

EN

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Answer given by Ms Albuquerque
on behalf of the European Commission
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There is no dedicated horizontal EU-level framework governing the acquisition of real estate. General oversight requirements of real estate acquisitions, including checks on the source of the capital, are therefore largely within the remit of national laws. When adopting such laws, Member States must respect the EU fundamental freedoms, including the freedom of establishment¹ or under the free movement of capital², as well as the provisions of applicable sectorial legislation.

Under Regulation (EU) 2026/1386³, which sets out the framework for the screening of foreign direct investment 'FDI' applicable as of July 2028, corporate transactions, including in the form of asset deals, will be subject to screening when they raise concerns about potential risks to security or public order. This includes, *inter alia*, transactions with potential risks on the land and property necessary for operations of a critical entity or critical infrastructure, farmland exceeding 10.000 ha, military facilities and other sensitive public facilities in the immediate geographical proximity of an EU target.

Furthermore, the revised EU anti-money laundering framework will significantly enhance transparency of real estate ownership. Article 18 of Directive (EU) 2024/1640⁴ establishes a single access point for real estate information in each Member State. Article 67 of Regulation 2024/1624⁵ requires non-EU legal entities and legal arrangements acquiring EU real estate to submit beneficial ownership information to the central register of the Member State where real estate was acquired. The same requirement applies to non-EU legal entities and legal arrangements that own real estate in the Union that they have acquired after 1 January 2014.

¹ Pursuant to Article 49 of the Treaty on the Functioning of the European Union.

² Pursuant to Article 63 of the Treaty on the Functioning of the European Union.

³ OJ L, 2026/1386, 26.6.2026.

⁴ OJ L, 2024/1640, 19.6.2024.

⁵ OJ L, 2024/1624, 19.6.2024.