

PONTES: the CEE lawyers

news quarterly

deals, cases, law and market developments July – September 2026

Recent transactions*

CZ JŠK advised the new CBPI 2 fund, part of the CB Property Investors group, on its first-ever investment. Together with the BHS Real Estate Fund SICAV, it acquired the Eastgate Park logistics and office complex in Prague. The highly complex transaction also involved setting up a JV structure between the co-investors, negotiating W&I insurance, and preparing and negotiating the acquisition financing.

PL BTA Solivan advised and represented a Polish company operating in the defence sector in negotiating an investment and shareholders' agreement with the Polish Industrial Development Agency, which will co-finance the company's operational activities.

CZ JŠK successfully advised on the sale of EMPORO to Slovak company ABAmet. Since 2008, EMPORO has been a leading B2B supplier of equipment for production facilities, workshops, warehouses, offices and public spaces, serving customers across the Czech Republic, Slovakia, Germany, Poland and Romania. The legal team was led by Partner Tomáš Doležil, with Senior Associate Jan Koprnický in an executive role.

AT Graf Patsch Freisinger advised the selling shareholders of an international tech company on the sale of shares to a strategic investor. Closing took place in August in Hong Kong.

CZ JŠK advised Národní rozvojová investiční on the selection of a venture capital fund manager under the Ukraine Fund programme, supporting innovative startups from Ukraine, Moldova and Georgia seeking to develop their businesses in the Czech Republic. The selected financial intermediary is DEPO Ventures One SCS, a fund managed by Luxembourg-based venture capital firm DEPO Ventures Sàrl.

SK Majerník & Miháliková advised Slovak fintech Veslo on raising capital under a convertible loan agreement from Slovak Investment Holding.

* only selected transactions are presented; a full list of our publishable transactional experience is available upon request.

Members of PONTES are:

AT  graf patsch freisinger

BG

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Recent cases and notable legal developments

PL From 18 August 2026, regulations implementing the Women on Boards Directive have entered into force in Poland. The new rules establish targets for the representation of the under-represented gender on corporate governing bodies. Companies within the scope of the regulations should ensure that members of the under-represented gender hold as close as possible to 33% of all positions on these bodies and are represented on both the management board and the supervisory board. They will also be required to report regularly on the gender balance of their governing bodies and on the measures taken to promote it. Some of these obligations are overseen by the Polish Financial Supervision Authority (KNF).

AT Corporate reorganisations involving Austrian real estate may now be carried out more tax-efficiently. In June 2026, the Court of Justice of the European Union ruled (C-837/24) that real estate transfer tax on certain contributions of shares in property-holding companies violates the EU Capital Duty Directive. Austria's Ministry of Finance has since issued guidance on the ruling. Under it, contributions, demergers and sister mergers no longer trigger the tax where shares in the acquiring company are granted in return. Other transaction types remain subject to case-by-case review.

CZ The Czech Government has approved a bill on gender pay transparency laws implementing EU Directive 2023/970. The bill is now submitted to Parliament, with effect currently planned from 1 January 2027. While pay gap reporting will apply only to employers with 100+ employees, the rest of the legislation will affect all employers (even small ones) through requirements concerning internal pay systems and employees' access to average pay information.

PONTES NEWS

BG As part of MadePro Connect, Partner Yoanna Ivanova and Senior Associate Vladimir Petrov delivered a lecture on copyright and personal data protection in photography. The session examined authorship and ownership of photographic works, image rights, and the application of the GDPR to visual content. Through discussion of cases from participants' professional practice, the session linked legal principles to photographic work.

AT **BG** **CZ** **HU** **PL** **RO** **SK** **PONTES Gathering in Mikulov**

PONTES members gathered in Mikulov, Czech Republic, for a weekend of professional exchange, team building and shared experiences. From cycling through beautiful vineyards to enjoying local food and wine and exchanging ideas, colleagues strengthened relationships and created lasting memories. A big thank you to our Czech colleagues at JŠK for the excellent organisation and warm hospitality!!

