EUROPEAN COMMISSION

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PUBLIC VERSION

Harng Central Department Store Limited
14th floor, Central Chidlom Tower
22 Soi Somkid Ploenchit Road,
Lumpini, Pathumwan
Bangkok 10330
Thailand

Subject: **Case M.11553 – CENTRAL / BERLIN PROPERTY**
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 8 May 2024, the European Commission received notification of a proposed concentration pursuant to Article 4 of the Merger Regulation, by which Harng Central Department Store Limited ("Central Group", Thailand) will acquire within the meaning of Article 3(1)(b) of the Merger Regulation sole control of the whole of Berlin, Tauentzienstraße 21-24 Immobilien GmbH & Co. KG (the "Berlin Property", Germany) by way of purchase of shares. ([3])

(2) As the transaction follows a previously approved transaction between the same undertakings by which Central Group acquired within the meaning of Article3(1)(b) of the Merger Regulation control of the whole of Cambridge Retail Group Holding Limited (United Kingdom) ([4]), a group active in the retail of non-food products, the previously approved transaction and the proposed transaction are to be treated as one and the same concentration arising on the date of the last transaction in accordance with Article 5(2) second sub-paragraph of the Merger Regulation.

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

– Central Group is active in merchandising, real estate, retailing, hospitality and restaurants. In the EU, Central is active in the retail sector in Italy (La Rinascente

([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/2024/3260, 21.5.2024.
([4]) M.11370 CENTRAL / SELFRIDGES.

Spa), in Germany (the KaDeWe Group) and in Denmark (Illum A/S). Central also conducts property development activities in the real estate business in the EU,

– The Berlin Property is the legal and beneficial owner of the real estate property in Passauer Straße 39 – 43 / Tauentzienstraße 21 – 24 / Ansbacher Straße 26/28, registered in the land register of Schöneberg, held with the local court (Amtsgericht) of Schöneberg, folio 13350, plot 48/3. The property is leased to KaDeWe Group under long-term lease contract. KaDeWe Group operates its Berlin brick-and-mortar retail store on the property.

(4) After examination of the notification, the European Commission has concluded that the notified operation falls within the scope of the Merger Regulation as a result of the operation of Article 5(2) subparagraph 2 of the Merger Regulation and of paragraph 5(d) of the Commission Notice on a simplified treatment for certain concentrations under Council Regulation (EC) No 139/2004. ([5])

(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

([5]) OJ C 160, 5.5.2023, p. 1 (the 'Notice on a simplified treatment').