How to fund it.

South African exchange-control routes for a qualifying European investment, from either starting point: building the position through the 2026 allowance, or repositioning a defined slice of capital already offshore. Europe only — every case carries a retained foreign asset. Citizenship contributions are deliberately excluded.

R10,000,000

PER ELIGIBLE TAXPAYER, PER CALENDAR YEAR

SARS Approval International Transfer status, a valid TCS PIN, and the bank's source-of-funds checks.

Already offshore

FUNDS ALREADY HELD OFFSHORE

No new allowance consumed. The trail still has to be complete.

R20,000,000

A COUPLE, BOTH ELIGIBLE

Each taxpayer has their own R10,000,000. Separate applications, separate payments — the capacity is never pooled.

WHAT THE 2026 ALLOWANCES CAN FUND · PLANNING RATE €1 = R19

EUROPEAN INVESTMENT ROUTE	ADVERTISED ASSET THRESHOLD	MODELLED EURO REQUIREMENT	RAND REQUIREMENT	INDICATIVE SOUTH AFRICAN ROUTE
Greece QUALIFYING CONVERSION OR RESTORATION PROPERTY	€250,000 within one allowance	Approximately €280,000	R5,320,000	One R10,000,000 allowance via AIT; R4,680,000 of that year's capacity remains
Greece STANDARD REGIONAL PROPERTY	€400,000 to €475,000 within one allowance	Approximately €440,000	R8,360,000	One R10,000,000 allowance via AIT; R1,640,000 of that year's capacity remains
Greece PRIME-AREA PROPERTY	€800,000 two allowances required	Approximately €865,000	R16,435,000	Two R10,000,000 allowances—one per eligible taxpayer; R3,565,000 of that capacity remains
Cyprus QUALIFYING NEW PROPERTY	€300,000 plus VAT to €425,000 within one allowance	Approximately €375,000	R7,125,000	One R10,000,000 allowance via AIT; R2,875,000 of that year's capacity remains
Portugal QUALIFYING INVESTMENT FUND	€500,000 R260,000 beyond one allowance	Approximately €540,000	R10,260,000	One R10,000,000 allowance via AIT, plus R260,000 from funds already held offshore

WHAT A FILE USUALLY INVOLVES

01 Price the whole thing, not the threshold. The investment plus foreign taxes, VAT and professional costs is the number that has to fit.

02 Check it against the capacity actually left this year, across both spouses, and against anything already held offshore.

03 Confirm the qualifying asset and who will own it, since that determines who has to be the payer.

04 Obtain AIT status and the TCS PIN for the amount, stating the purpose of the transfer.

05 Transfer, and keep the banking, tax, title and residence records together.

ONE ALLOCATION, FOUR DISTINCT FUNCTIONS

Euro asset	a retained, hard-currency, euro-denominated property or fund interest
Underlying cash flow	potential rent, distributions or capital growth in euros — positive net cash flow is not promised
Residence permit	a renewable or permanent European residence position
Schengen mobility	greater travel flexibility under the rules of the relevant permit

DEFINITIONS. AIT = SARS Approval International Transfer. TCS PIN = SARS Tax Compliance Status PIN. Authorised Dealer = the bank's foreign-exchange team. These cases are modelled on the R10 million annual allowance and on funds already held offshore; no other personal allowance is assumed.

RATE AND METHOD. Planning rate €1 = R19, deliberately rounded up so a rand figure is never understated; the bank's signed quotation controls. Euro figures include the qualifying investment and modelled foreign taxes, VAT and transaction, application and professional costs. Indicative two-adult planning cases, not quotations. Greece and Portugal issue Schengen-area residence permits; Cyprus grants EU permanent residence and is not yet fully in the Schengen area. Final classification and approval rest with the Authorised Dealer, SARS and SARB FinSurv.