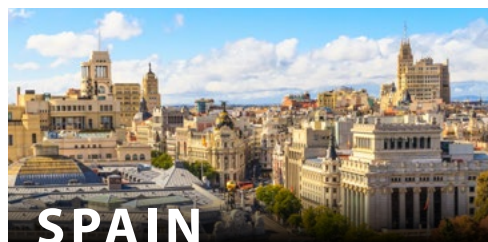
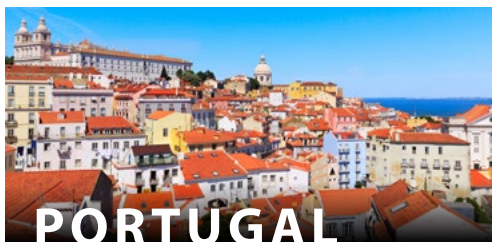


# Property support matrix

Click on a country to view



# AUSTRALIA

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

Protection from eviction: commercial tenants who cannot pay their rent due to Covid-19 are protected from eviction.

Mandatory Code of Conduct: Companies eligible for the JobKeeper program and with less than AUD 50 million in turnover can receive a proportionate discount in rent equal to the percentage reduction in their revenue due to Covid-19. At least 50% of the rent relief must be in the form of a waiver, with the remainder being deferred to after the crisis period and a reasonable recovery period, paid back over 24 months or the remainder of the lease, whichever the greater.



### PROPERTY TAX

Statutory charges and Land tax reduction on a State by State and Council by Council basis, which is to be passed along to the tenants.

The South Australian government announced a 25% reduction in land tax liabilities for the 2019-20 period, when this tax relief is passed on to commercial and residential tenants by landlords.

The Western Australian government has also announced a 25% tax relief to be provided to landlords who reduce rent for their small business tenants who have been affected by coronavirus.



### SERVICE CHARGES

Any reduction in outgoings commensurate with a reduction in services must be passed along to the tenants.



### SALARIES

JobKeeper program: Companies are able to claim AUD 1,500 per employee per fortnight during the pandemic period. Companies must have an Australian entity which is turning over less than AUD 1 billion and has experienced a 30% or greater reduction in revenue as a result of the Covid-19 crisis to be eligible.

**Lockdown Commenced:** 23 March 2020

**Current Expiry / Review Date:** 11 May 2020



Source: Franklin Shanks



## NON-PROPERTY SPECIFIC

- Cash flow assistance for small businesses: Employers will receive a payment equal to 100% of their salary and wages, with a minimum payment of AUD 10,000 to maximum of AUD 50,000. Eligible entities will then receive an additional payment equal to initial cash flow assistance. This means that eligible entities will receive at least AUD 20,000 up to a total of AUD 100,000 tax-free under both payments. Instant asset write-offs have also been increased from 12 March until 30 June 2020, the threshold is increased to AUD 30,000 (up from AUD 15,000) for businesses with an aggregated turnover of less than AUD 500 million (up from AUD 50 million).
- Apprentices and Trainees: Eligible employers can apply for a wage subsidy of 50% of the apprentice's or trainee's wage paid during the 9 months from 1 January 2020 to 30 September 2020. Not eligible if claiming JobKeeper assistance for the employee.
- Backing business investment: Businesses with an aggregated turnover of less than AUD 500 million are able to accelerate their depreciation deductions on the purchase of certain new depreciable assets. This applies to eligible assets acquired and first used or installed ready for use from 12 March 2020 until 30 June 2021.
- Early release of superannuation: From 20 April, eligible individuals will be able to apply online through myGov to access up to AUD 10,000 of their superannuation before 1 July 2020 and up to a further AUD 10,000 from 1 July 2020 until 24 September 2020. Individuals will not need to pay tax on amounts released and the money they withdraw will not be taken into account under any income or means tests. The government has also announced that eligible temporary residents will be able to apply to access up to \$10,000 of their super before 1 July 2020.
- Reducing superannuation minimum drawdown rates: For many retirees, the significant losses in financial markets as a result of Covid-19 are having a negative effect on their account balance of their superannuation pension or annuity. The minimum drawdown requirements for account-based pensions and similar products have been reduced by 50% for 2019-20 and 2020-21.
- Deadline extensions: 2018-19 corporate income tax returns are now due by 5 June 2020; SMSF 2018-19 annual returns are now due by 30 June 2020; 2018-19 income tax returns for individuals, partnerships, and trusts can be lodged by the 5 June concessional due date, provided your clients pay any liability by this date.
- Tax return postponements and deferrals: any taxes due through the business activity statement (including income tax, PAYG instalment, fringe tax benefits) are deferrable by up to four months; any interest or penalty payments issued on taxes due after 23 January 2020 are suspended; company tax return deadlines are extended until 5 June 2020; ATO payment deferrals of up to 6 months are available with low interest payment plans.
- Varying PAYG Income Tax Instalment: If your pay as you go (PAYG) instalments don't reflect your current financial circumstances, and will result in you paying too much (or too little) tax for the income year, you can adjust them accordingly. This can be reduced to zero for Q1 2020, in which case the company will be eligible to request a refund of Q4 2019 payments also.
- NSW Government has announced a Covid-19 Small Business Support Grant as part of the NSW Government Small Business Support Fund - up to AUD 10,000 if turnover has declined by 75%; Western Australia has provided a AUD 17,500 to all small businesses who pay payroll taxes; Queensland and Tasmania have provided payroll tax deferral of 3 months for small businesses, with Tasmania additionally waiving payroll tax for the final 4 months of the year for the hospitality, tourism and seafood sectors.

# AUSTRIA

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

Tenants do not have to pay rent for the lockdown period during which shops are not allowed to be entered. It is unclear whether a rent-free period also applies to offices when the employees are working from home.



### PROPERTY TAX

Payment of all taxes (including property tax) and social security contributions can be postponed til 30 Sept, or payment in instalment plans can be agreed with the tax authority. No interest or penalties will be charged. All government support payments are tax free. Reduction of income or corporate tax advance payments for the calendar year 2020 could amount to zero tax being owed.



### SERVICE CHARGES

Service charges do not have to be paid during lockdown period (like rent).



### VAT

As with all other taxes, payment of VAT can be postponed until 30 Sept, with repayment possible across instalments.



## NON-PROPERTY SPECIFIC

- Special short-time work opportunities and contracts to keep people in jobs.
- Securing the liquidity of companies through guarantees and fixed costs subsidies.
- Grants for small businesses with up to 10 employees.
- Task force "Economy Covid-19" as part of the EU-Industry-Strategy to support and protect sensitive supply chains.
- Task force "Digital Team Austria" to support and offer all kinds of digital services.
- Numerous other measures to help and support people and businesses to overcome the crisis. For example, the deadline to apply for bankruptcy has been extended to 120 days.
- All taxes may be deferred if the specific local tax authority acknowledges that the collection of the tax would cause significant hardship to be imposed upon the taxpayer. Late payment penalties may also be reduced or waived upon request. The government has also proposed to waive all stamp duties that would be incurred directly or indirectly from coronavirus support measures.

**Lockdown Commenced:** 16 March 2020

**Current Expiry / Review Date:** 1 May 2020



# BELGIUM

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ●	No general rule has been agreed for the office, logistics or industrial sectors in terms of rent relief. Negotiations are left between landlords and tenants.  BelSquare experience: Tenants are asking for rent reduction and/or rent free period. A rent reduction of 30% to 50% is achievable on the next 3 months through landlord negotiations. Concerning the current negotiations for new office spaces, we see that the candidates are increasing their demands for incentives (rent free period).
●	The Retailer organisation and landlord representation agreed on a general reduction of 50% of the rent for retail areas for the next two months. The Retailer organisation wants to obtain 3 months rent free. Negotiations are still going on.
PROPERTY TAX	
● ● ●	In some regions, the payment of the property tax is deferred by 4 months.
SERVICE CHARGES	
● ● ●	No general rule. To be negotiated between parties.
VAT	
● ● ●	The deadline for payment of VAT returns was extended until 3 April 2020. A 'quick' refund mechanism for VAT has also been introduced in order to rapidly repay VAT credit to taxpayers who meet the extended deadline by 30 June at the latest.
OTHER	
● ● ●	Building permits: all legal periods/time limits are suspended as the consultation meetings. For that reason, no new building permits can be delivered currently.
SALARIES	
● ● ●	Temporary Unemployment: The federal administration provides an easy and rapid "temporary unemployment" procedure, providing 70% of the lost salaries to a maximum of EUR 2,700.  For self-employed workers: eased replacement income (transitional rights) in case of discontinuation of activities EUR 1,600 per month.

## NON-PROPERTY SPECIFIC

- Teleworking : encouragement by the government to work from home. Employers can provide their employees with material and/or internet or telephone plan. In case of private use: a benefit-in-kind arises on behalf of the employee:
  - » PC: 6 EUR/month or 72 EUR/year
  - » Tablet, mobile phone, smartphone: 3 EUR/month or 36 EUR/year
  - » Telephone plan: 4 EUR/month or 48 EUR/year
  - » Internet connection: 5 EUR/month or 60 EUR/year
- Charter for deferral of actual credit facilities: Non-financial companies, small and medium sized companies, self-employed workers can request a payment deferral of company credits in the context of the Covid crisis. It implies that no capital repayments are required for maximum 6 months. The interest payments will remain due. No administrative costs or fees will be applicable for this request for deferral.
- Postponement of the filing deadline to 30 April 2020 for corporate income tax, legal entities income tax and corporate income for the 2019 financial year. Relief of prepayment of tax for the 2021 assessment year has also been increased from 6% to 6.75% and from 4.5% to 5.25% for payments relating to Q3 and Q4 2021 respectively.
- Deferral, reduction or exemption from payment social security contributions for self-employed workers.

**Lockdown Commenced:** 18 March 2020

**Current Expiry / Review Date:** 3 May 2020



# BULGARIA

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ● ●	There are no specific measures or obligations for rent relief during the state of emergency. While municipal councils and state properties are able to give rent reductions and rent abatements to tenants, there are no obligations for private companies to provide rent relief. The state advises the discussion between the private individuals.
● ● ●	<b>PROPERTY TAX</b> Considering that property taxes are local, the state of emergency gives the opportunity for local authorities to permit deferred payments or reduce taxes. Some have extended payment deadlines by three months. All those who fully pay their property tax liabilities for 2020 year by 30 June 2020 will be granted a 5% discount.
● ● ●	<b>SERVICE CHARGES</b> No general rule, bilateral agreements between tenants and landlords advisable.
● ● ●	<b>VAT</b> No specific new rule.
●	<b>OTHER</b> Shops are now closed with some exceptions. Visits to playgrounds halls, discotheques, bars, restaurants, fast-food restaurants, coffee shops, and commercial centers (malls), shops and grocery stores in gas stations are prohibited. Take away and food delivery are allowed.  For shopping centers, an exception is made for food shops, pharmacies, bank offices, insurance offices and suppliers of payment services within the malls which are allowed to remain open.
● ● ●	<b>SALARIES</b> The employers can impose the use of up to two weeks of the annual payed leave.  A support scheme of up to EUR 770 million for employers, where the state will subsidise 60% of employee wages for companies suffering from the Covid-19 situation.



## NON-PROPERTY SPECIFIC

- During the emergency period no default interest and penalties will be due on late payments under credit agreements and other forms of financing (factoring, forfeiting, etc.) provided by banks and financial institutions.
- The postponement of repayment of principal and interest for up to 6 months, but not beyond 31 December 2020, has been asserted by the Act of the Bulgarian Central Bank. This act was a proposal from the commercial banks and approved by the Bulgarian Central Bank in coordination with the European Central Bank. The approved private moratorium provides an opportunity for changes in the repayment schedule of principal and / or interest rates, without changing key parameters of the credit agreement, such as the interest rates already agreed.
- A suspension of tax audits for the duration of the state of emergency has been proposed, pending parliamentary approval. Also under consideration are measures to provide VAT and other tax relief, although it appears that the deadline for VAT returns will not be extended.
- An Emergency Situation was declared as of 13 March 2020, followed by an Act on Measures and Activities during the Emergency Situation declared via a Decision of the National Assembly. The state of emergency was initially declared for one month but has been extended for an additional month, now expiring on 13 May 2020.
- The deadlines for individual income tax returns and tax for single-person companies have been extended until 30 June 2020, with a 5% reduction offered to those who file their return by 31 May 2020.

**Lockdown Commenced:** 13 March 2020

**Current Expiry / Review Date:** 13 May 2020



# FRANCE

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

For VSE and SME in sectors suffering official business prohibition: Rents and charges will be due monthly rather than quarterly. Rent collection is suspended from the 1 April for the period of the imposed closure. Rents will be due when business activity resumes, with no penalties or interest added for late payments and the option of instalment payments to allow businesses to adapt repayment to their needs.

For other companies: if the sector did not suffer any business interruption but was severely hit by the crisis, companies can ask for governmental assistance which will be decided on a case by case basis.



### PROPERTY TAX

Businesses can request suspension of the monthly payment of the property tax for several months, with payments due at a later date.

On March 20th, major landlords federations have asked their members to suspend the collection of April rents for non-food retailers for the duration of the official prohibition of business.



### VAT

VAT payments will not be delayed or postponed, with the government instead focusing on more direct tax relief.



### SICK PAY

Pubs and restaurants started providing takeaways (no extra planning application necessary).



### SALARIES

If an employee can't work from home because of child care of a dependent under the age of 16, the company can ask for a special "sick leave" during the entire period schools stay closed. Social security will pay daily indemnities to the employee, up to 50% of their wages, unless the company decides to maintain full wage (in that case, daily indemnities are paid to the company). Only one parent per household can ask for this help.

Short-time working: the company pays an indemnity equivalent to 70% of gross salary (c. 84% net salary) to its employees. Employees that earn minimum wage or less get a 100% compensation. The company will be fully reimbursed by the state for salaries up to EUR 6,927 (gross monthly amount), i.e. 4,5 times minimum wage. All companies that have reduced commercial activity can put in a request. All requests are not systematically granted.

**Lockdown Commenced:** 14 March 2020

**Current Expiry / Review Date:** 11 May 2020



Source: Nexity



## NON-PROPERTY SPECIFIC

- Possibility to defer all or part of social benefit charges and employer's contribution for all companies, with companies >50 staff members able to defer for up to 3 months while companies <50 staff members do not have a deferment deadline yet.
- Possibility to ask for more rapid reimbursement of tax credit that should be refunded on 2020.
- Possibility to postpone/spread all or part of direct taxes (corporate tax income, payroll tax, territorial commercial tax, etc.). Should the extensions not being sufficient, the French tax authorities may grant waivers for taxes on a case-by-case basis, considering supporting documents.
- Solidarity fund for VSE and SME: those eligible are VSE, self-employed, liberal professions and micro-entrepreneurs who have lost 70% of their turnover for March 2020 compared to a year previous, with a turnover below EUR 1 million and an annual net taxable income below EUR 60,000. These companies will have access to a grant of EUR 1500, with those most affected being eligible to apply for an additional EUR 2000 decided on a case by case basis, and an additional EUR 5000 if they have been refused a cash loan and employ at least one person. All these payments are tax-free and must be claimed online.
- Until 31 Dec 2020, companies of all sizes, whatever company legal status is (including companies, shopkeepers, tradespersons, farm-workers, professional activities, micro-entrepreneurs, organizations, foundations that have a commercial activity), except for property management companies, credit institutions and loan companies, will be able to request a state-guaranteed (up to 90% of the value) bank loan from their local bank in order to support their cashflows and enhance liquidity. This bank loan may be up to 3 month turnover (2019 year basis) or a 2-year payroll for innovative companies or newly established companies since 1 Jan 2019. None reimbursement will be required on Year 1; the company will be able to choose to pay back the loan over a 2 to 7 year period.
- French banks committed to defer for up to 6 months the credit/loan repayments without penalty or additional costs in order to preserve companies' cash-flows.
- For all companies: Companies mediation is reinforced and provides a quick, responsive and free of charge mediation service; a mediator gets in touch with the requestor within 7 days in order to develop a roadmap with them. Non-disclosure terms are preserved, as well as the company reputation. All disputes in relation to private law contracts execution, including tacit, or public service order, can be referred to the mediator (e.g. payment delays, non-compliant services or goods).
- The general principle is applied that all expired tax return deadlines are extend. No interest or late payment fees are applicable to any of the coronavirus deferrals of liabilities. Tax audits have also been suspended for the duration of the lockdown period.

# GERMANY

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ● ●	Landlords are not allowed to terminate contracts based on late payment if the tenant can credibly show that the late payment is due to the effects of Covid-19 on their business (effective between 1 April and 30 June, possibly extended until 30 Sept 2020). All unpaid rents are deferred until 30 Sept 2022 at the latest (+ interest). There is no general rule for a reduction or deferral of rent beyond this. Rent reduction due to force majeure or official prohibition of business to be decided on a case-by-case basis. Bilateral agreements between landlords and tenants are advisable.
● ● ●	<b>PROPERTY TAX</b> Interest-free deferral by certain municipalities (e.g. Cologne), decided on a case-by-case basis.
● ● ●	<b>SERVICE CHARGES</b> No general rule, bilateral agreements between tenants and landlords advisable.
● ● ●	<b>VAT</b> VAT payments are deferred upon request. Deferred VAT must be repaid (interest-free).
●	<b>OTHER</b> For cultural companies, there are general help programmes in place, with additional target-oriented measures by the Ministry of Culture (e.g. to secure fundings, etc.).  Pubs and restaurants started providing takeaways (no extra planning application necessary).
● ● ●	<b>SICK PAY</b> In the case of a quarantine order, the employer must continue to pay the employee concerned for 6 weeks. Section 56 Infection Protection Act then applies to the employer. This means that the employer will be reimbursed the amounts paid out by the competent authority.  From week 7, the employee then receives sick pay from the health insurance.
● ● ●	<b>SALARIES</b> Easier access to short-term compensation (Kurzarbeitergeld) If at least 10% of the employees are affected by loss of work, your company can apply to the Employment Agency for a short-time work allowance to cover 60% (or 67% for parents) of employees' wages. Otherwise at least a third of employees must be affected. Social security contributions are fully reimbursed by the Federal Employment Agency for short-time work.



## NON-PROPERTY SPECIFIC

- Between 1 March and 30 June 2020, easy access to basic social security benefits (such as ALG II) if you do not have significant assets.
- Self-employed persons and micro-companies with up to five employees can get a one-time grant of up to EUR 9,000 for three months, possibly two more months. This increases to EUR 15,000 for companies with between five and ten employees.
- In insolvency law, the insolvency application for affected companies is suspended until 30 September 2020. In addition, incentives are created to provide the affected companies with new liquidity and to maintain business relationships with them. For a three-month transition period, the right of the creditor to file for bankruptcy proceedings is also be restricted.
- Companies that have been on the market for more than five years or companies that have been active on the market for at least three years or have two annual financial statements and were not in financial trouble until 31 December 2019, can apply for loans for investments and working capital. KfW assumes part of bank's risk on the loan, helping to increase approvals. For large companies, up to 80% of risk can be assumed, while small and medium-sized companies can have up to 90% of their loan risk assumed.
- 27 March 2020 a law was passed to mitigate the consequences the Covid-19 pandemic in civil, bankruptcy and criminal procedural law.
- Deferral of tax payments: taxes should be deferred without interest if their collection would bring considerable harm to the taxpayer, with no late payment penalties until 31 December 2020 so long as the hardships are directly caused by the coronavirus. Advanced payments of income tax, corporate income tax and trade tax may be made given that the taxpayer provides 'not inconsiderable' evidence which details their impacts from coronavirus.
- Federal measures (federal states additional measures): EUR 50 billion to provide unbureaucratic emergency aid for small businesses, the self-employed and freelancers; Economic stabilization fund aimed particularly at large companies: EUR 100 billion for corporate actions, EUR 400 billion for guarantees, The fund can refinance KfW programs that have already been approved with up to EUR 100 billion, A EUR 1 billion aid program is made available through the state-owned KfW to provide companies, the self-employed and freelancers with liquidity. To this end, KfW provides various loan programs in unlimited volume.

Lockdown Commenced: 22 March 2020

Current Expiry / Review Date: 3 May 2020



# GREECE

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ● ●	For companies that must stop their activities due to the spread of the coronavirus, commercial property rents are reduced by 40% for March and April. The same applies for employees who have had their employment contracts suspended, reducing residential rents by 40% as well. The rent reduction applies only for primary residencies.
● ● ●	<b>PROPERTY TAX</b> Although nothing has been decided yet, the main scenarios are discounts of up to 25% on this year's ENFIA (Single Real Estate Property Tax) for landlords who receive reduced income due to the 40% discount on rents from affected businesses and employees who are suspended from work. This will also apply for affected branches of freelance professionals and scientists as well as their employees. The discount will be provided through a one-time payment. There is also expected to be 5% -10% discount for all property owners who will choose a single-payment option instead of an instalment plan to pay their ENFIA.
● ● ●	<b>VAT</b> VAT payments are deferred for 4 months, starting from March, where business activity has been stopped by state order for more than 10 days. VAT payers who do not lay off staff may withhold 25% of their VAT due in April. There is also a VAT reduction on antiseptics, masks, soaps, down from 23% to 6%.
● ● ●	<b>OTHER</b> Property valuation services: ENFIA (Single Property Tax) valuations for 2020 will be based on the previous values, with revaluations being postponed until next year to into account changes induced by the Covid crisis.  ● Culture: there will be EUR 15 million state aid available with favorable terms businesses, employees and artists within the culture and arts sector. There are restaurants and coffee shops that remain open operating only with delivery and take away, with many adding a "delivery without contact" option.
● ● ●	<b>SICK PAY</b> As soon as an employee is diagnosed with coronavirus they must stay home and notify their employer, providing relevant medical certification of their status. They are then entitled to both benefits-in-kind (medical care) and cash benefits (salary and sickness
● ● ●	<b>SALARIES</b> Coronavirus Job Retention Scheme: EUR 800 allowance (per 45 working days) for those who's employment has been temporarily suspended. The state explicitly prohibits dismissal of an employee in companies whose operations have been suspended, in such a case the dismissal will be considered invalid.



## NON-PROPERTY SPECIFIC

- Special purpose leave for working parents: employees who have children can apply for special parental leave to care for their children while schools are closed. The employee has the right to obtain the special purpose leave (through 11 March to 10 May) for at least three days, provided that they use one day of the normal annual leave for every three days of the special purpose leave. That is, a three-day leave cannot be requested without a fourth day deducted from the normal leave. The three days of the special purpose leave are paid 2/3 by the employer and 1/3 by the state, with the fourth, as regular leave, paid by the employer.
- Social security tax collections which were unpaid on 11 March 2020 have been suspended until 31 August 2020. Social security contributions due on 31 March and 30 April have been deferred by six months. Tax audits deadlines have also been extended until 31 July 2020.
- Tax and social security payments for specified employers are suspended, with a 25% reduction in tax instalment payments due between 30 March and 30 April 2020.
- Business financing: Implementation of an expanded funding framework in the form of a refundable down payment, with an extended repayment period and a grace period for all companies affected by coronavirus, totaling EUR 1 billion. The amount of funding available will be determined based on the reduction in the turnover of companies, as well as the wage and non-wage costs of employees. A prerequisite for obtaining this funding is the maintenance of existing jobs. Loan payments are deferred until September 2020 for compliant firms.

**Lockdown Commenced:** 23 March 2020

**Current Expiry / Review Date:** 4 May 2020





# ISRAEL

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
●	Landlords of Retail / Leisure / Hospitality (mainly malls, shopping centers and restaurants) are not allowed to terminate contracts based on late payment if tenant can credibly show that the late payment is due to the effects of Covid-19 on their business. More specifically, there is a clause under the 'contracts law' that exempts a commercial rent contract breach if it was breached due to a reason beyond the tenant's control that was not known upon signing (for example a restaurant that must be closed due to the governmental restrictions). In these cases, there are no grounds for prosecution or compensation of missed rent. Most shopping malls decided to let their clients avoid 1-2 months worth of rent free of charge.
● ● ●	<b>PROPERTY TAX</b> A 25% discount on property taxes will be provided by the end of 2020, equating to a 3 months exemption. The property tax relief will be granted to the business sector, offices, service providers, traders, industry premises, workshops, hotels, car parks and more. A budget of NIS 2.8 billion will be set aside to compensate the local authorities for this loss of income. Two-thirds of the budget (NIS 1.7 billion) will be transferred to the local authorities as early as April.
● ● ●	<b>SERVICE CHARGES</b> No general rule, bilateral agreements between tenants and landlords advisable. In some cases service charges were decreased proportional to reductions of the actual services (fewer elevators operated, less lobby services and personal etc.).
● ● ●	<b>VAT</b> On 17 March, the Israeli Ministry of the Interior officially announced it postpones the payment and reports of the 2020 January and February VAT to 26 March for those who report monthly and to 27 April for those who report bi-monthly.
● ● ●	<b>OTHER</b> On 17 March, the Israeli Ministry of the Interior officially announced it postpones filing of the 2019 financial reports by 2 months.
● ● ●	<b>SICK PAY</b> Employees suspected of being infected with Covid-19 by being present or encountering a confirmed patient or demonstrating any of the relevant symptoms, are required to self quarantine for 14 days, in which they receive automatic sick pay.
● ● ●	<b>SALARIES</b> Eligibility for unemployment benefits have also been increased to include Covid-related absences in excess of 30 days who will be entitled to up to 60% of their salary; those with only 6 months of work in the previous 18 months instead of 12; and expanding benefits to include those over 65.



## NON-PROPERTY SPECIFIC

- Local authorities are allowing exemptions of various fees as those for using public areas as seating areas etc. to businesses that are closed due to the effects of Covid-19
- In crowded cities with parking distress, such as Tel Aviv, extra provisions have been made through free parking in school parking lots, hourly charging parking lots charging by the day instead of by the hour and extended validity of parking notes.
- Temporary regulations set out on 26 March established extended deadlines for annual corporation tax filings until 31 July and for individual income tax returns until 30 June.
- Self-employed persons that show their income was effected by the Covid-19 will be entitled to receive a one-time grant of up to NIS 6,000. This payment is planned to increase to NIS 10,000.
- The Ministry of Environmental Protection will allocate about NIS 150 million to some 200 local authorities who are eligible for balance grants and whose income has been impaired due to an increase in the amount of domestic waste that is being produced due to the lockdown and the associated increase in treatment costs.
- In light of the widespread impact of the current situation on tens of thousands of businesses in Israel, the Ministry of Economy and Industry and Google Israel announce the opening of a website to support Israeli businesses "together from home" at Shoppingil.co.il. The purpose of this is to help customers looking for services and products to easily purchase them from local businesses online.
- In order to support Israel's largest export, the high tech sector was granted NIS 1.5 billion to support innovation and increase exports.
- In order to support major portion of the people and business in Israel, the government declared an NIS 80 billion support program providing grants, credits etc.

**Lockdown Commenced:** 7 March 2020

**Current Expiry / Review Date:** 3 May 2020



# PORTUGAL

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ● ●	Parliament approved a moratorium on the payment of residential and non-residential rents for tenants facing difficulties during the state of emergency and the following month. All unpaid rents are due as monthly instalments of not less than the total moratorium divided by twelve over the following year (no interest). Landlords are not allowed to terminate contracts based on late or non payment of rents during the state of emergency and the following month. For the above retail units and service providers that are closed or have suspended activities due to Covid-19 are eligible, including restaurants and food providers which are under the take-away regime.
● ● ●	PROPERTY TAX
	Payment of property tax as due as usual. (First payment to be done in May)
● ● ●	SERVICE CHARGES
	No general rule, bilateral agreements between tenants and landlords advisable.
● ● ●	VAT
	Payment of VAT may be deferred to monthly instalments over 3 or 6 months (interest-free). This is applicable to all companies with a turnover of up to EUR 10 million in 2018 or companies with a 20% loss in turnover compared to the average of the three months prior to the month of the obligation, compared to the same period last year. This is also applicable to self-employed workers if complying with the above but is not applicable to restaurants providing a take-away service.
●	OTHER
	During state of emergency (which ended on 3 May) only essential retail permitted to open such as supermarkets, pharmacies, opticians etc., with restaurants able to provide take-away services. Phased de-escalation period starting 4 May to end of June.
● ● ●	SICK PAY
	Social security pays 100% of the income if the employee is absent due to having the virus or having to self isolate. Sick pay payable from the day after the person is off work and is only applicable for 14 days.
● ● ●	SALARIES
	Simplified Lay-offs: exceptional and temporary job protection measures allow companies to temporarily reduce the normal working period or suspend the employment contract due to changing business activity due to coronavirus. Employees will be paid 2/3 of their regular income, 70% supported by social security and 30% by the employers. The measure is applicable for 3 months. During that period and for the following 60 days, companies are not allowed to terminate employment contracts through collective dismissal or redundancy. Companies which were closed by the government and health authorities as well as companies that had stop all or part of their activity due to the interruption of global supply chains, or the suspension or cancellation of orders are eligible to lay employees off. Also, companies with a 40% loss in turnover compared to the month prior or compared to the same period last year are permitted to lay staff off. Self-employed persons can apply to a monthly support of 66% of their previous income with a maximum amount of EUR 1,900 per month for up to 3 months.



## NON-PROPERTY SPECIFIC

- Extensions of tax payment deadlines for 2019 financial year corporate income tax reporting to 31 July.
- Payment of personal income tax and corporation tax can be made in monthly instalments over 3 or 6 months (interest-free). This is applicable to all companies with a turnover of up to EUR 10 million in 2018 or companies with a 20% loss in turnover compared to the average of the three months prior to the month of the state of alarm, compared to the same period last year. It is also applicable to self-employed individuals if complying with the above.
- Mortgage and consumer credit moratoriums for families and companies affected by Covid-19 have been provided.
- Government credit lines for the tourism sector have been made available to a total of EUR 3 billion.
- Easy access to formal training provided by Employment and Training Institute, covering 100% of salary payment.

**Lockdown Commenced:** 18 March 2020

**Current Expiry / Review Date:** 3 May 2020



# REPUBLIC OF IRELAND

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

Landlords are prohibited from terminating residential tenancies or increasing residential rents during the Covid-19 crisis. This may be extended to preventing termination of commercial tenancies, however this is yet to be confirmed. Tenants under commercial leases in this jurisdiction already enjoy certain protections, including "relief from forfeiture", where they can show to a Court that they are trying to meet lease obligations with good faith. No general rule for reduction or deferral of rent has been proposed. Rent reduction due to force majeure or official prohibition of business to be decided on a case-by-case basis. Bilateral agreements between landlords and tenants advisable.

### PROPERTY TAX

Businesses most impacted by the coronavirus outbreak will be able to defer the payment of their commercial rates for three months, under a plan agreed by the Government with local authorities. Local authorities are dealing with rate payers on a case by case basis. No relief has been officially established for ratepayers whose businesses have closed or have been affected by the crisis.

### VAT

Interest will not be applied on late VAT returns by SMEs for the January/ February and March/April periods. Additionally, there has been a freeze on interest for late payments of employers' PAYE liabilities during February and March.

### OTHER

The Emergency Measures in the Public Interest (Covid-19) Act 2020 gives the Minister the power to suspend all time limits for the purposes of planning legislation, including in relation to strategic housing development, vacant site and derelict site levies and certain aspects of the building regulations. On 29 March, the Minister made an order suspending those periods and time limits until 20 April 2020 and this may be extended again.

### SICK PAY

Illness benefit will be increased to a maximum of EUR 350 per week for up to twelve weeks of self-isolation or the duration of a person's absence from work due to a positive diagnosis of Covid-19.

### SALARIES

Temporary Wage Subsidy Scheme: eligibility for the scheme requires employers to be able to demonstrate a minimum of a 25% decline in turnover and an inability to maintain regular outgoings due to Covid-19. Those earning under EUR 24,400 can receive 85% of net take home pay. Those earning between EUR 412 to EUR 500 per week will receive a maximum subsidy of EUR 350 - which employers may top up by EUR 350. Workers earning between EUR 38,000 and EUR 76,000 can get up to EUR 350, but subject to a tiered approach. And higher earners whose pay drops below EUR 76,000 may get some subsidy, again subject to tiered arrangements.

## NON-PROPERTY SPECIFIC

- The country's main insurance companies have agreed to a series of measures to reassure business customers impacted by the Covid-19 pandemic: Premiums will be reduced to reflect the reduced level of exposure. This applies for Employer Liability and Public Liability and Commercial Motor insurance. There are also measures in relation to cover for unoccupied commercial buildings. Insurance companies are receiving negative criticism as they have outlined most business interruption insurance policies do not provide cover for a global pandemic, so they cannot payout compensation due to Covid-19.
- There have been no changes made to the insolvency rules in Ireland with calls for the time limit for a debtor to respond to and discharge a statutory demand to be extended from 21 days to six months, and the minimum amount for a creditor to issue a statutory demand should be increased from EUR 10,000 to EUR 50,000 for a single creditor, and EUR 100,00 for two or more creditors.
- Flexible loan/mortgage repayment arrangements, including the possibility of a payment break of up to three months for mortgages and other loans, require customers to contact their banks. As of 15 April over 45,000 applications had been made for a mortgage payment deferral.
- An additional EUR 200 million in Covid-19 funding for the Future Growth Loan Scheme will be released in tranches to provide longer-term loans to Covid-19 impacted businesses. The Covid-19 Retail Online Scheme supports indigenous retail businesses with 10 or more employees and a pre-existing online presence. Grants range from EUR 10,000 to EUR 40,000.
- The Central Bank of Ireland has released the capital buffer banks are required to hold, from 1% to 0% of their Irish risk-weighted exposures.
- A EUR 200 million package of business supports will be made available by Enterprise Ireland for struggling firms. Loans (up to EUR 1.5 million) will be provided by the Strategic Banking Corporation of Ireland's Covid-19 Working Capital Scheme at reduced rates. MicroFinance Ireland will increase their potential loan threshold from EUR 25,000 to EUR 50,000. The terms include a six month interest-free and repayment-free moratorium. Loans are available at interest rates of between 4.5% and 5.5%. A credit guarantee scheme will be provided by the pillar banks to affected firms (loans of up to EUR 1 million will be available). SMEs will also be able to defer up to 3 months of loan repayments to banks.
- Tax Deadline Extensions: the reporting deadline for reporting share scheme returns until 30 June; employee's tax return filing deadline has been extended until 31 October 2020. All debt enforcement activities have also been suspended until further notice.

Lockdown Commenced: 27 March 2020

Current Expiry / Review Date: 5 May 2020



# ROMANIA

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

Tenants (economic operators, professionals and public authorities) and private legal entities whose activity was interrupted or restricted during the state of emergency may request the suspension of rent payment for the use of the buildings registered as premises or work points, without paying interest or penalties. Subsequently, landlords who do not receive the rent value as a result of the suspension application are exempt from paying their local and state tax obligations related to the unpaid rents.

Most retail landlords are offering to tenants who are not allowed to operate 3 months of rent-free tenancy.



### PROPERTY TAX

The first instalment for property tax owed for 2020 has been deferred to 30 June.



### SERVICE CHARGES

No official regulation; most retail landlords are offering to tenants who are not allowed to operate reduced service charges.



### VAT

Importers may apply for a certificate that allows them not to pay VAT at customs, instead deducting it at a later stage.



### SALARIES

The state will withstand the cost for employees put in technical unemployment (75% of the average wage), with EUR 300 million allocated towards this.



## NON-PROPERTY SPECIFIC

- Small and medium-sized businesses can apply for government-backed loans, with a state loan guarantee of up to 80% of the loan amount, and with interest being 100% subsidised until 31 March 2021.
- For overdue fiscal obligations, no penalties or interest is being applied until 30 days after the cessation of the state of emergency. The deadline for submission of 2019 financial statements, annual reporting obligations and declarations of entities which have not carried out activities since their establishment has been extended until 31 July 2020. The extension of the deadline also applies for legal entities in liquidation.
- EUR 100 million directed towards risk bonuses for medical staff.
- EUR 100 million directed towards helping quarantined people.
- EUR 350 million for medical and protection equipment.
- Corporate Income Tax: large tax-paying companies receive a 5% reduction while small and medium companies receive 10% reductions on corporate income tax payments for the first quarter of 2020 until April 25, 2020 inclusive. Taxpayers also have the option to make a quarterly advance payment of income tax inclusive of these benefits.
- Tax-related foreclosures are suspended until 30 days after the state of emergency has been lifted.
- Benefits-in-kind granted to employees in preventive isolation are exempt from tax and social contributions, a measure which is also applicable to persons deriving income assimilated to salaries.

**Lockdown Commenced:** 17 March 2020

**Current Expiry / Review Date:** 15 May 2020



# RUSSIA

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

All tenants renting commercial premises can request for rent payments to be deferred by their landlord. Deferral of payments can be requested retrospectively from the date local authorities of corresponding constituent territory of the Russian Federation have established a so-called regime of increased readiness due to the Covid-19 pandemic and may continue until 01 October 2020. Delayed rental payments shall become payable starting from 01 January 2021 till 01 January 2023, to be repaid on monthly basis at a rate of 50% of the monthly deferred rent per month. No penalties or additional payments are allowed to be applied by the landlords.

Tenants might also request that landlords decrease rental payments if they cannot use the rented premises because of restrictions in place due to Covid-19.



### PROPERTY TAX

SMEs belonging to the sectors identified as the hardest hit\* are permitted to defer all property tax payments for a period of 6 months.



### VAT

Those in the hardest hit areas of the economy\* are permitted to defer VAT payments by 6 months.



### OTHER

Bars, restaurants, clubs, retail centers etc. are closed for public access. Restaurants are allowed to operate on a take-away and delivery basis.



### SICK PAY

All businesses are able to reclaim for statutory sick pay paid due to Covid-19 absences.



### SALARIES

The Russian President has announced non-working days starting from 30 March, subsequently being extended until 11 May. All businesses (except for those that provide essential goods and services) must be closed or establish a remote work regime for their employees. Salaries must be saved in the full amount for all the employees within the non-working days period.

## NON-PROPERTY SPECIFIC

- The government has adopted a list of the hardest-hit economic areas\* due to the Covid-19. Businesses from those areas are provided with the following support measures:
  - » small and medium sized businesses are permitted to defer all tax and social insurance payments for 3 to 6 months;
  - » no tax inspections or currency control inspections shall be carried out until 31 May 2020;
  - » tax declarations filing terms are extended for 3-6 months;
  - » insurance payments terms are extended for 4-6 months;
  - » debtors have the right to request the bank for a deferred credit payments, provided that within such delay the bank still shall accrue interest for the debt amount.
- The third tranche of government support measures are currently being drafted, as ordered by President Putin.
- Small and medium sized businesses have decreased social insurance liabilities for their employees, reduced down to 15% of an employee's salary (instead of the usual 30%).
- Tax audits have been suspended via a moratorium until 1 June 2020.

\* Hardest-hit economic areas: aviation; culture, leisure and entertainment; sport; tourism; hospitality; food (restaurants); additional education; businesses organising conferences and exhibitions; consumer services.

**Lockdown Commenced: 30 March 2020**

**Current Expiry / Review Date: 11 May 2020**



# SOUTH AFRICA

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

Government has issued a block exemption for the Retail Property Sector. This temporarily exempts tenant-landlord agreements concerning the following: payment holidays and/or rental discounts for tenants; limitations on the eviction of tenants; and suspensions or adjustments to lease agreement clauses that restrict retail tenants from undertaking reasonable measures required to protect their viability during the national disaster.

Assistance and relief packages for retail tenants that are affected by South Africa's lockdown due to Covid-19 have been put in place by the Property Industry Group. The focus is on small, micro and medium sized retail enterprises, but also provides assistance for large retail tenants. Tenants in good standing with their rentals on 29 Feb 2020 are assured they will not be evicted in March and April. Relief is offered by landlords through rental discounts, partial or full, and interest-free rental deferrals, with deferrals recovered over 6 to 9 months from 1 July 2020.

### PROPERTY TAX



No General Rule. Landlords and tenants negotiate on case by case basis.

**Lockdown Commenced:** 27 March 2020

**Current Expiry / Review Date:** 1 May 2020



Source: Empact Group



## NON-PROPERTY SPECIFIC

- A R500 billion stimulus package has been set aside for economic support for South Africa. This will include R20 billion set aside for Covid-19 health related efforts, R100 billion for the protection of jobs and a R200 billion loan guarantee scheme to assist businesses with operation costs such as rent and salaries. The loan guarantee scheme will initially be used for companies with turnovers of less than R300 million a year.
- The Department of Small Business Development has put in place a "SME Support Intervention" comprised of a Debt Relief Fund and a Business Growth/Resilience Facility to mitigate the impact of the expected economic slowdown on SMMEs (small, micro, mediums enterprises) in South Africa, specifically regarding relief for existing debts and repayments. The Department has made over R500 million available to the Debt Relief Fund, with discussions ongoing in relation to increasing funding.
- The Department of Tourism has made an additional R200 million available to assist SMMEs in the hospitality and tourism sector across all nine provinces and various tourism sub-sectors in the following categories: accommodation; Hospitality and related services; and Travel and related services.
- The IDC and the Department of Trade, Industry and Competition have compiled a more than R3 billion package for industrial funding to help vulnerable businesses and fast-track funding to businesses that are considered vital for addressing the impact of the Covid-19 pandemic. This funding is only available to South African-owned businesses.
- The Department of Agriculture, Land Reform and Rural Development set aside R1.2 billion to address the effects of the Covid-19 pandemic and ensure sustainable food production. The Department has also made R100 million available to the Land Bank to assist farmers in distress.
- The NEF is making R200 million in loans available for black entrepreneurs to manufacture and supply a range of medical products, including medical masks, sanitisers, dispensers and related healthcare products ("Priority Products and Services").
- An independent Solidarity Response Fund (the "Fund") to alleviate suffering and distress caused by the Covid-19 pandemic and assist South Africans affected by the outbreak. The Fund is independently administered. South African businesses, organisations and individuals, as well as members of the international community can contribute to the Fund. Additionally, individuals who donate to an approved list of non-profit, public good organisations will be able to claim up to 10% reductions on their income tax.
- Reduced payments through deferral for individuals and micro-enterprises on the first provisional tax payment (due by 30 September 2020), decreasing liabilities to 15% of the the regular taxable liability; on the second provisional tax payment (due 31 March 2021) decreased to 65% of the taxable liability; with the 35% of these taxes which has been deferred being due by 30 September 2020. Tax compliant businesses with an annual turnover of less than R50 million may delay 20% of their pay-as-you-earn liabilities over the next four months. They will also be eligible to delay their provisional corporate income tax payments without penalties or interest over the next six months.
- Employees who earn R6,500 or less will receive a tax subsidy of R500 per month over the next four months. The South African Revenue Service will accelerate payments of employment tax incentive reimbursements, so that tax-compliant employers receive them each month (up from twice a year).

# SPAIN

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ● ●	Deferral of rent payment for non-residential properties leased by small companies and self-employed individuals for up to 4 months (unless a bilateral agreement has been reached with the landlord which states otherwise) subject to tenant demonstrating that their income has decreased by at least 75% compared to the same period of 2019. The deferred amount must be paid during the two years following the end of the state of the alarm. Terms depend on whether the landlord is a large property owner (over 1,500 m2 built area) or a smaller one. No interest or penalties can be charged nor guarantees executed by large owners, whilst smaller property owners may use rent guarantees for payment, and rental guarantees must be replaced within period of 1 year. No insurance claims may be made against non-payment of rent in these circumstances.
● ● ●	<b>PROPERTY TAX</b> Interest free deferrals of property taxes and waste collection have been granted by many local councils. Some local councils (e.g. Madrid) are granting a 25% discount on payment of property and activity taxes for restaurants, retail and leisure during 2020.
● ● ●	<b>VAT</b> Those in the hardest hit areas of the economy* are permitted to defer VAT payments by 6 months.
● ● ●	<b>SERVICE CHARGES</b> There is no official reduction or payment holiday for service charges. Payment is subject to bilateral agreements between tenants and landlords. In the shopping centre sector it is generally believed that these costs are to be considered due and payable during the state of alarm. Service charge budgets will be modified accordingly for the reduced provision and use.
●	<b>OTHER</b> During state of emergency only essential retail is permitted to open: supermarkets, pharmacies, opticians etc. A phased de-escalation of the state of emergency period commenced 4 May running until the end of June.
● ● ●	<b>SICK PAY</b> Rules have been eased regarding eligibility for sick pay if an employee is absent due to having the virus or having to self isolate. Sick pay is applicable from the day after the employee is off work. Measures are also in place to facilitate flexibility in working conditions for the care of children or elderly/sick.
● ● ●	<b>SALARIES</b> Measures in place to give more flexibility regarding furlough, reduction of working hours and unemployment benefit. Government will pay 70% of workers retribution during the furlough period. Government will also pay social security of employees on furlough in exchange for companies not laying off those employees in the 6 months following the start up of activity.



## NON-PROPERTY SPECIFIC

- A government credit line to banks is in place to help facilitate loans to companies and self employed to keep businesses going. Government to cover from up to 80% of risk of new loans to companies in case of default.
- A government credit line is available to assist the tourism sector and related activities following the bankruptcy of Thomas Cook (granted just before the state of alarm).
- Deferral on payment of loans for industries, tourism sector companies and small companies of all sectors.
- Deferred payment of mortgages for small companies, the self-employed (interest/penalty free) and landlords who have a substantial reduction in rental income.
- 6 month deferral of payment of social security and other taxes for months of May, June and July for self employed.
- Suspension of eviction procedures for residential property for the 6 month period after 2 April. A deferral of residential rents for vulnerable people for a maximum of 4 month's rent, payable over the following 3 year period with no interest, has also been implemented. Alternatively, a reduction of 50% of rent for the relevant 4 month period may be agreed. Rules depend on whether landlord is large or small property owner.

**Lockdown Commenced:** 15 March 2020

**Current Expiry / Review Date:** 14 May 2020



# SWEDEN

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

SECTOR	RENT RELIEF
● ● ●	To help vulnerable industries (e.g. fashion retailers, home electronics, hotels and restaurants) the Government has proposed discount for fixed rental costs. The proposal suggests that the state will account for 50% of the rent reduction and up to 25% of the fixed rent. The support is valid from 1 April - 30 June 2020 and can be applied retrospectively. If the tenant is not eligible for a rental reduction (i.e. not a vulnerable business), there must be a bilateral agreement between the tenant and the landlord. Currently, the tenant is not obliged to prove any figures of lost profit due to Covid-19, thus, any tenant within the groups of stated vulnerable segments can apply for rent reduction.
● ● ●	<b>VAT</b> Businesses that are financially affected by the coronavirus can apply for temporary payment respite. Deferred VAT must be repaid including an interest of 1.25% on the deferred amount and an application fee of 0.3% per calendar month. Repayment can be postponed for one year from the decision date. The payment repite is valid for up to three accounting periods between January and September 2020.
●	<b>OTHER</b> In order to prevent the spread of the Covid-19, the Public Health Agency of Sweden has implemented new rules for restaurants, bars and cafes. All visitors in the premises should be able to keep distance from each other. Long queues and crowded tables are not allowed. Tables should be spread out to bring down the number of visitors in the room. No standing guests should be allowed including standing bar service, everyone must have a seat with only table or take-away service permitted. The new rules are in affect until 31 December 2020.
● ● ●	<b>SICK PAY</b> All employers will be reimbursed for the entire sick pay cost reported in their employer declaration from April-May 2020.
● ● ●	<b>SALARIES</b> Instead of laying off staff, the employer can reduce the employees' working hours up to 60% whilst maintaining nearly full salary, with financial support from the government to compensate for a significant part of the associated cost of keeping the employee on. On 14 April, the Government proposed to increase the support where an employer should be able to reduce the employees' working hours by up to 80%. A decision on the new proposal will take place in May.  Businesses, freelancers and associations engaged in activities in culture or sport are be able to apply for support for income loss due to the Covid-19 (canceled event etc.). The total support package is SEK 1 billion, of which SEK 500 million will go to the cultural sector and SEK 500 million to the sport industry.



## NON-PROPERTY SPECIFIC

- The government has placed a 50 person limit on organising public gatherings and events.
- Small and medium-sized businesses that suffer financial difficulties as a result of the coronavirus are given the opportunity of a state loan guarantee of up to 70% of the loan amount.
- The Executive Board of the Riksbank has decided to lend up to SEK 500 billion via the banks to robust Swedish companies that are financially impacted by the coronavirus. It is the bank that determines the terms of the loan and which companies that will receive the loans.
- Employers are granted a reduction of the social fees for employees between 1 March and 30 June 2020 in order to reduce labor costs. The reduction applies to up to 30 employees per company and up to a salary amount of SEK 25 000 per employee per month.
- The Government estimates that there will be an increased demand for adult education in the coming years as more people become unemployed, hence they have proposed to increase educational resources of SEK 683 million in 2020 and SEK 862 million in 2021, including student aid.
- The government proposed temporarily shortening membership terms for granting compensation from unemployment insurance fund from 1 year down to 3 months. Additionally, a proposed deferment of employers' social security contributions, taxes and VAT has been submitted by the government, with payments postponed by a period of 3 months to one year. These may be applicable retroactively from the beginning of the year, or from as late as 7 April 2020.

**Lockdown Commenced:** No lockdown in place

**Current Expiry / Review Date:** No lockdown in place





# UK

SECTORS: ● OFFICE ● INDUSTRIAL ● RETAIL / LEISURE / HOSPITALITY

## SECTOR



### RENT RELIEF

Protection from eviction: moratorium on lease forfeiture due to missed rental payments, protecting commercial tenants who cannot pay their rent due to Covid-19 from eviction until 30 June. Tenants are still liable for the rent, hence this is not a rental holiday.

Protection from aggressive rent collection: a temporary ban on the use of statutory demands from 11 March - 30 June, and on winding up petitions between 27 April - 30 June used against companies who cannot meet their payments due to the coronavirus crisis. Landlords are also prevented from employing Commercial Rent Arrears Recovery unless they are owed in excess of 90 days unpaid rent.



### PROPERTY TAX

Time to Pay: potential deferral of missed or upcoming HMRC liabilities for businesses who are in financial distress, decided on a case-by-case basis.



Business Rates Holiday: retail, hospitality and leisure businesses in England will not be liable for business rates during the 2020-21 tax year.



### VAT

VAT payments may be deferred for payments due between 20 March and 30 June 2020. Deferred VAT must be repaid by 31 March 2021.



### OTHER

The government has asserted that its advice to avoid pubs, clubs and theatres etc. is sufficient for businesses to claim on their insurance where they have appropriate business interruption cover for pandemics in place.

To support the food industry and help provide meals for people who need to self-isolate, planning regulations will be relaxed to allow pubs and restaurants to start providing takeaways without a planning application.



### SICK PAY

Statutory sick pay will be paid from day 1 of absence, rather than the previous day 4.

Small and medium sized businesses (<250 employees) are able to reclaim up to two weeks of statutory sick pay paid due to Covid-19 absences.



### SALARIES

Coronavirus Job Retention Scheme: all employers with a PAYE scheme will be eligible for taxable government grants to pay up to 80% or £2500 a month for wages per employee who would have otherwise been made redundant. Beginning on 1 March, the scheme has been extended until the end of June. Self-employed individuals may also claim up to 80% of their monthly income up to £2,500 for three months. Small and medium sized businesses (<250 employees) are able to reclaim up to two weeks of statutory sick pay paid due to Covid-19 absences.



## NON-PROPERTY SPECIFIC

- Deferred Income Tax Payments: businesses due for their self-assessment payments on 31 July are eligible for a deferral of this payment until January 2021. Struggling businesses may also apply for a Time To Pay (TTP) deferral on corporation tax PAYE and other tax liability. Businesses who have already paid their quarterly tax instalment based off of projections may be entitled to a refund of their overpayments. Tax audits have also been suspended for small and medium sized businesses, with larger cases continuing where possible.
- Small Business Grant Scheme: funding for local authorities to support small businesses in the form of a one-off grant of £10,000 to meet ongoing business costs. Retail and hospitality businesses are also eligible to receive grants of up to £25,000 depending on rateable values.
- Coronavirus Business Interruption Loan Scheme: temporary loan to SMEs (<£45m annual turnover), supplying access to up to £5m of funding from 40 accredited lenders for up to 6 years. The government will provide lenders with a guarantee of 80% on each loan, and will cover the first 12 months of interest payments and lender-levied fees.
- Universal Credit increases: the standard rate of universal credit allowances has been increased by around £1,000 per year, while Local Housing Allowances have been expanded to cover the lowest 30% of local rents.
- A support package of £14 million will be made available for licenced zoos and aquariums across the UK in the form of grants capped at £100,000 per facility.
- Innovation Support: the government has launched a £1.25 billion package to help support innovative SMEs across the UK to be disseminated in grants of £125,000 to £5 million. £500 million of this package will be assigned to the 'Future Fund' to aid high-growth companies, with the remaining £750 million going to SMEs focused on R&D.
- Higher Education Support: £2.6 billion of tuition fee payments will be brought forward to universities for the next academic year. A temporary cap on student admissions will also be introduced for the next academic year, with an additional 5% added to enrollment forecasts. Another 10,000 places may be allocated, at least half of which have been ring-fenced for public health courses such as nursing and midwifery. £100 million of public funding will be brought forward to universities to protect quality research activity.
- Covid-19 Corporate Financing Facility: Bank of England can buy short term debt from non-financial large companies.
- [Scotland only] Third Sector Resilience Fund: £20m emergency relief fund for third sector businesses and charities in Scotland. These are to be distributed as £5,000-£100,000 grants or through 0% interest loans of over £50,000.

Lockdown Commenced: 23 March 2020

Current Expiry / Review Date: 7 May 2020



Should you wish to discuss any details within this update please get in touch.

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