ShookLin&Bok

Chew Mei Choo



Consultant

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QUALIFICATION:

- Advocate & Solicitor, Singapore, 1981

EDUCATION:

- LLB (Hons), National University of Singapore, 1980

LANGUAGES:

- English
- Malay

Summary

Chew Mei Choo has more than 40 years of experience in corporate real estate transactions. She has advised on all types of commercial, industrial and residential property transactions including securitisation and real estate investment trusts.

Her clients include listed companies, both offshore and local multinational corporations, banks and other financial institutions, real estate investment trusts and other types of landlords and tenants. Her practice also includes advising on property development and finance and the property-related aspects of mergers and acquisitions, joint ventures and other corporate transactions.

She has also served on various sub-committees of the Law Society of Singapore including the Conveyancing Practice Committee and has organised and co-ordinated seminars on behalf of the Law Society.

Matter Experience

- Acted for Sabana REIT in the conversion of parts of New Tech Park to retail hub and anchor leases;
- Advising ESR-LOGOS Funds Management (S) Limited, the manager of ESR-REIT, in relation to ESR-LOGOS REIT's redevelopment of its 21B Senoko Loop general industrial property into a build-to-suit, high-specification facility for existing master tenant NTS Components Singapore;
- Acting for ESR Funds Management (S) Limited, the manager of ESR-REIT, in the divestment of 45 Changi South Avenue 2 Singapore;
- Acting for a German pharmaceutical company as Singapore solicitors in respect of its acquisition of a facility located at Tuas Biomedical Park to develop the company's first mRNA manufacturing plant in Singapore;

- Advising on a project to develop and build a facility on industrial land in accordance with the detailed specifications prescribed by the in-coming tenant (i.e. a build-to-suit transaction). The developer is an SGX-listed Real Estate Investment Trust, who will lease the completed facility to a Fortune 500 company;
- Advising on a project to develop and build a large-scale food preparation and storage facility on industrial land in accordance with the detailed specifications prescribed by the in-coming tenant (i.e. a build-to-suit transaction). The developer is an SGX-listed Real Estate Investment Trust, who will lease the completed facility to a well-known food chain supplier;
- Acting for SGX-listed Sinarmas Land Limited in the disposal of Golden Bay Realty (Private) Limited (a subsidiary which holds retail and office units situated in Orchard Towers valued at S$162 million);
- Acting as Singapore counsel to French hotel group Accor SA in its US$2.9 billion acquisition and takeover of FRHI Holdings Limited (FRHI) which owns three global luxury hotel brands: Fairmont, Swissôtel and Raffles;
- Acting for a listed real estate investment trust as the dominant party in structuring and advising on an easement to be created between two properties owned by unrelated parties and assisting with registration of the easement at the land registry which will then bind successors in title to both properties;
- Acting for a listed real estate investment trust in the amalgamation of two plots of land involving the surrender of leases issued by JTC Corporation and surrender of leases at the State level, and the issuance of fresh title of the amalgamated lot and at the same time preserving the rights and interests of existing mortgagees;
- Acting for AIMS AMP Capital Industrial REIT Management Limited, the Manager of AIMS AMP Capital Industrial REIT (AA REIT) and HSBC Institutional Trust Services (Singapore) Limited, the trustee of AA REIT, in the preparation of a development agreement encompassing a design and construction agreement with respect to the redevelopment of properties at Tuas West, Singapore;
- Acting for both the borrower and lender in financing a joint venture borrower (between two SGX-listed developers) to develop a 7,900-bed foreign worker accommodation and training centre located in Singapore;
- Acting for the vendor of a hotel located in Serangoon Road vicinity for a sale consideration of S$99 million;
- Acting for liquidators in sale of commercial property;
- Acting for an MNC in a build-to-suit facility in the upcoming Data Centre Park in Singapore;
- Acting for a purchaser of an entire floor at GSH Plaza;
- Acting as Singapore counsel for LSE-listed Merlin Entertainments Group in the negotiations over its takeover and development of the existing site for the management of Images of Singapore, Sentosa's award-winning historical museum, and the opening of the first Madame Tussauds in Singapore, in collaboration with the Sentosa Development Corporation (a Singapore statutory board). It is Merlin Entertainments' first foray into Singapore;
- Assisting lead counsel for Asia Square Tower 2 Pte Ltd, a fund managed by BlackRock, a US multinational investment management corporation, on the Singapore real estate law aspects of the S$468 million sale of The Westin Singapore, a 5-star hotel within the Asia Square Tower 2 commercial development in Marina Bay;
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Acting for a major property developer in a surrender of a JTC land and building lease where the surrenderconsideration was in excess of S$36 million, and in co-ordinating and negotiating with the head tenant for the return of the land with vacant possession;

- Acting for a real estate investment trust in its acquisition of JTC industrial land from a US pharmaceutical manufacturer and the master lease to an Indian listed pharma company;
- Acting for a real estate investment trust in its purchase and subsequent lease back to the vendor of a HDB industrial site in the Serangoon North region;
- Acting for a real estate investment trust in a build-to-suit facility in the Seletar Aerospace Park;
- Acting for a tenant in a long term lease of a proposed build-to-suit pre-clinical biotechnology facility;
- Acting for a subsidiary of a listed company in the sale of 37 strata units in the Kallang Basin vicinity;
- Acting for a real estate investment trust in its asset enhancement initiative which included the surrender of the existing lease and fresh agreements for the lease of the development upon completion of the new warehouse facility;
- Acting for the landlord in the master lease of a data centre; and
- Acting for the Estate of a deceased person in the disposal of numerous real assets of the Estate after the expiry of conditions imposed in the will of the testator.

Accolades

Chambers Asia Pacific

- Ranked Individual in Real Estate (2019 – 2026)

Legal 500 Asia Pacific

- Leading Individual in Real Estate: Local Firms (2017 – 2026)

Asialaw Profiles

- Distinguished Practitioner in Real Estate (2019 – 2025)

Testimonials

Chambers Asia Pacific

- "Mei Choo is supportive and well versed in leasing matters." (2026)
- "Mei Choo Chew provides good advice on leasing matters with a commercial outlook, and she has many years of experience dealing with different matters." (2025)
- "She provides sound legal and technical advice whilst being ethical and a strong advocate of her client's interest." (2025)

- Noted for her expertise in "acting for REITs on real estate transactions, as well as assisting purchasers and sellers with property transactions including en bloc purchases." (2024)

Practice Area:

- Corporate Real Estate

Sector:

- Real Estate