

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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