



DOROTHY MARIE NG

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QUALIFICATIONS

National University of Singapore (LL.B., Hons.)

ADMISSIONS

Singapore Bar
Roll of Solicitors of England & Wales

PROFILE

Dorothy Marie NG heads the Corporate Real Estate Practice.

Her practice spans over three decades of the full spectrum of property and property-related matters and transactions. Her experience encompasses acquisitions, dispositions, leasing and development of land (including residential, commercial and industrial properties), sales by mortgagees and management corporations and secured financing in respect thereof, and working together with other practices, she has advised banks, co-operatives, financial institutions and corporations in bilateral loans, syndicated loans, multicurrency loans, joint ventures and developments, asset and business acquisitions, restructuring and built to suit projects. Her clients include banks, private and public corporations, funds, real estate investment trusts (REITs), individuals, partnerships and statutory boards.

She has been a member of the Disciplinary Tribunal appointed by the Chief Justice under the Legal Profession Act since 1995 and is a member in the Compliance Committee, Singapore Institute of Legal Education since inception in 2011. Dorothy is also a member of the Valuation Review Board appointed by the Minister for Finance in 2021, and a member of the Panel of Adjudicators of the Law Society's Expedited Adjudication Scheme.

Dorothy graduated from the National University of Singapore. She is admitted to the Singapore Bar and the Roll of Solicitors of England & Wales.

Relevant experience:

Significant transactions that Dorothy has been involved in include advising / acting for the following:

- GrabTaxi Holdings Pte. Ltd. in connection with the development and lease of a purpose-built building (the "Building") to be built at one-north business park, Singapore, specifically for use by Grab and its various related entities. The 30-year leasehold interest for the land was obtained by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Ascendas Real Estate Investment Trust ("Ascendas REIT")) from the Jurong Town Corporation for a land premium of approximately S\$84 million, and the Building will be developed and constructed by Ascendas REIT at a cost of S\$181.2 million.
- The Central Provident Fund (CPF) Board in the sale of the CPF Building at 79 Robinson Road, Singapore, to Southernwood Property Pte. Ltd. (a company wholly-owned by the Ascendas-Singbridge group) for S\$550 million.
- Changi Airport Group (Singapore) Pte. Ltd. in Project Jewel - a project for the development, construction, lease and management of the iconic aviation related mixed-use complex at Changi Airport, Singapore, and in the joint venture with CMA Singapore Investment (6) Pte. Ltd. for the project.
- JTC Corporation ("JTC") as vendor in the divestment (the first by a Singapore statutory authority) of its portfolio of ready-built industrial assets (comprising flatted factories, ramp-up and stack-up factories and multi-tenanted business park buildings) for S\$1.71 billion to Mapletree Industrial Trust (a joint venture between Mapletree and Arcapita); and in phase two of JTC's divestment exercise whereby JTC sold two tranches of properties in Singapore to Soilbuild Group Holdings Ltd. and DBS Trustee Limited (as trustee of Mapletree Industrial Trust) for a total of S\$688.63 million.
- The M+S Group Companies (which are wholly-owned subsidiaries of M+S Pte. Ltd., a joint venture company 60% owned by Khazanah Nasional Berhad and 40% owned by Temasek Holdings (Private) Limited) in the grant of up to S\$5 billion loan facilities arranged by a syndicate of eight lenders, for the development of two integrated projects (which will include office, residential, hotel and retail components) in downtown Singapore located at Marina South and Ophir-Rochor.

Related Practices

- Corporate Real Estate
- Real Estate Investment Trusts

Publications & Legal Updates:

- Chambers Global Practice Guides - Real Estate Singapore chapter since the 2017 - 2020 editions

- Getting The Deal Through - Real Estate Singapore Chapter, 2012 and 2013 editions
- Real Estate Finance & Investment Review 2014/15

Awards & Accolades:

Dorothy is recognised as "Lawyer of the Year" in the 2022 edition of *Best Lawyers* for Real Estate Law. She is also recognised as a National Leader for Southeast Asia – Banking in *Who's Who Legal 2021*.

Dorothy has been ranked as a leading real estate lawyer in *Chambers Asia-Pacific – Asia Pacific's Leading Lawyers for Business* since 2012, and is recognised as a leading Real Estate lawyer in Singapore by *The Legal 500 Asia Pacific – The Client's Guide to the Asia Pacific Legal Profession*, *asialaw Profiles – The Guide to Asia-Pacific's Leading Law Firms*, *asialaw Leading Lawyers – The Guide to Asia-Pacific's Leading Lawyers* and *Best Lawyers*.

Dorothy was awarded "Best in Real Estate" at the *Euromoney Legal Media Group Asia Women in Business Law Awards* in 2015 and 2016. She was named in *Expert Guides: Best of the Best 2017* for Real Estate and was recognised as the best Real Estate lawyer in Singapore in *Expert Guides: Best of the Best 2015*.

Quotes from Legal Publications

- A lawyer that "takes time and puts effort into explaining concepts and implications in a non-lawyer manner for ease of understanding".
Chambers Asia-Pacific – Asia Pacific's Leading Lawyers for Business
- Described by clients as "a trusted and highly reliable lawyer who we always call upon for legal advice".
Chambers Asia-Pacific – Asia Pacific's Leading Lawyers for Business
- Well reputed for having a "huge amount of knowledge about property transactions."
Chambers Asia-Pacific – Asia Pacific's Leading Lawyers for Business
- "Trust-worthy with unique expertise and in-depth knowledge, bench strength".
"Her unparalleled knowledge is matched by practical and at times, out of the box solutions that are always beneficial to her clients".
The Legal 500 Asia Pacific – The Client's Guide to the Asia Pacific Legal Profession

- She is "exceptionally good" and praised for her expertise in loan and security documentation.
The Legal 500 Asia Pacific – The Client's Guide to the Asia Pacific Legal Profession
- "A very knowledgeable transactional lawyer" who is "experienced in real estate projects and able to work well even under pressure".
Asialaw Profiles – The Guide to Asia-Pacific's Leading Law Firms