

Form IREF

Part 27-01b-03

This document should be read in conjunction with section 739R TCA 1997

Document created June 2021

Introduction

The purpose of this manual is to provide guidance to Irish Real Estate Funds (“IREFs”) on their annual filing obligations under section 739R, which are met through the filing of Form IREF¹ each year.

For further details on the operation of the IREF regime refer to Tax and Duty Manual [Part 27-01B-02](#).

1. Return Filing Deadline

For IREFs with an accounting period ending between 1 July 2020 and 31 December 2020, this return will be due for filing on or before 30 July 2021.

For IREFs with an accounting period ending between 1 January 2021 and 30 June 2021, this return will be due for filing on or before 30 January 2022.

An updated Form IREF is now available on the [Revenue website](#). IREFs should ensure that they use the correct version of the Form IREF.

2. Updates to the Form IREF

The June 2021 updates to Form IREF are as follows:

- Notes and Pay & File panels have been updated to provide additional guidance;
- Part 1 now requires details of Irish associated enterprises;
- Part 2 now requires a closing monetary unit panel;
- Part 3 now requires details of the following:
 - Agricultural land held as an IREF asset,
 - Capitalised interest included within the value of IREF assets, and
 - Details of unit holdings in other IREFs;
- Part 4 now requires that a narrative panel be completed where no IREF Withholding Tax has been deducted on a taxable event;
- The previous Part 5, which dealt with transfers of an IREF business to a company or to a REIT, has been removed, as transfers of an IREF business as provided by section 739V and section 739W respectively, are now outside of the statutory timeline provided within these sections.

¹ This is separate to any obligation to file a Form 1 (IREF) arising from the provisions of sections 739LAA or 739LB.