



C/2026/1945

27.3.2026

Prior notification of a concentration

(Case M.12317 – RAIFFEISEN-HOLDING NIEDERÖSTERREICH-WIEN / RAIFFEISENLANDESBANK OBERÖSTERREICH / BUSINESS CENTER MUTHGASSE)

Candidate case for simplified procedure

(Text with EEA relevance)

(C/2026/1945)

1. On 19 March 2026, the Commission received notification of a proposed concentration pursuant to Article 4 of Council Regulation (EC) No 139/2004 ⁽¹⁾.

This notification concerns the following undertakings:

- Raiffeisen Immobilien Bauträger GmbH ('Raiffeisen Immo', Austria), controlled by RAIFFEISEN-HOLDING NIEDERÖSTERREICH-WIEN registrierte Genossenschaft mit beschränkter Haftung ('RHO NÖ-W', Austria),
- RealBestand Immobilien GmbH & Co KG ('RealBestand', Austria), controlled by Raiffeisenlandesbank Oberösterreich Aktiengesellschaft ('RLB OÖ', Austria),
- Business Center Muthgasse (Austria), controlled by Deka Immobilien Investment GmbH (Germany).

RHO NÖ-W and RLB OÖ will acquire within the meaning of Article 3(1)(b) of the Merger Regulation joint control of the whole of Business Center Muthgasse.

The concentration is accomplished by way of purchase of assets.

2. The business activities of the undertakings concerned are the following:

- RHO NÖ-W is a holding company with investments in the sectors of agriculture, banking, media and infrastructure. While RHO NÖ-W is focused primarily on Austria, it also has operations across the EU and internationally.

Raiffeisen Immo is a housing development company within RHO NÖ-W. It also buys and manages investment properties, primarily in Austria (East Austria),

- RLB OÖ is a credit institution and the central institution of the Raiffeisen Banking Group in Upper Austria. In addition to its core banking business, RLB OÖ also holds an investment portfolio in four key areas: Banks & Financial Institutions, Outsourcing & Banking-Related Equity Investments, Real Estate, and Opportunity & Partner Capital.

RealBestand is a holding company for real estate investments with a focus on Austria (Upper Austria, Salzburg, and Vienna),

- Business Center Muthgasse is an office building in Austria (Vienna) with office spaces of different sizes for lease.

3. On preliminary examination, the Commission finds that the notified transaction could fall within the scope of the Merger Regulation. However, the final decision on this point is reserved.

Pursuant to the Commission Notice on a simplified treatment for certain concentrations under Council Regulation (EC) No 139/2004 on the control of concentrations between undertakings ⁽²⁾, it should be noted that this case is a candidate for treatment under the procedure set out in the Notice.

⁽¹⁾ OJ L 24, 29.1.2004, p. 1 (the 'Merger Regulation').

⁽²⁾ OJ C 160, 5.5.2023, p. 1.

4. The Commission invites interested third parties to submit their possible observations on the proposed concentration to the Commission.

Observations must reach the Commission not later than 10 days following the date of this publication. The following reference should always be specified:

M.12317 – RAIFFEISEN-HOLDING NIEDERÖSTERREICH-WIEN / RAIFFEISENLANDESBANK OBERÖSTERREICH / BUSINESS CENTER MUTHGASSE

Observations can be sent to the Commission by email or by post. Please use the contact details below:

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