ShookLin&Bok

Kenneth Szeto



Partner

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QUALIFICATIONS:

- Solicitor, England & Wales, 2009
- Advocate & Solicitor, Singapore, 2005

EDUCATION:

- LLB (Hons), University of Exeter, 2003

LANGUAGES:

- English
- Mandarin

Summary

Kenneth Szeto has been in legal practice for over two decades, and is a corporate real estate and real estate financing specialist.

Kenneth works on a broad range of corporate real estate deals across the commercial, industrial and residential property sectors in Singapore. He represents multinationals, real estate investment funds, construction companies and collective sale committees in acquisitions, disposals, sale and lease back transactions, collective sales and purchases of land sites, and indirect property investment transactions including joint ventures, acquisitions and disposals of real estate holding entities. He also assists developers in the full life cycle of their development projects, from acquisitions of land sites and related financing arrangements to the redevelopment and off-plan sale of the new units.

In the commercial leasing space, he regularly acts for major building owner landlords in the lease of office, retail, commercial and industrial space. He also advises major anchor tenants in the negotiation of their leases.

Kenneth also represents lenders as well as borrowers in domestic and cross-border financing transactions, with a focus on secured land loans, holding entity acquisition loans, development and construction loans and en-bloc acquisition financing. He has acted for most of the leading Singapore and Singapore-based international banks and financial institutions, as well as an increasing number of private credit lenders. He also represents multinationals, sponsors and SME borrowers in the negotiation of their real estate-backed credit facilities and documentation with their lenders.

In the private client real estate space, Kenneth advises ultra-high networth individuals and family offices on their real estate investments and related debt-financing, asset management and real estate-related succession planning. He also advises family office clients (Singapore-based and offshore) on their Singapore real estate portfolios and real estate

investment transactions, and coordinates advice for their real estate dispute matters.

Kenneth also has considerable experience in niche sub-sectors such as co-working and co-living spaces, branded residences, hospitality, well-being and leisure assets as well as self storage facility assets. Kenneth has been a key engagement partner of the Self Storage Association Asia since its establishment in 2014.

Matter Experience

Acquisitions & Disposals

- Acted as Singapore real estate counsel to ENEOS Corporation in is US$2.2 billion acquisition of Chevron Corporation's downstream fuels and lubricants marketing businesses in Singapore, Malaysia, the Philippines, Australia and Indonesia, involving advice on oil refineries, petrol stations and commercial assets and related land use permits and interests;
- 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 deal was ultimately aborted;
- Acted for the purchaser in the S$115 million acquisition and related financing of two multi-tenanted buildings, HB Centre 1 and 2 at 12 and 31 Tannery Lane, Singapore from SGX mainboard listed property developer, Ho Bee Land;
- 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
- 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 property holding entities for a consideration of over S$200 million.

Financing

- Acted for OCBC and UOB as club lenders in the debt facilities extended to the purchaser in its S$467 million acquisition of the White Sands mall from Frasers Centrepoint Trust;
- Acted for OCBC in a S$220 million land acquisition, stamp duty and construction loan facilities to finance a property developer's acquisition of a GLS site at Sembawang Road, for the development and sale of 260 Executive Condominium units;
- Acted for RHB Bank Berhad in a S$80 million secured term loan facility to finance the borrower's acquisition of 4 contiguous conservation shop house lots presently operated as a boutique hotel, in a deal cited then as one of the largest shophouse transactions in a decade in Singapore;
- Acted for RHB Bank Berhad in a S$180 million conventional term loan facility to refinance existing Islamic finance facilities secured by the property operated as "Holiday Inn Singapore Little India";
- Acted for the borrower of a S$115 million club loan facility arranged by UOB to refinance the asset "Citadines Connect" at Clemenceau Avenue, Singapore;

- 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;
- Acted for a project company operating Singapore's current largest waste-to-energy plant as borrower in the restructuring of an over S$600 million syndicated project financing facility led by lead banks, Maybank, DBS and MUFG; and
- Acted for a leading self storage operator in the over S$70 million refinancing of its debt, secured by a portfolio of self storage assets.

Property Developments

- Acting for a leading industrial property developer in the development and sale of over 300 industrial and commercial units at Tuas Link Close;
- Acting for various developer clients in the acquisition of landed property units for redevelopment and sale; 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

Leasing

- Acted for the world's largest asset manager in negotiating the renewal and enlargement of its anchor tenant office space in a "Grade A" building in Singapore; and
- Acted for the landlord in a 5-year building anchor lease and back-to-back sublease of an over 45,000 sq ft "Grade A" office premises to a major financial institution

Hospitality, Leisure and Property Management

- Acted for DBS Bank in a S$90 million term and revolving credit facility to finance the acquisition of the holding entity of the property known as "Lian Huat Building" by a consortium of investors led by The Assembly Place, to be converted into a 152-key hotel;
- Acted as Singapore real estate counsel to the Marriot Group, in respect of a branded residence project at Marina View, Singapore;
- Acted for the majority joint venture sponsor in the acquisition of a serviced apartment asset for conversion into student accommodation, including negotiating the property management contract, master lease as well as the related secured debt-financing; and
- Acted for a major asset manager in the negotiation of its property management agreements with a leading co-living operator in respect of its shophouse properties.

Accolades

Chambers Asia Pacific

- Up & Coming Partner in Real Estate (2026)

IFLR1000

- Notable Practitioner in Banking & Finance (2024 – 2025)

Legal 500 Asia Pacific

- Recommended Individual in Real Estate: Local Firms (2025 – 2026)

Testimonials

Chambers Asia Pacific

- "Kenneth Szeto has an ability to collaborate effectively with diverse stakeholders" (2026).

Legal 500 Asia Pacific

- "Kenneth Szeto is a strong multidisciplinary partner with a wealth of experience in both financing and corporate real estate matters. This is demonstrated through his seamless advice, especially when there are related issues pertaining to these two practice areas within the same transaction" (2026).
- "I work with Kenneth Szeto. He is strong technically while being commercial-minded and people-centric. It is a joy to work with him" (2026).
- "Kenneth Szeto is knowledgeable and connected to the local real estate scene. He offers commercially practical advice and exuded quiet confidence that the deal would be in good hands and delivered within set time frame and budget" (2025).

Practice Areas:

- Banking & Finance
- Corporate Real Estate

Sectors:

- Hospitality & Leisure
- Real Estate