

Comparative summary table of European REIT regimes

Country	Enactment year	 Authorisation	 Legal form	 Registered seat	 Foreign REIT equivalence	 Local branch/subsidiary of a foreign REIT	 Minimum share capital	 Listing mandatory	 Shareholder requirements	 Free float requirement	 Activity test (including development)	 Income test	 Leverage	 Profit distribution
 BELGIUM (B-REIT)	1995	A license from the FSMA is required	Public limited liability company	Statutory seat and general management of the BE-REIT must be located in Belgium	A foreign REIT cannot benefit from a passporting regime	A local branch of a foreign REIT cannot benefit from the regime	The required minimum share capital amounts to EUR 1.20 million	YES	No requirements either for domestic or foreign shareholders	All shares of a Belgian BE-REIT must be listed on a stock exchange, with a minimum of 30% free float	The principal activity must be the active management of real estate assets A maximum of 20% of the total assets can be invested in one real estate project Development allowed but cannot be sold before, during or within 5 years of completion (no promotion)	No requirements	LTV ratio limited to 65% of assets (33% under specific conditions) Interest expenses limited to 80% of the total income Mortgage limited to 50% of the global fair value of the "immovable property" (75% for each "immovable property" mortgaged)	80% of net profit of the operative income to be distributed annually Capital gains are not included in the distribution obligation, provided the capital gains are reinvested within four years
 BULGARIA (SPIC)	2003	A license from the FSC is required	Joint-stock company	Registered seat and address of management must be in Bulgaria	A foreign REIT cannot benefit from a passporting regime	A local branch of a foreign REIT cannot benefit from the regime	The minimum share capital will convert from BGN 500,000 to EUR 250,000 upon Bulgaria's accession to the eurozone	YES	Maximum 50 founders allowed for a SPIC Same requirements for foreign shareholders	No requirements	Main activity (at least 70% of total assets) is (1) limited to purchasing real estate, carrying out real-estate construction and improvements; and (2) raising funds by issuing securities	The primary business activity (see activity test) must generate a minimum of 70% of the gross proceeds for the respective financial year	Short-term loans cannot exceed 20% of income-generating asset	90% of the net income of the year must be distributed within 12 months following the financial year in which the profit was incurred (6-month interim dividends also possible under certain conditions) Special rules apply for capital gains
 FINLAND	2010	An application for REIT status must be filed with the Finnish tax authorities	Private or public limited company (only public may be listed)	Must be incorporated in Finland	A foreign REIT cannot benefit from a passporting regime	No information	The minimum share capital is EUR 5 million	YES	A shareholder should not own 10% or more of the share capital Same requirements for foreign shareholders	No requirements	No other activities than renting of property (at least 80% of total assets) Development for its own account is allowed. Certain ancillary activities permitted	At least 80% of the net income must be derived from the renting of residential property	Total liabilities may not exceed 80% of the total assets	90% of the net income must be distributed for each financial period Realised capital gains included in the distribution obligation
 FRANCE (SIIC)	2003	An election letter with the French tax authorities must be filled	Joint-stock company or simplified stock company Partnership limited by shares	No requirement for the parent company to be incorporated under French law, but a permanent establishment is required	Possible provided that specific conditions are met	Possible for a subsidiary to benefit from the regime provided that specific conditions are met	The share capital of the listed parent company must amount to at least EUR 15 million	YES	Shareholders must not hold more than 60% of share capital or voting rights except for subsidiaries of a SIIC parent company At the time of the election, 15% of the share capital and voting rights must be held by shareholders, who individually own fewer than 2% Same requirements for foreign shareholders	No specific information other than the 15% requirement at the time of the election outlined in the shareholders' requirements section	Principal activity restricted to property acquisition and/or construction with the aim of renting out the property as well as direct or indirect portfolio investments in partnerships Ancillary activities such as real estate development or brokerage must not exceed 20% of the SIIC's assets gross book value	No requirements	No leverage restrictions but several interest deduction limitation rules may apply, subject to general French interest deduction limits	At least 95% of the tax-exempt profits derived from qualifying leasing activities to be distributed before the end of the tax year At least 70% of the capital gains must be distributed before the end of the second tax year 100% of the dividends received from the SIIC's subsidiaries that have elected for the SIIC regime must be distributed before the end of the tax year
 GERMANY (G-REIT)	2007	Registration with the Commercial Register is required (for a pre-REIT, registration with the Federal Central Tax Office)	Joint-stock company	Corporate seat and place of management must be in Germany	A foreign REIT cannot benefit from a passporting regime	No information	A G-REIT must have a share capital of at least EUR 15 million	YES	15% of the shares must be widely held by at least 6 shareholders (25% at the time of IPO) A shareholder is not allowed to own directly 10% or more of the shares or the voting rights of the company Same requirements for foreign shareholders	No specific information other than the 15% requirement (25% at the time of IPO) outlined in the shareholders' requirements section	A minimum of 75% of total assets must be immovable property (excluding pre-Jan 1, 2017), with the primary focus on rental activities or immovable property disposal, and secondary activities, like development, permitted through wholly owned subsidiary, not exceeding 20% of gross earnings	At least 75% of its gross earnings must derive from rental, leasing, letting and disposal of immovable property	The equity must equal at least 45% of the total asset value of immovable property	90% of the net income must be distributed until the end of the following business year Up to half of the proceeds from capital gains can be transferred to a reserve (distributable profits to be reduced accordingly)
 GREECE (REIC)	1999	A license from the HCMC is required	Public limited company	Statutory seat must in Greece	A foreign REIT cannot benefit from a passporting regime	No information It is worth noting that it is not allowed for any foreign managing company, including an EU-based company, to serve as the manager of a Greek REIC	The required minimum share capital amounts to EUR 40 million	YES	None. It is worth noting that transfer of REIC's real property to shareholders, founders, board members and CEOs and their relatives is forbidden No difference between resident and non-resident shareholders in regard to ownership (status, shareholding percentage, etc.)	No requirements	Main activity (at least 70%) must consist of managing a portfolio of real estate, certain capital means and interests in other SAs who invest in real property Investment in buildings under development is only allowed if the cost of development does not exceed 40% of the REIC's investment assets	No requirements	Overall leverage must not exceed 75% of the REIC's total assets. Leverage linked to development property must not exceed 40% of the value of the real estate under development Specific 10% of the total net equity rule for the purchase of real estate	50% of its annual net profits must be distributed annually No distribution obligation for capital gains Distribution of a smaller percentage or no distribution at all possible pursuant to a shareholders' meeting
 HUNGARY (REIT)	2011	Registration at the Hungarian tax authorities is required	Public limited company	Statutory seat must be in Hungary	A foreign REIT cannot benefit from a passporting regime	No information	The minimum share capital is HUF 5 billion (~EUR 13.5 million)	YES	At least 25% of the shares should be owned by minority shareholders (below 5% each) Limitations for banks and insurance companies, and other REITs Same requirements for foreign shareholders	As a general rule, 25% of the shares should be traded on controlled financial markets	The activities of a REIT (at least 70%) or its subsidiary SPV should be limited in the territory of Hungary to (1) the sale of their own real estate (2) the rental and operation of their own real estate (3) property management and facility management (4) asset management and (5) real estate project development	No requirements	Debt is limited to 65% of the value of the real estate assets	Expected dividends (stipulated in the deed of foundation) to be distributed annually, 30 trading days after the annual report If expected dividends are not reached, at least 90% of the distributable monetary assets (DMAs) must be distributed SPVs must distribute 100% of their DMAs, which may include capital gains
 IRELAND	2013	Filing a notice with the Irish Revenue Commissioners is required	Public limited company	The REIT or principal company of a Group REIT must be an Irish tax resident and Irish incorporated company	A foreign REIT cannot benefit from a passporting regime	No specific information It is worth noting that a foreign tax resident company may be considered part of a Group REIT	Public limited companies must have a nominal value of share capital of not less than EUR 25,000	YES	The REIT cannot be a 'close' company, e.g. controlled by five or fewer shareholders, excepted if 35% of voting power are 'held by the public' A single corporate shareholder may not own 10% or more of the shares/voting rights Same requirements for foreign shareholders	No specific information, other than the ones outlined in the shareholders' requirements section	Principal activity must be property rental business (at least 75% of total assets) and must consist of at least three properties. Property development for rental business purposes is allowed Non-property rental business allowed provided that the income test is met	At least 75% of the aggregate income of the REIT or Group REIT must derive from carrying on a property rental business	The REIT or Group REIT must maintain a profit/financing ratio of at least 1.25:1 Debt shall not exceed 50% of the market value of the assets of the REIT/Group REIT	85% of property income must be distributed to shareholders on or before the tax return filing date for the relevant accounting period Capital gains must be reinvested or distributed within 24 months, after which it forms part of property income

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ITALY (SIIQ) 	2007	Registration at the Italian Revenue Agency is required	Joint-stock company	Statutory seat must be located in Italy	A foreign REIT cannot benefit from a passporting regime	Possible for a branch to benefit from the regime provided that specific conditions are met	The ordinary listing requirements in respect of share capital are applicable to SIIQs	YES	At least 25% of the shares must be 'widely held' A single shareholder is not allowed to own more than 60% of voting rights and profit participation rights Same requirements for foreign shareholders	25% free-floating threshold (not applicable to companies already listed on regulated markets)	Main activity (at least 80%) must consist of (1) real estate properties to be leased (2) participations accounted as fixed assets in SIIQs/SIIN-Qs/ Italian real estate investment funds whose real estate assets held for lease or participation in those are at least 80% of the total assets. Assets under construction or subject to renovation works included if intended to be leased	At least 80% of SIIQ's income must be (1) proceeds from lease activity (2) dividends from leasing activity participations in SIIQs/ SIINQs/Qualifying REIFs (3) capital gains realised on the disposal of real estate properties held for lease or of participations in SIIQs/SIIN- Qs/ Qualifying REIFs	The leverage cannot exceed the ratio resulting from the company's by-law	70% of net profits deriving from the leasing activity must be distributed annually At least 50% of net capital gains realised on the disposal of real estate properties must be distributed within the two years following the disposal
LITHUANIA 	2008	A license from the bank of Lithuania is required	Must be structured as either an investment company or an investment fund, managed by a management company. The management company must possess the legal structure of a joint-stock company, limited liability company, or partnership, depending on the REIT's status	Registered seat and general management must be located in Lithuania	A foreign REIT can be recognised if it adheres to the activity and prudential requirements specified in the legislation of either its home Member State or the third country where the REIT management company operates	A branch can be established locally, but it must adhere to the operational requirements outlined in the legislation of the Republic of Lithuania on general interests	The REIT for non-professional investors, REIT for informed investors and REIT for professional investors are subject to different share capital	NO	No requirements either for domestic or foreign shareholders	No requirements	The REIT for non-professional investors is allowed to invest in land, buildings and/ or premises constituting separate real estate objects and other tangible assets that are necessary for the operations related to real estate. No more than 20% of its net assets in real estate under development For informed investors, it is required that the investments be made in assets specified within the REIT's establishment documents	No requirements	Leverage for REIT for non-professional investors is limited to 50% of the value of the real estate Leverage conditions for REIT for informed and professional investors specified within the REIT's incorporation documents	No legal requirements for profit distribution The procedure of payment of dividends to investors (periodicity, the share of income allocated for dividends) must be defined in the bylaws or investment rules of the REIT
NETHERLANDS (FBI) 	1969	Application for the FBI regime through election in the corporate income tax return is required	(1) Dutch public limited liability company (NV) (2) Dutch private limited liability company (BV) (3) Open-ended mutual investment fund (FGR) (4) Comparable foreign legal entity	Comparable foreign legal entities are not required to have Dutch residency, but they should be liable to Dutch corporate income tax	Possible provided that specific conditions are met	Possible for a branch to benefit from the regime provided that specific conditions are met	Minimum capital requirements do follow Dutch company law and are as follows for the various Dutch entities: BV: none NV: EUR 45,000 FGR: none	NO Not required but offers less restrictive shareholders requirements	If entity listed or regulated: (1) a single corporate entity must not possess 45% or more of the shares (2) one single individual may not hold 25% or more of the shares. If not listed or licensed: (1) individuals/non-taxable corporate entities/ regulated FBIs must own at least 75% of the shares in the FBI (2) one single individual may not hold 5% or more of the shares. In both cases: Dutch corporate entities may not own 25% or more of the shares in the FBI via foreign entities Same requirements for foreign shareholders	No specific information, other than the ones outlined in the shareholders' requirements	As of 1 Jan 2025, an FBI is no longer allowed to invest directly in Dutch real estate. An FBI is still allowed to invest directly in non-Dutch real estate as well as in shares in a regularly taxed subsidiary that owns real estate An FBI is still allowed to hold a regularly taxed subsidiary engaged in real estate development. However, such development company may no longer develop Dutch real estate for the benefit of the FBI. Non-Dutch real estate may still be developed for the benefit of the FBI	No requirements	60% of the tax book value of directly/ indirectly held real estate 20% of the tax book value of all other investments	100% of taxable profit must be distributed within eight months after the end of its financial year Capital gains/losses can be allocated to a tax-free reserve and therefore be excluded from the taxable profit of the FBI and not be subject to the profit distribution obligation
PORTUGAL (SIGI) 	2019	The regime becomes applicable to the company automatically upon fulfillment of the legal requirements	Private limited liability companies by shares	Head office must be in Portugal	A foreign REIT cannot benefit from a passporting regime	Possible for a subsidiary to benefit from the regime provided that specific conditions are met	Minimum share capital of EUR 5 million	YES	Credit institutions, including banks, are only allowed to hold SIGI participations above 25% for a maximum of three or five years Same requirements for foreign shareholders	At least 20% of SIGI's shares must be held by investors with less than 2% voting rights (first three years) Increase to 25% (by the end of the fifth year) Additional free float requirements may vary based on the stock exchange rules	At least 80% of the total assets must comprise the value of rights over real estate assets and holdings and at least 75% of the total assets must comprise the value of rights over real estate assets subject to a lease SIGIs can also invest in development and urban regeneration projects	No requirements	A SIGI's indebtedness shall not exceed, at any time, 60% of the SIGI's total assets	90% of profits from dividends on shares or income from participation units must be distributed within nine months following the conclusion of each fiscal year At least 75% of the remaining distributable profits of the financial year must be distributed 75% of the net proceeds from the sale of assets allocated to the core corporate purpose must be reinvested within three years
SPAIN (SOCIMI) 	2009	Notification to the Spanish tax authorities of the decision to apply for the SOCIMI regime, as adopted by the general shareholders' meeting, is required	Listed joint-stock corporation	Statutory seat must be located in Spain	A foreign REIT cannot benefit from a passporting regime	Possible for a subsidiary to benefit from the regime provided that specific conditions are met	Minimum share capital of EUR 5 million	YES	No specific requirements either for domestic or foreign shareholders	Different free float requirements to apply depending on the listing system	At least 80% of the SOCIMI's assets shall consist of (1) urban real estate for rental purposes, plots destined to the development of the real estate for rental purposes (2) holding of shares of other SOCIMI or non-resident REITs with a similar corporate purpose (3) holding of registered shares in the capital stock of Sub-SOCIMI. Ancillary activities allowed if less than 20% of the total SOCIMI's revenues	At least 80% of the SOCIMI's revenue must derive from (1) the lease of qualifying assets or from dividends distributed by qualifying subsidiaries (2) the dividends distributed by qualifying subsidiaries	No restrictions	80% of the profits obtained from rental income and ancillary activities must be distributed within six months of the financial year-end 100% of profits from dividends distributed by qualifying entities must be distributed within one month At least 50% of profits from real estate asset transfers while the remaining 50% must be reinvested in qualifying assets within three years
UNITED KINGDOM 	2006	Filing an election before the conversion takes place is required	Listed closed-ended company	No requirement as to where it is incorporated UK tax residency for the parent company and no tax residency in other jurisdictions. Subsidiaries may have tax residency outside the UK	A foreign REIT cannot benefit from a passporting regime	No specific information It is worth noting that it is possible for a subsidiary to be a member of the UK REIT group provided that specific conditions are met	Normal listing requirements apply for the respective stock exchange where the shares are listed	YES Not mandatory if at least 70% of the shares are owned by one or more institutional investors	A UK REIT cannot be a 'close company', e.g. controlled by five or fewer shareholders. If at least 35% of the shares are owned by the public, not considered as a 'close company' Potential penalties if a single corporate shareholder owns 10% or more of the shares/ voting rights No restrictions for foreign shareholders	No specific information, other than the ones outlined in the shareholders' requirements	At least 75% of a REIT's assets must be used in the property rental business Development by the UK REIT for investment on its own account is permitted Other activities are permitted subject to these restrictions	At least 75% of a REIT's net profits must be derived from the property rental business	Interest expense is limited by the Financing Cost Ratio	90% of tax-property rental profits must be distributed within 12 months of the end of the year Where a REIT invests in another REIT, 100% of PIDs (Property Income Distribution) from other REITs must be distributed within 12 months of the end of the accounting period Capital gains are not included in the distribution obligation