

# THE REGISTER OF OVERSEAS ENTITIES



## WHAT?

The Register of Overseas Entities ('ROE') is a public database which came into force in 2022 as part of the Economic Crime (Transparency and Enforcement) Act 2022.

The ROE records information about overseas entities that own or purchase land or property in the UK.

## WHY?

The ROE was developed as a practical step in reducing financial crime those hiding behind overseas entities commit.

## WHO DOES THE REGISTER AFFECT?



**Overseas Entities:** Non-UK entities that own or wish to purchase land or property in the UK.



**Real Estate Professionals:** Estate agents, lawyers, and other professionals involved in property transactions.



**Financial Institutions:** Banks and financial institutions conducting due diligence for property-related transactions can access the register to verify the ownership structure and assess potential risks.

## KEY FEATURES OF THE REGISTER

### COMPANY INFORMATION

identifies relevant companies and requests information, including the company name, registration number, legal form, and registered address.

### BENEFICIAL OWNERSHIP

mandates disclosure of beneficial owners, including individuals with significant control (25% or more ownership) of the entity.

### PROPERTY DETAILS

collects details about the properties held, including addresses, purchase dates, and property types.

### LEGAL OBLIGATIONS

requires compliance with ongoing reporting obligations, including updating the register with any changes to their details or ownership structure.

## BENEFITS OF THE REGISTER



**Increased Transparency:** Ensures that information about the ownership of UK properties is publicly accessible, promoting transparency and accountability.



**Combats Money Laundering:** Disclosure of beneficial owners helps to prevent money laundering and illicit financial activities in the real estate sector.



**Public Trust and Confidence:** Reassures the public, investors, and potential buyers that the UK real estate market is well-regulated and secure.



**Data Analysis and Enforcement:** Provides valuable data to law enforcement agencies, facilitating investigations into suspicious activities and supporting enforcement efforts.

OUR SENSE. YOUR FUTURE.

[www.sentientinternational.com](http://www.sentientinternational.com)