

Notice
External transactions

Real estate companies

Pursuant to section 59 et seq of the Foreign Trade and Payments Regulation (AWV), 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 the forms "Annex Z 1 to AWV" or "Annex Z 4 to AWV".

Real estate in *foreign economic territories*

Transactions	Purpose of payment	Code
Purchase or sale of land and buildings in foreign economic territories	Purchase/sale real estate abroad	232
Purchase or sale of stakes in closed-end real estate funds issued abroad in the form of limited partnerships, where the investor acquires a holding of less than 10%	Purchase/sale stakes in closed-end real estate funds – abroad (less than 10%)	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 for 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 external taxes on rental income	External taxes on rent	810
Payments for additional costs , eg for refuse disposal, heating or caretaker costs, which are reimbursed by the tenants, are to be seen as a transit item and not be reported. If a payment is made using the Z 1 form, the purpose of payment should be specified as a " transit item " with code " 900 ".	—	—
Refund of external taxes on rental income	Refund of external taxes on rent	810
Repairs of real estate abroad (maintenance and repair costs)	Repairs of buildings abroad	561
Payments to administrators abroad for the technical, official and commercial handling of the real estate objects, for operating costs, etc	Administration costs of one's own real estate abroad	516
Rental expenses for land and buildings abroad	Rent for real estate abroad	594

Real estate in Germany

Transactions	Purpose of payment	Code
Purchase or sale of land and buildings located in Germany	Purchase/sale real estate in Germany	272
Purchase or sale of stakes in closed-end real estate funds issued in Germany in the form of limited partnerships, where the investor acquires a holding of less than 10%	Purchase/sale stakes in closed-end real estate funds – Germany (less than 10%)	272
Construction work on real estate in Germany by non-residents (excluding imports of goods)	Construction work in Germany	570
Rental expenses for real estate located in Germany	Rent 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, technical advice and planning	Technical services	512
IT services	IT services	513
Fees for lawyers, notaries, tax consultants, corporate consultants etc	Freelance work	514
Fees for management, organisation etc and administrative costs of one's own real estate abroad	Commercial services	516
Commission on real estate brokerage, for example	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

Other reporting data cont'd

Transactions	Purpose of payment	Code
Payments to subsidiaries for services which, as components of indirect costs, are assumed directly by the parent company	Grant payment	530
Payments to the parent company/parent organisation for proportional expenditure such as general administrative costs (group transfer)	Overhead expenses	531

Contact

Further information may be obtained from the Service Centre 'Außenwirtschaftsstatistik', 55148 Mainz, Germany, as well as from the Deutsche Bundesbank, Balance of Payments Statistics Division, International Investment Position, Postfach 30 09, 55020 Mainz, Germany.

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Newsletter (in German): registration on the website under "Meldewesen → Newsletter" (category: Außenwirtschaft)