

Dr. Nicolas Mähner

Partner

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OVERVIEW

Dr. Nicolas Mähner is a partner in the firm's Real Estate practice. He focuses his practice in corporate real estate, logistics, and retail. He has strong experience in real estate transactions and built-to-suit projects. One focus of his practice is on the asset class of logistics real estate.

Nicolas represents international and national logistics service providers, project developers, investors and insurers on all aspects of real estate transactions, tenancy and building law. In addition, he advises international retailers and fashion brands as well as restaurant chains on commercial landlord and tenant law and corporate law, starting from their market entry in Germany to their expansion and restructuring.

Nicolas is recognized by Best Lawyers in Germany for Real Estate.

PROFESSIONAL BACKGROUND

Nicolas joined the firm as a partner in July 2021. He has some 10 years' experience as a lawyer, working for international law firms Orrick, Herrington & Sutcliffe and Eversheds Sutherland in the areas of real estate and corporate law. He studied law and received his doctorate as Doctor iuris at the University of Passau. He took his second state examination in Munich.

ACHIEVEMENTS

- Recognised by *The Legal 500 EMEA* as a Recommended Lawyer for Real Estate in Germany, 2024-2025
- Recognised in *The Best Lawyers in Germany*™ for Real Estate

EDUCATION

- Second Legal State Exam, Munich, 2009
- Dr. iur., University of Passau, 2015
- First Legal State Exam, Passau, 2007

LANGUAGES

- English
- German

THOUGHT LEADERSHIP *POWERED BY HUB*

- 20 September 2022, Annual Real Estate Breakfast Seminar

OTHER PUBLICATIONS

- On the guarantor status from responsibility for spaces and properties, Studien zum Strafrecht - Band 71, Nomos Verlag Baden-Baden, 2015; also Ph.D. thesis, University of Passau, 2015.
- BGH on the incorrectness of the prospectus of Deutsche Telekom AG in the third IPO (with RA Dr. Timo Holzborn), in: Der Betrieb, Handelsblatt Fachmedien, issue 41, 2015, p. 2375 et seq.
- Allocation of operating costs - Special features for commercial spaces in shopping centers, in: Immobilienfaktor, Frankfurter Allgemeine Zeitung - Institute for Management, Market and Media Information, issue 3, 2013, p. 27 ff.
- The new regulation of Sec. 32 Federal Data Protection Act (Bundesdatenschutzgesetz, BDSG) on the use of personal employee data using the example of Deutsche Bahn AG, in: Multimedia und Recht MMR, Verlag C.H. Beck, issue 6, 2010, p. 379 ff.
- On the admissibility of computer-controlled voting devices, in: Zeitschrift für Rechtspolitik ZRP, Verlag C.H. Beck, issue 8, 2009, p. 242 f.

NEWS & EVENTS

- 4 - 6 October 2023, EXPO REAL 2023: International Trade Fair for Real Estate and Investment, Hosted by Messe München GmbH
- 22 June 2023, Nearly 50 K&L Gates Lawyers Throughout Europe Recognized in 2024 Best Lawyers, Ones to Watch Editions
- 4-6 October 2022, EXPO REAL: International Trade Fair for Property and Investment, Hosted by Messe München
- 2 July 2021, K&L Gates Strengthens Real Estate Practice With Addition of Nine-Lawyer Team Across Munich and Frankfurt Offices

AREAS OF FOCUS

- Real Estate

INDUSTRIES

- Aviation
- Logistics and Warehousing
- Maritime
- Transportation and Logistics
- Transportation Infrastructure

REPRESENTATIVE EXPERIENCE

- Ongoing real estate law advice to a medium-sized technical building fit-out company.
- Advising a major German bank on the financing of a wind farm project in France.
- Advising a real estate investor in connection with the sale of several retail parks and the liquidation and termination of the respective holding companies.
- Advising a major German bank in connection with the financing of an acquisition of a shopping center in Munich.
- Advising a major German bank in connection with the sale of non-performing loans/NPLs.
- Negotiation of agreements to provide collateral to German subsidiaries of an international industrial company to secure a loan.
- Advising a major international bank in connection with a loan agreement for the refinancing of the German real estate portfolio.
- Advising an international fund on the acquisition of a portfolio of 30 commercial properties.
- Advising on the establishment of a corporate structure of the world's largest online used car retailer and the financing of the business model.
- Ongoing real estate law advice to a German insurance company.
- Advising a German insurance company on the restructuring of its real estate portfolio.
- Advising a Dutch family office on its investment in German commercial real estate.
- Advising a Dutch fashion retail chain on its market entry in Germany.
- Advising a Chinese technology company on the sale of its headquarters in Unterhaching near Munich.
- Advising an American as well as a British retail chain on their entry into the German market and leasing of several retail spaces.

- Lease and real estate law advice to the world's largest supplier and service provider for airlines on its expansion into Germany and the opening of locations at Frankfurt International Airport, Berlin Brandenburg International *Willy Brandt*, Berlin Tegel, Munich *Franz-Josef Strauß*.
- Advising a U.S. aircraft manufacturer on project development and leasing of logistics sites and "chemical warehouse" specialty real estate.
- Advised a national real estate developer on a joint venture agreement to restructure a commercial area into a residential area.
- Advising a Swedish retail chain on the restructuring and reorganization of its business operations and the "lease-off" of several retail spaces.
- Global logistics company on a variety of BTS project developments and commercial leases for logistics space.