



HERBERT
SMITH
FREEHILLS



JULIE JANKOWSKI

PARTNER

[Brisbane](#)
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Julie specialises in commercial property developments and transactions across a variety of sectors.

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BACKGROUND

Julie holds a Bachelor of Laws from Queensland University of Technology, Brisbane. She was admitted as a solicitor in the Supreme Court of Queensland in 2001 and was admitted to the Roll of Solicitors in England and Wales in 2007.

KEY SERVICES

[Real Estate Acquisitions and Disposals](#)
[Real Estate Development](#)

KEY SECTORS

[Real Estate](#)
[Infrastructure](#)

EXPERIENCE

Julie assists clients with major property and project development work, fund through sales, large-scale acquisitions and disposals of commercial and retail property, international investment into Australia, joint ventures, commercial office and retail leasing and advising on major infrastructure projects.

Julie works with clients on complex commercial property matters. She has a particular focus on major property development work and fund through transactions. This includes large scale acquisitions and disposal of commercial and retail property, international investment into Australia, joint ventures, leasing and major infrastructure projects.

Julie has a passion for property law and for development work. She particularly enjoys working closely with in-house legal teams and businesses on complex transactions including the structuring of a deal and the development of the strategy for a deal as well as following through on those matters through their various stages to completion. She is someone who works well with businesses, understanding their drivers and the need for sound, sage commercial advice.

Julie's in-house experience with both Zara and Lendlease coupled with her major law firm experience at Herbert Smith Freehills brings a unique relevance to her legal practice skills and her service to clients.

While Julie was in-house at Lendlease she was listed by Doyle's Guide as one of the Leading In-house Property & Real Estate Lawyers in Australia for five consecutive years (2016 to 2020).

- Lendlease: The successful bid and subsequent negotiation of project documents for the Sydney Metro Victoria Cross station. This over station development will include approximately 58,000m² of office and retail space in the heart of North Sydney with an estimated end value of \$1.2 billion. After completion of the deal with Sydney Metro, Julie then worked on the sell down of a 25% stake in the project to Australian Prime Property Fund Commercial (APPFC) through a joint venture structure.
- Lendlease: The joint venture transaction and development agreement between Lendlease, Ping An and Mitsubishi for the \$1.5 billion development of Circular Quay Tower / Salesforce Tower in Sydney's CBD, including the subsequent pre-commit tenant leasing to Salesforce and project financing.
- Lendlease: The following fund through transactions:

- One Melbourne Quarter, a 25,000m² office tower in Lendlease's Melbourne Quarter Development which was acquired by APPFC;
- Two Melbourne Quarter, a 50,000m² office tower in Lendlease's Melbourne Quarter Development which was jointly acquired by APPFC and First State Super;
- 839 Collins Street, Victoria Harbour, a 38,000m² office tower in Victoria Harbour, Docklands which was jointly acquired by Challenger and Investec with the major tenant being ANZ;
- 25 King Street, Brisbane, Australia's tallest engineered timber building which was acquired by Impact Investment Group with the major tenant being Aurecon;
- International House Barangaroo, Australia's first engineered timber office of 7,500m², which was acquired by Lendlease International Towers Sydney Trust (LLITST); and
- Daramu House Barangaroo, another engineered timber office building in the Barangaroo precinct of 10,000m², which was acquired by a Lendlease managed entity, Daramu House Trust.
- Leighton Properties: Acting in relation to the following transactions:

- \$413 million fund through sale of the proposed Leighton Group Headquarters (now CIMIC) at North Sydney to ARA/Suntec REIT (2014/2015);
- The fund through sale of 567 Collins Street, Melbourne to the Investa Office Fund (IOF) and the Investa Commercial Property Fund (ICPF) for \$462 million (2013);
- The fund through sale of 3 commercial office towers in the Kings Square Development in Perth to the Dexu Property Group and the Dexu Wholesale Property Fund for \$434.8 million (2013); and

- The sale of a commercial office tower in Kings Square, Perth to HBF Health for \$98 million (2014/2015).
- Group Zara Australia: advising on their expansion into the Australian market including negotiation and execution of agreements for lease for the construction and leasing of retail premises.