EUROPEAN COMMISSION

Brussels, 7.10.2024
C(2024) 7099 final

PUBLIC VERSION

ALFI RE
Verovškova ulica 55A
1000 Ljubljana
Slovenia

ERSTE d.o.o.
Ulica Ivana Lučića 2/A
10000 Zagreb
Croatia

Subject: **Case M.11687 - ALFI RE / ERSTE / PLANET KOPER**
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 13 September 2024, the European Commission received notification of a proposed concentration pursuant to Article 4 of the Merger Regulation, by which ALFI RE, upravljanje alternativnih investicijskih skladov, d.o.o. ('ALFI RE', Slovenia), ultimately controlled by Matjaž Filipič and Bojan Kunovar, and ERSTE d.o.o. – društvo za upravljanje obveznim i dobrovoljnim mirovinskim fondovima ('ERSTE d.o.o.', Croatia), controlled by Erste Group Bank AG ('Erste Group Bank', Austria) will acquire within the meaning of Article 3(1)(b) and 3(4) of the Merger Regulation joint control of the shopping center Planet Koper, located in Koper, Slovenia ('Planet Koper'), by way of purchase of assets. ([3])

(2) The business activities of the undertakings concerned are the following:

– ALFI RE invests in commercial real estate, predominantly located in Slovenia and Croatia. It is part of the ALFI Group, a regional group of alternative investment funds. In turn, ALFI Group is part of the KF Finance Group, which besides management of alternative investment funds, combines companies

([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]) OJ C, C/2024/5759, 24.9.2024.

active in the field of debt collection and credit reporting, non-performing loans servicing, accounting as well as financial consulting and valuation,

– ERSTE d.o.o. manages mandatory and voluntary pension funds, while being part of the ERSTE Group, a provider of services in retail and corporate banking, capital markets, public sector and interbank business.

(3) The business activities of Planet Koper comprise of a shopping center which combines retail outlets with local and international brands, as well as a supermarket, dining options and a cinema.

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

(5) For the reasons set out in the Notice on a simplified treatment, 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 160, 5.5.2023, p. 1 (the 'Notice on a simplified treatment').