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PUBLIC VERSION

Macquarie Real Estate Management
(Australia) Limited
50 Martin Place
Sydney NSW 2000
Australia

C.P.G. van Oostrom Beheer B.V.
Roemer Visscherstraat 50 H
1054 EZ Amsterdam
The Netherlands

Subject: **Case M.10605 – MACQUARIE REAL ESTATE / CPG VAN OOSTROM BEHEER / EDGE**
Commission decision pursuant to Article 6(1)(b) of Council Regulation (EC) No 139/2004[1] and Article 57 of the Agreement on the European Economic Area[2]

Dear Sir or Madam,

1. On 9 February 2022, the European Commission received notification of a proposed concentration pursuant to Article 4 of the Merger Regulation by which Macquarie Real Estate Management (Australia) Limited ('Macquarie', Australia), belonging to Macquarie Group (Australia), and C.P.G. van Oostrom Beheer B.V. ('CPG', the Netherlands) will acquire within the meaning of Articles 3(1)(b) and 3(4) of the Merger Regulation joint control of EDGE Real Estate B.V. ('EDGE', the Netherlands), currently solely controlled by CPG, by way of purchase of shares.[3]

2. The business activities of the undertakings concerned are:

   – for Macquarie: real estate asset management. Macquarie belongs to Macquarie Group, a global investment, banking and financial services provider,

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1 OJ L 24, 29.1.2004, p. 1 (the 'Merger Regulation'). With effect from 1 December 2009, the Treaty on the Functioning of the European Union ('TFEU') has introduced certain changes, such as the replacement of 'Community' by 'Union' and 'common market' by 'internal market'. The terminology of the TFEU will be used throughout this decision.

2 OJ L 1, 3.1.1994, p. 3 (the 'EEA Agreement').

3 Publication in the Official Journal of the European Union No C 76, 17.2.2022, p. 7.

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– for CPG: besides its shareholding in EDGE, CPG has no additional relevant economic activities,

– for EDGE: real estate developer. EDGE is also active in the offering of (i) flexible workspaces and related services in EDGE-developed buildings and (ii) software as a service solution to optimise building performance.

3. After examination of the notification, the European Commission has concluded that the notified operation falls within the scope of the Merger Regulation and of paragraph 5(c) of the Commission Notice on a simplified procedure for treatment of certain concentrations under Council Regulation (EC) No 139/2004.[4]

4. For the reasons set out in the Notice on a simplified procedure, the European Commission has decided not to oppose the notified operation and to declare it compatible with the internal market and with the EEA Agreement. This decision is adopted in application of Article 6(1)(b) of the Merger Regulation and Article 57 of the EEA Agreement.

For the Commission

(Signed)
Olivier GUERSENT
Director-General

4 OJ C 366, 14.12.2013, p. 5.