

Matthew D. Royko

Counsel

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Services

Business & Finance
Real Estate Capital Markets
Real Estate Finance & Capital
Markets
Distressed Debt & Workouts
Real Estate Finance

Industries

Financial Services
Commercial Real Estate
Real Estate Capital Markets
Real Estate Finance



Matt Royko focuses his practice primarily on real estate finance matters and specifically in the areas of secured and unsecured lending transactions, acquisition financings, and debt restructurings and workouts. He represents lenders in REIT financings as well as mezzanine and conduit loans. Matt's clients include syndicate banks, agents, and international corporations in bi-lateral and syndicated acquisitions and working capital financings. A substantial portion of his practice involves representing loan servicers in connection with loan assumptions, preferred equity investments, and transfers of interest transactions. Matt has also represented buyers and sellers of commercial properties and raw land.

The transactions Matt has handled over the course of his career have involved both on-balance sheet and conduit loans secured by virtually every major asset type of commercial real estate located across the country and have totaled tens of billions of dollars in financings. Matt also interacts frequently with cash management banks, rating agencies (including via Rule 17g-5 requirements), and hotel franchisors in connection with franchise agreements, management agreements, and comfort letters.

Prior to joining the firm, Matt was a partner in the Atlanta, Georgia office of a global law firm where he concentrated his practice on real estate banking and finance matters.

While attending law school, Matt served as Articles Editor for the *American University Law Review* and interned at the U.S. Department of Justice in Washington, D.C.

Matt was recognized in 2024 and 2025 by *The Best Lawyers in America*® for Real Estate Law. He has been recommended in the area of Real Estate Finance by *Legal 500 US*.

Education

American University, Washington College of Law J.D. (1997) *cum laude*

Fairfield University B.A., Sociology (1994)

Admissions

Georgia (2006)

New York (1998)

Professional & Community Activities

Atlanta Bar Association, Member

Georgia Bar Association, Member

New York Bar Association, Member

American Bar Association, Member

Commercial Real Estate Finance Council, Member

Vinings Village Homeowners Association, Board of Trustees (2024-Present)

The Greater Atlanta Safari Club, Board of Directors (2023-Present)

The Museum of Contemporary Art of Georgia, Board of Directors (2011-2013)

Everybody Wins! Power Lunch Program, Reading Mentor (2005-2013)

Insights

[News Releases](#)

Kilpatrick's Capital Markets Team Continues to Grow

September 23, 2025