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## **M.10605 - MACQUARIE REAL ESTATE / CPG VAN OOSTROM BEHEER / EDGE**

### **SECTION 1.2**

#### **Description of the concentration**

On 9 February 2022, the European Commission received a notification of a proposed acquisition of joint control by Macquarie Real - Estate Management (Australia) Limited (**MREMAL**) and C.P.G. van Oostrom Beheer B.V. (the **Founder**) over EDGE Real Estate B.V. (**EDGE**) within the meaning of Article 3(1)(b) and 3(4) EUMR (the **Transaction**). The Transaction will be implemented through the (indirect) acquisition of shares in EDGE via a subscription and share transfer agreement (**SSTA**).

MREMAL, incorporated in Sydney, Australia, is part of the Macquarie Group, a global investment, banking and financial services provider, the ultimate parent company of which is Macquarie Group Limited (**Macquarie**), an Australian company. Macquarie is also the ultimate parent company of MREMAL, which is an entity within the asset management division of the Macquarie Group, Macquarie Asset Management (**MAM**). MAM focuses on funds management and investing in specialist real estate platforms. MAM has over USD 14 billion of assets under management across a portfolio of more than 480 office, logistics, retail and residential assets in the United States, Central and South America, United Kingdom, Europe, China, South East Asia, Australia and New Zealand. While MREMAL currently does manage real estate investments within the EU, other entities belonging to the MAM operating group do. The real estate division's global network of over more than 200 real estate professionals manages real estate assets on behalf of third parties that are meeting the demands of growing cities, i.e. workplaces, modern living environments and optimised supply chains.

MREMAL is pursuing the Transaction in its capacity as the portfolio manager of Macquarie Real Estate Partners SCSP (**MREP**), a fund managed by MAM. MREMAL, in addition to its portfolio management role for MREP, is currently the manager of an opportunistic real estate venture with AUD 1.1 billion of equity commitments targeting investments in developed markets in Asia-Pacific. Across MREP and such venture, there are investment committee-approved commitments to invest in real estate or real estate-related assets or businesses (in addition to the prospective investment in EDGE) in the US, Australia, New Zealand, China, Japan and Singapore.

Besides its shareholding in EDGE, the Founder has no additional relevant economic group activities. The Founder has its place of incorporation in Rotterdam, the Netherlands.

EDGE, incorporated in Rotterdam, the Netherlands, is a European sustainable real estate developer with offices in the Netherlands, Germany, Luxembourg and the United Kingdom. In addition, EDGE has certain ancillary activities relating to (i) the offering of flexible workspaces and related services in EDGE-developed buildings and (ii) the provision of a software as a service (SaaS) solution to optimize building performance.