



Press Release

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Baker McKenzie advises Rivulets Investments on its acquisition of the V88 Building in Ginza, Tokyo

Tokyo, Japan, 26 February, 2025 - Baker & McKenzie (Gaikokuho Joint Enterprise) advised Rivulets Investments — a real estate investment-focused private equity firm in Singapore — on its acquisition of the V88 Building (formerly the De Beers Ginza Building) in central Ginza. This is Rivulets Investments' first acquisition in Japan.

The Firm's team was led by Partner [Seishi Ikeda](#) and Counsel Paul Davis, with the support of Counsel [Haruhiko Ogasawara](#), Senior Associate [Keisuke Misuda](#) and Associate [Satoshi Kazama](#).

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Baker McKenzie.

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Seishi Ikeda is a partner and head of the Real Estate Group at the Firm's Tokyo office. He served as an in-house lawyer at the Tokyo branch of Deutsche Bank AG from 2002 to 2004, covering a wide range of practice areas including banking, finance, securities, trust and real estate. Since then, he has continued to act for various investment banks in both domestic and cross-border structured finance, real estate development and other investment schemes.



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Paul Davis is a counsel of the Real Estate group in the Firm's Tokyo office. Prior to joining the firm, he was a senior director at Jones Lang Lasalle in Tokyo, where he advised on Japan-related real estate transactions. Before that, he was with an international law firm for more than 10 years in Tokyo and Singapore. He has advised real estate fund managers, operators and institutional investors on cross-border real estate transactions with a focus on Japan, including fund formation, platform and asset-level joint ventures, M&A, asset-level acquisitions and financing and development and leasing agreements. He has advised on a broad range of asset classes, including office, multifamily, logistics, data centers, self-storage and hospitality.

About Baker McKenzie

Complex business challenges require an integrated response across different markets, sectors and areas of law. Baker McKenzie's client solutions provide seamless advice, underpinned by deep practice and sector expertise, as well as first-rate local market knowledge. Across more than 70 offices globally, Baker McKenzie works alongside our clients to deliver solutions for a connected world.

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Baker & McKenzie (Gaikokuho Joint Enterprise), a fully integrated law firm, is one of the leading law firms in Japan, and offers a full range of cross-border and Japanese legal services. As a member firm of Baker & McKenzie, the world's leading international law firm, we are able to draw upon a network to provide high quality solution-oriented legal services through timely delivery.

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