

Notice

Real estate companies

External transactions

Pursuant to section 67 et seq of the Foreign Trade and Payments Regulation (*Aussenwirtschaftsverordnung*), payments for external transactions relating to the purchase or sale as well as the administration of real estate in Germany and abroad are to be reported as follows using Annex Z4 to the Foreign Trade and Payments Regulation.

Real estate abroad

| Transactions | Purpose of payment | Code |
|--|--|------------|
| Acquisition or disposal of land and buildings abroad | Purchase/sale real estate abroad | 232 |
| Acquisition or disposal of stakes in closed-end real estate funds issued abroad in the form of limited partnerships | Purchase/sale stakes in closed-end real estate funds – abroad | 232 |
| Tax payments payable in connection with the purchase or sale of real estate abroad (eg real estate acquisition tax or VAT) | eg real estate acquisition tax | 232 |
| Refund of, for example, real estate acquisition tax or VAT on real estate purchases and sales abroad | eg real estate acquisition tax refund | 232 |
| Rental income from land and buildings located abroad | Rental income from real estate abroad | 280 |
| Payment of foreign taxes on rental income | Foreign taxes on rent | 810 |
| Payments for additional costs , eg refuse disposal, heating or caretaker costs, that are reimbursed by the tenants are to be regarded as a transit item and not reported. | - | - |
| Refund of foreign taxes on rental income | Refund of foreign taxes on rent | 810 |
| Repairs to real estate abroad (maintenance and repair costs) | Repairs to buildings abroad | 561 |
| Payments to administrators abroad for the technical, administrative and commercial handling of the real estate objects, for operating costs etc | Administration costs of one's own real estate abroad | 556 |
| Rental expenses for land and buildings abroad | Rent for real estate abroad | 594 |

Real estate in Germany

| Transactions | Purpose of payment | Code |
|---|--|-------------|
| Acquisition or disposal of land and buildings located in Germany | Purchase/sale real estate in Germany | 272 |
| Acquisition or disposal of stakes in closed-end real estate funds issued in Germany in the form of limited partnerships | Purchase/sale stakes in closed-end real estate funds – in Germany | 272 |
| Construction work carried out by non-residents on real estate in Germany for construction sites lasting less than 1 year (excluding goods imports) | Construction work in Germany – less than 1 year | 570 |
| Construction work carried out by non-residents on real estate in Germany for construction sites lasting more than 1 year (excluding goods imports) | Construction work in Germany – more than 1 year | 569 |
| Rental expenses for real estate located in Germany | Rental expenses for real estate in Germany | 280 |
| Rental income from non-residents (eg ECB) for real estate located in Germany | Rental income from real estate in Germany | 594 |

Other reporting data

| Transactions | Purpose of payment | Code |
|---|--|-------------|
| Architects' fees | Architectural services | 554 |
| Technical advice and planning | Engineering services | 555 |
| Land surveying, cartography | Technical Services | 553 |
| Fees for eg lawyers, notaries | Legal services | 536 |
| Auditing, accounting, tax consultancy | Auditing, accounting, tax consultancy | 546 |
| Management consultants | Commercial services | 556 |
| Fees for management, organisation etc and administrative costs of one's own real estate abroad | Business services | 571 |
| Commission, eg on real estate brokerage | Commission | 523 |
| Fees for financial services, eg bank and other commission fees, safe custody account fees, broker fees, account fees, costs of financial consultancy, asset management and credit brokering | Financial services | 533 |

| Transactions | Purpose of payment | Code |
|---|--|-------------|
| Payments to subsidiaries for services which, as components of indirect costs, are assumed directly by the parent company | Report payment under the respective service | - |
| Payments to the parent company/parent organisation for proportional expenditure such as general administrative costs (group transfer) | Report payment under the respective service | - |

Information on external sector reporting

Hotline: 0800 1234 111 (freephone – only available if call is made from a German landline)
Internet: www.bundesbank.de under Service/Reporting systems/External sector statistics
Newsletter (in German): www.bundesbank.de under Service/Newsletter (category: Meldewesen Aussenwirtschaft)
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