EUROPEAN COMMISSION

Brussels, 31.7.2024
C(2024) 5636 final

PUBLIC VERSION

Fastighets AB Balder
Box 53 121
400 15 Göteborg
Sweden

Folksam ömsesidig livförsäkring,
Folksam Tjänstepension AB,
KPA Tjänstepensionsförsäkring AB (publ.) and
Folksam ömsesidig sakförsäkring
Att: Kapitalförvaltning och hållbarhet,
Bohusgatan 14
116 67 Stockholm
Sweden

Subject: **Case M.11547 - FASTIGHETS BALDER / FOLKSAM ENTITIES / SINOMA FASTIGHETS**
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 4 July 2024, the European Commission received notification of a proposed concentration pursuant to Article 4 of the Merger Regulation, by which Fastighets AB Balder ('Balder', Sweden) and Folksam ömsesidig livförsäkring, Folksam Tjänstepension AB, KPA Tjänstepensionsförsäkring AB (publ.) and Folksam ömsesidig sakförsäkring (jointly 'Folksam', Sweden) will acquire within the meaning of Articles 3(1)(b) and 3(4) of the Merger Regulation joint control of Sinoma Fastighets AB ('Sinoma', Sweden), currently solely controlled by Folksam. The concentration is accomplished by way of purchase of shares by Balder. ([3])

([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/2024/4502, 11.7.2024.

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

- for Balder: owning, managing, and developing residential and commercial properties, including hotels, along with new construction projects in Sweden,
- for Folksam: life and non-life insurance, pensions insurance and a variety of solutions for pension savings and other long-term savings in Sweden,
- for Sinoma: acquiring, managing, refining, and owning real estate and securities, with a focus on light industrial, warehouse/logistics, and office properties in Sweden.

(3) After examination of the notification, the European Commission concludes that the notified concentration 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])

(4) For the reasons set out in the Notice on a simplified treatment, the European Commission has decided not to oppose the notified concentration 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').