- Law Degree, University of Pavia, 1999

ADMISSIONS

- Milan Bar

LANGUAGES

- English
- Italian

NEWS & EVENTS

- 19 March 2026, K&L Gates Ranked in Chambers Guides Across European Regions
- 29 July 2025, K&L Gates Assists Bayerische Landesbank With Real Estate Refinancing for Vehicle Owned by Swiss Real Estate Investor
- 15 July 2025, K&L Gates Assists PGIM Establish US\$200 Million Private Shelf Facility and Issue €50 Million Green Bond
- 7 May 2025, Private Funds Conference 2025
- 20 March 2025, K&L Gates Ranked in Chambers Guides Across European Regions
- 10 March 2025, K&L Gates Advises Invel on €111.2 Million Bond Issue to Finance Redevelopment of Hotel Majestic in Rome
- 20 February 2025, Hospitality and Leisure: The Experiential Side of Real Estate
- 28 January 2025, Investing in Distressed Real Estate in Germany, France, and Italy—The Opportunities and Challenges

- 4 April 2024, K&L Gates Expands Finance Practice With Team of Lawyers in Milan

AREAS OF FOCUS

- Real Estate Finance

INDUSTRIES

- Consumer Goods and Services
- Financial Services
- Resort, Hospitality, and Leisure

REPRESENTATIVE EXPERIENCE

- Assisted the client, a publicly regulated German bank, in a significant financing for a leading international group based in Switzerland, specializing in the development, investment, and management of high-profile real estate projects, including residential, commercial and office complexes. The transaction involves the property located in Milan, Via Turati 32, a prestigious asset in the heart of the city's financial and commercial district.
- Assisted a private equity firm and its affiliates on the unwinding of an existing restructuring plan. This involved securing development financing from a credit fund facilitated by an investment management company for a subsidiary. The financing was used to redeem a bond and fund a significant mixed-use real estate project in Rome's Piazza Navigatori, comprising 120 residential units, 4,000 sqm of retail space, and a mix of offices and services.
- Acting for a Spanish sponsor as senior credit provider on the structuring and execution of a real estate securitization transaction under Article 7.2 of the Italian Securitization Law (L. 130/99) for the purpose of financing the acquisition of a 5,000 sqm trophy real estate asset in Milan (Via Andegari 18).
- Assistance to an Italian construction company in connection with a loan made available by an asset management company with the aim of supporting a residential real estate project located in southern Rome (Grotta Perfetta). The project involves the construction of two modern, elegant residential buildings with seven floors above ground, comprising 172 residential units of various sizes.
- Assisted the private capital division of a global investment management firm in the US\$200 million private placement shelf facility with first green bond issue of €50 million granted to Verona-based multiutility. Our assistance covered UK, US, and Italian finance aspects and tax Italian matters.
- Assisted a UK investment management company acting on behalf of two real estate funds sponsored by a major financial institution in securing a facilities agreement from a leading Italian bank for the acquisition of two logistics assets located in the neighbourhood of Bologna and Cremona.
- Assisted a global investor in relation to a facilities agreement for the acquisition and development of an exclusive club in Milan (Via dei Giardini).

- Assisted a real estate asset management company in securing green loan financing. This financing was provided by a credit fund management company along with a major Italian bank and the Milan branch of a prominent international bank. The funds will be used to develop office properties situated in key innovation and business districts in Milan (Viale Innovazione and Viale Pirelli).
- Assisted the client, a real estate investment specialist, in the financing aspects of the acquisition of a property in Milan, through an investment fund managed by our client itself. The asset is primarily occupied by a prestigious design and art university campus (80%), with the remaining space used for multitenant offices.
- Assistance to a pan-European commercial bank and two Italian banks in connection with the financing granted to an Italian AIF for the acquisition and development of a real estate complex (hotel and resi) in Poltu Quatu (Costa Smeralda) to be managed by Marriott.
- Assistance to an Italian bank in connection with a facilities agreement granted to an Italian AIF sponsored by an English fund for the refinancing of the acquisition plan of two hotels located in Florence and managed by an international hotel brand.
- Assisted an independent real estate investment and asset manager in financing a €111.2 million bond issue for the development and redevelopment of the former Hotel Majestic in Rome. The 87-room property will be managed by Starwood Hotels and repositioned as the five-star Baccarat Hotel Rome.