

Pressemitteilung

ZIA Welcomes Constructive Position of the European Council on the Implementation of Basel III

Berlin, 09.11.2022 – The German Property Federation ZIA, umbrella organisation of the real estate industry, welcomes yesterday's proposal of the European Council on the implementation of the requirements from Basel III. In its position, the European Council advocates maintaining the transitional relief for residential real estate financing and creditworthy companies without an external rating. In addition, the EU finance ministers called in their statement, among other things, for the exclusion of additional capital requirements for ESG risks, which would also have made it more difficult to grant real estate loans. Tying transitional relief for residential real estate lending to sustainability criteria had previously been floated by European Parliament rapporteur Jonás Fernández (S&D, ES), although the original Basel agreement did not include an ESG reference.

"It is essential to take into account the specifics of European economies and the real estate sector when implementing new capital requirements," said ZIA Vice President Jochen Schenk. From this point of view, the constructive proposal of the European Council is a step in the right direction. "In view of the challenging times and the already collapsing financing volume, this is a positive signal with regard to the upcoming trilogue negotiations. Only pragmatic and contemporary regulations can prevent an artificial credit crunch."

This week, ZIA's senior management discussed Basel and related challenges with senior representatives from the European Commission and the European Parliament in Brussels.