ShookLin&Bok

# John Tan



Partner

**TELEPHONE:** +65 6439 0718

**EMAIL:** john.tan@shooklin.com

**QUALIFICATION:**

- Advocate and Solicitor, Singapore, 2012

**EDUCATION:**

- JD, Singapore Management University, 2011
- Bachelor's of Arts and Social Sciences (Hon) with Minor in Business Administration, National University of Singapore, 2009

**LANGUAGES:**

- English
- Mandarin

## Summary

John has over a decade of experience specialising in real estate transactions, including corporate real estate, real estate financing and private client real estate transactions.

He has advised on a wide spectrum of real estate transactions across the commercial, industrial and residential sectors, including direct acquisitions and disposals, sale and leaseback arrangements, commercial leasing, and indirect property investment transactions involving the acquisition and disposal of property-holding entities. He has also acted for real estate developers throughout the entire project development lifecycle, including land acquisition, construction and the sale of individual units.

John has developed particular expertise in niche real estate sub-sectors such as petrol service stations, oil refineries, dormitories, co-living and co-working spaces, high-tech agriculture, hospitality, manufacturing, medical facilities, aviation and self-storage, where he has been a key engagement partner of the Self Storage Association Asia since its inception. He is also regularly sought after for advice on matters involving complex and novel issues of land law, land use approvals, regulatory compliance and complex property title issues.

In addition, John advises major building owners on the leasing and licensing of office, retail, industrial and residential spaces. He has also acted for major anchor tenants in complex lease negotiations.

John also advises banks and financial institutions, corporates and high net-worth individuals, acting for both lenders and borrowers in secured real estate financing transactions, including land and construction financing as well as other mortgage-backed facilities.

## Matter Experience

### Acquisitions & Disposals

- Acted as Singapore real estate counsel to ENEOS Corporation in its US$2.2 billion acquisition of Chevron Corporation's downstream fuels and lubricants marketing businesses in Singapore, Malaysia, the Philippines, Australia and Indonesia;
- Acted as Singapore counsel to a bidder in the intending purchase of a portfolio of over 60 petrol station assets from an oil major in Singapore;
- Acted as Singapore real estate counsel to Allianz SE, in its intending acquisition of a 51% interest in Income Insurance, which was ultimately aborted;
- Acted for the trustee of Boustead Industrial Trust in the acquisition of 11 Jurong Town Corporation (JTC) industrial properties and 3 property holding companies, for an estimated total purchase consideration of S$650 million;
- Acted for the owners of a leading self-storage business in the disposal of a portfolio of 5 self-storage assets via the sale of equity interests for a consideration of over S$200 million;
- Advised a leading self-storage operator in Singapore in its acquisition and debt financing of a series of five industrial buildings in Singapore (comprising both JTC and then Housing and Development Board (HDB) industrial properties), for the combined purchase consideration of approximately S$100 million, for redevelopment into self-storage facilities;
- Acted for a subsidiary of Boustead Projects Limited in the S$121 million sale of a high-tech multi-tenanted industrial development "351 Braddell" to Boustead Industrial Fund; and
- Advised an SPV of Boustead Projects Limited in its acquisition of a JTC industrial building for the purchase consideration of S$77.4 million from IBM Manufacturing Solutions Pte Ltd.

### Leasing

- Acted for some of Singapore's largest building owners in the lease of their commercial, office and retail space;
- Acted for a family office in the master lease of a prime condominium development to one of Asia's leading co-living space operators;
- Acted for a family office, as landlord, in the master lease of three contiguous conservation shophouse units to a co-working space operator; and
- Acted for various major anchor tenants in negotiating their office and commercial leases.

### Property Developments

- Acted for a leading property developer in the sale of 271 commercial units located at Ubi Road, Singapore;
- Acting for a leading industrial property developer in the development and sale of over 300 industrial and commercial units at Tuas Link Close; and

- Acting for a boutique property developer in the land acquisition, financing, redevelopment and subsequent sale of 20 luxury residential units in the east of Singapore.

**Real Estate Financing**

- Acted for a project company operating Singapore's current largest waste-to-energy plant as the borrower in the restructuring of an over S$600 million syndicated project financing facility led by lead banks, Maybank, DBS and MUFG;
- Acted for the borrower entities of a S$280 million syndicated secured term loan facility arranged by DBS to refinance the retail podium assets at Chinatown Point, Singapore;
- Advised a leading Singapore bank on the S$120 million mortgage-backed credit facilities to refinance a heritage hotel property asset;
- Advised a leading self-storage facility operator in Singapore as the borrower of secured debt facilities to refinance its portfolio of industrial buildings;
- Acted for RHB Bank Berhad, Singapore Branch in a S$50 million Commodity Murabaha Islamic financing facility for a leading hotel owner and operator, secured by a mortgage over the hotel property; and
- Advised various clients on real estate financing transactions where the underlying approved land use and zoning are novel (including petrol stations, hydroponic vegetable farms and aeroplane hangars) and various transactions involving complexities of property title.

**Alternative Renewable Energy and Sustainability**

- Advised building owners on the terms of solar panel power purchase agreements and negotiated the agreements of the same with the service provider; and
- Advised building owners on the terms of electric vehicle charging station agreements.

## Accolades

***Legal 500 Asia Pacific***

- Recommended Individual in Real Estate: Local Firms (2026)

***Asialaw Profiles***

- Notable Practitioner in Real Estate (2024 – 2025)

***Singapore Business Review***

- Singapore's Most Notable Lawyers under 40 (2018)

## Testimonials

***Legal 500 Asia Pacific***

- "…John Tan (is a) strong multidisciplinary partner…with a wealth of experience in both financing and corporate real estate matters. This is demonstrated through (the team's) seamless advice, especially when there are related issues pertaining to these two practice areas within the same transaction" (2026).

***Asialaw Profiles***

- "positive and knowledgeable in his area of work. He is responsive too with good solutions proposals. " (2024)

## Practice Areas:

- Banking & Finance
- Corporate Real Estate

## Sectors:

- Hospitality & Leisure
- Real Estate