



Birgit Kraml

Partner

T +43 1 51510 - 5360

E birgit.kraml@wolftheiss.com

A Austria, Vienna

L [LinkedIn/BirgitKraml](https://www.linkedin.com/in/BirgitKraml)

Real Estate

Litigation

ESG

Law done right.

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‘We work predominantly with Birgit Kraml (and various associates). Very intelligent and smart, hands-on, clear legal advice, cost-conscious and commercial. Birgit Kraml identifies the issues and draws very clear conclusions and recommendations. Can be reached 24/7. Very well known for real estate deals in Austria.’

– The Legal 500

About

Birgit Kraml regularly advises major companies on significant real estate projects in Austria and CEE, and is known for her outstanding expertise in project developments, real estate acquisitions and sales, contentious real estate law, as well as in the areas of tenancy law and plant and environmental law. Birgit regularly represents clients before national civil and administrative courts and authorities. She also coordinates the firm's ESG real estate activities.

She already specialised in planning and environmental law during her PhD at the University of Vienna and holds an LL.M. degree from the London School of Economics. Birgit Kraml held lectures on environmental and spatial planning law at the University of Natural Resources and Applied Life Sciences Vienna and the Vienna University of Technology.

She was appointed Trade Advisor of the French Republic (Conseiller du Commerce extérieur de la France) by the French Prime Minister and is the Chairwoman of the Urban Land Institute ('ULI') Austria.

Wolf Theiss

Latest practice rankings

Tier #1 - Real Estate
Chambers & Partners Europe,
2023

Tier #1 - Real Estate
The Legal 500, 2023

Languages

English, French, German

Law done right.

Recent work highlights

- Wolf Theiss advised Deka Immobilien on the purchase of Soravia's 136m Austro Tower as part of a forward purchase-share deal. The building is ÖGI and LEED certified, the achievement of the respective certificates was a key contractual point, as well as ESG criteria in the lease agreements. Wolf Theiss advised DEKA between the signing and the closing on the conclusion of the final office leases and the gastro leases in the tower, as well as on the revision of all corporate documents. Furthermore, in the course of the closing, the project was refinanced, on which the Wolf Theiss team also comprehensively advised the clients.
- Advising a hotel operator on the review of its hotel lease agreements as to whether they are rent or lease. This legal issue is relevant in Austria for several reasons, on the one hand regarding payment of interest during the Covid pandemic, but also regarding the enforceability of grounds for termination.
- Advising a regional cinema chain in two litigation proceedings: due to the COVID-19 pandemic, cinema operators had to close their operations in spring 2020 and our client stopped or reduced rent payments. The landlord in Salzburg drew the bank guarantee and we advise and represent our client in civil proceedings. Also in Slovenia, the landlord has drawn two bank guarantees for approx. EUR 1 m, although no rent payment was due to the COVID regulation. As the bank involved is based in Vienna, we obtained an interim injunction for our client in Austria.
- Advising McArthurGlen, the leading developer, owner and operator of designer outlet centres in Europe and Canada, on all aspects of the development and construction of its two designer outlets in Austria (Parndorf and Salzburg). Wolf Theiss offers a wide range of legal services, from environmental, traffic, design and planning issues to financing and construction aspects of projects. Furthermore, we advise and represent clients in disputes arising from lease agreements (eviction and payment actions).
- Advising Unibail-Rodamco-Westfield, the world's leading developer and operator of premier retail assets, on the sale of a 45% stake of Austria's largest shopping centre Shopping City Süd to Crédit Agricole Assurances. The net offer price for the entire property was EUR 1.065 billion. At the same time, a joint venture agreement was signed, on the basis of which our client is to be entrusted with the long-term continuation of property and asset management. The Real Estate team carried out a vendor due diligence, created a "legal factbook" and took care of the streamlining of the center's real estate portfolio.

Functions

- Conseiller du Commerce extérieur de la France, Trade Advisor of the French Republic, Austria, since 2023
- Urban Land Institute (ULI), Chairwoman, Austria, since 2023

Learn more about us

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