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PROTECTING WEALTH & INVESTMENTS IN THE PHILIPPINES

National Council of Philippine American Canadian Accountants

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Managing Owner
RGI Accounting & Auditing Office

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 Illinois, Chicago





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THE PHILIPPINE INVESTMENT LANDSCAPE



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THE PHILIPPINE INVESTMENT LANDSCAPE



A Dynamic Market with Significant Opportunities

- One of Southeast Asia's fastest-growing emerging economies.
- Diverse investment opportunities across multiple sectors:
 - Stocks and bonds
 - Real estate
 - Digital assets and fintech
 - Small businesses and entrepreneurship
- Driven by a young workforce, increasing consumer spending, and continuous infrastructure development.





THE PHILIPPINE INVESTMENT LANDSCAPE



Growing Middle Class and Foreign Investment

- Expanding middle-income population fuels demand for housing, retail, healthcare, financial services, and technology.
- Rising financial literacy encourages more Filipinos to invest rather than simply save.
- Continued foreign direct investments (FDIs) create jobs and support economic growth.
- Government initiatives and economic reforms continue to attract local and international investors.



THE PHILIPPINE INVESTMENT LANDSCAPE

⚠ Unique Challenges and Considerations

- Market volatility caused by economic conditions, inflation, and global events.
- Investment scams, Ponzi schemes, and online fraud remain significant risks.
- Changes in government regulations and tax policies may affect investment returns.
- Importance of diversification, due diligence, and understanding risk before investing. Investors should verify whether investment companies are registered with the appropriate regulatory agencies.



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The Philippine Real Estate Market: Speculation and Opportunities





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Key Characteristics of Philippine Real Estate

- **High Demand:** Driven by urbanization, OFW remittances, BPO sector.
- **Supply Constraints:** Particularly in prime urban areas.
- **Speculative Nature:**
 - “Flipping” properties for quick profit.
 - Pre-selling projects and potential for capital appreciation before completion.
 - Influence of developer reputation and location.
- **Drivers of Speculation:**
 - Perceived as tangible asset with stable long-term growth.
 - Emotional attachment and preference for property ownership.
 - Potential for rental income.





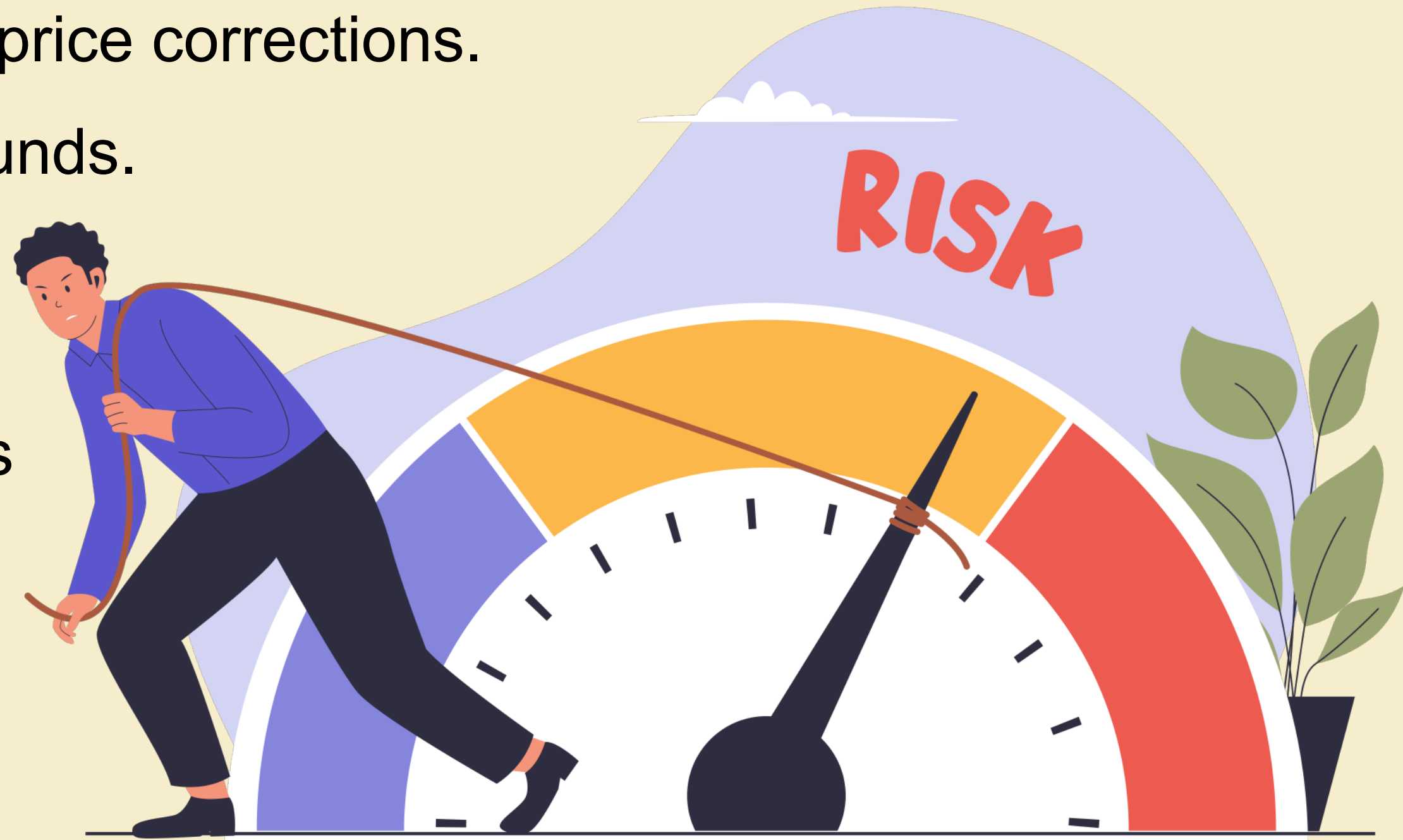
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Key Characteristics of Philippine Real Estate

- **Risks of Speculation:**
 - Market bubbles and sudden price corrections.
 - Over-reliance on borrowed funds.
 - Liquidity challenges when needing to sell quickly.
 - Impact of interest rate hikes on affordability.





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Opportunities

- Rising demand for residential and commercial properties
- Infrastructure projects increase property values in key areas
- Rental income and long-term capital appreciation
- Growth in tourism and business hubs creates investment potential



Speculation

- Property prices may rise due to market expectations rather than actual demand
- Oversupply in some locations may affect prices and rental yields
- Interest rate changes can influence housing affordability
- Market conditions and economic trends may impact property values





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Real estate can be a valuable long-term investment, but success depends on choosing the right location, conducting thorough research, and understanding market conditions.



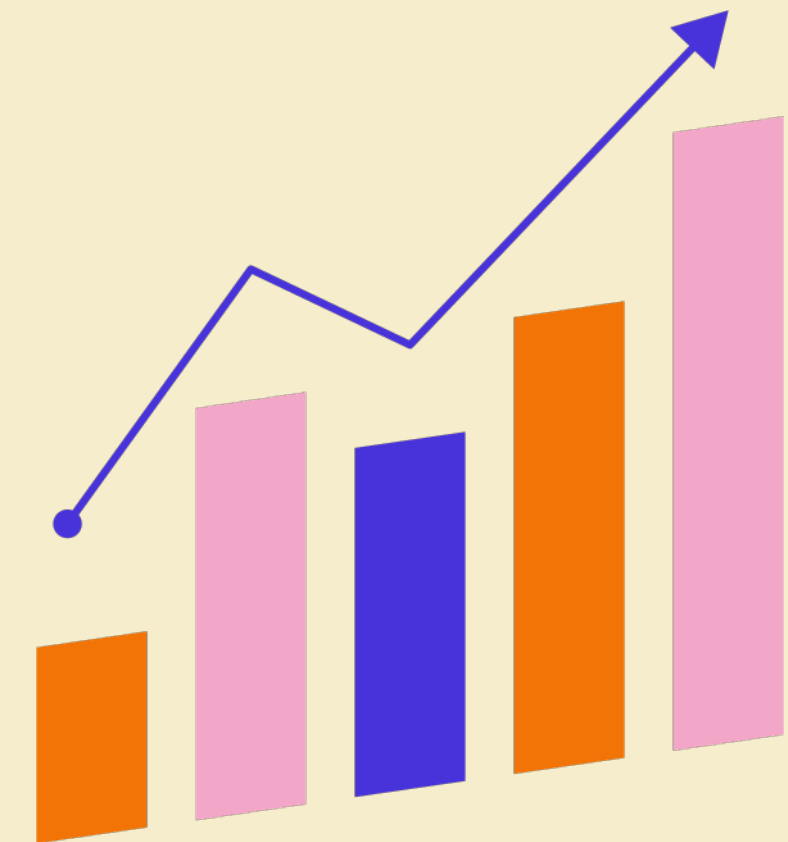


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KEY REAL ESTATE PRICE TRENDS

Philippine housing prices increased by 4.5% year-on-year during the first quarter of 2026. While this growth was lower than the 7.6% recorded in the same period of 2025, it marked an improvement from the 1.6% increase in the fourth quarter of 2025, indicating a gradual recovery in the residential property market.



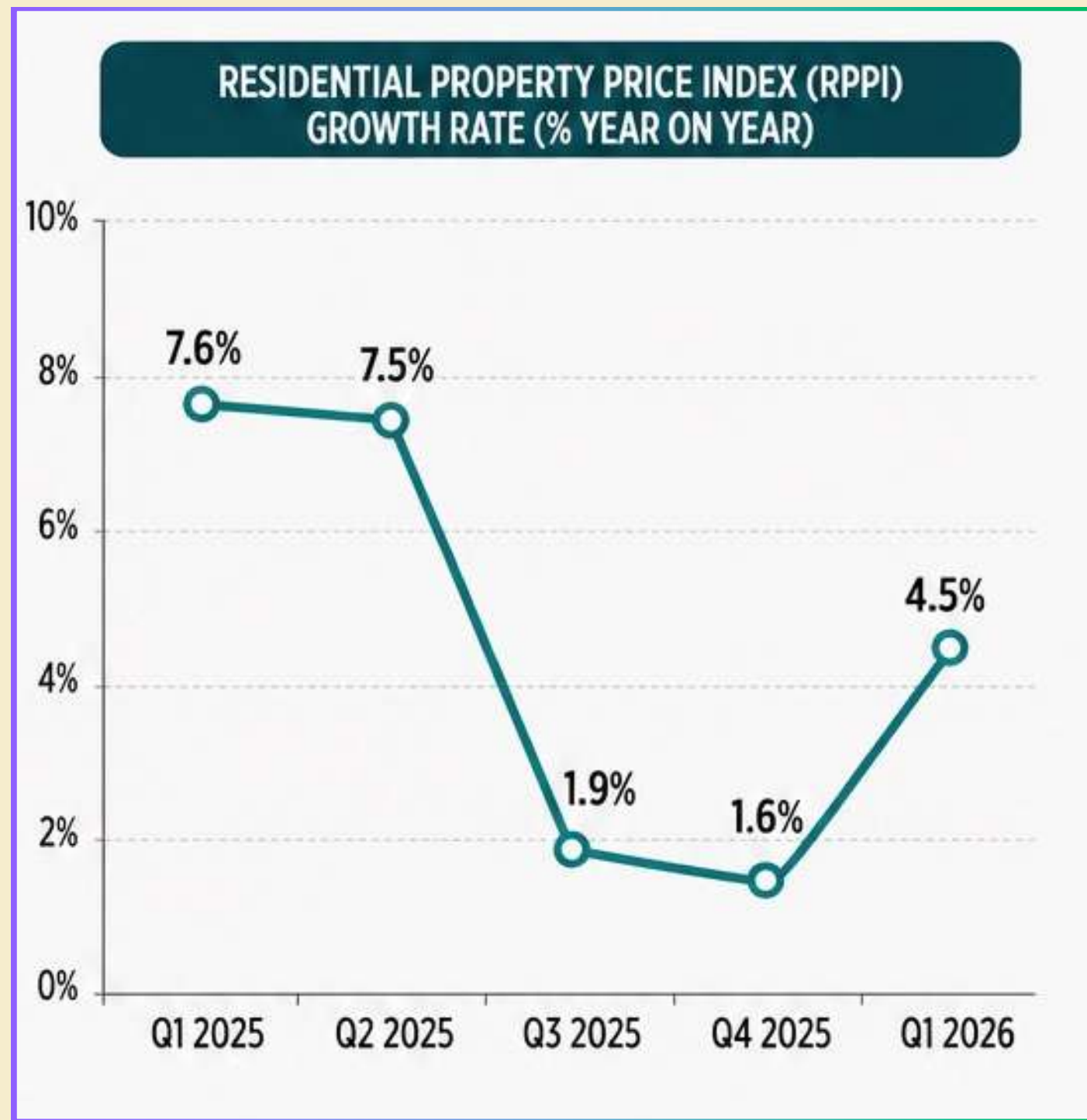
According to the Bangko Sentral ng Pilipinas (BSP), the Residential Property Price Index (RPPI) tracks changes in the average prices of different types of residential properties using data from actual housing loans granted by banks. The index serves as an important indicator for monitoring trends and conditions in the country's real estate and housing credit markets.



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**RESIDENTIAL
PROPERTY PRICES
RISE BY 4.5%
IN Q1 2026**

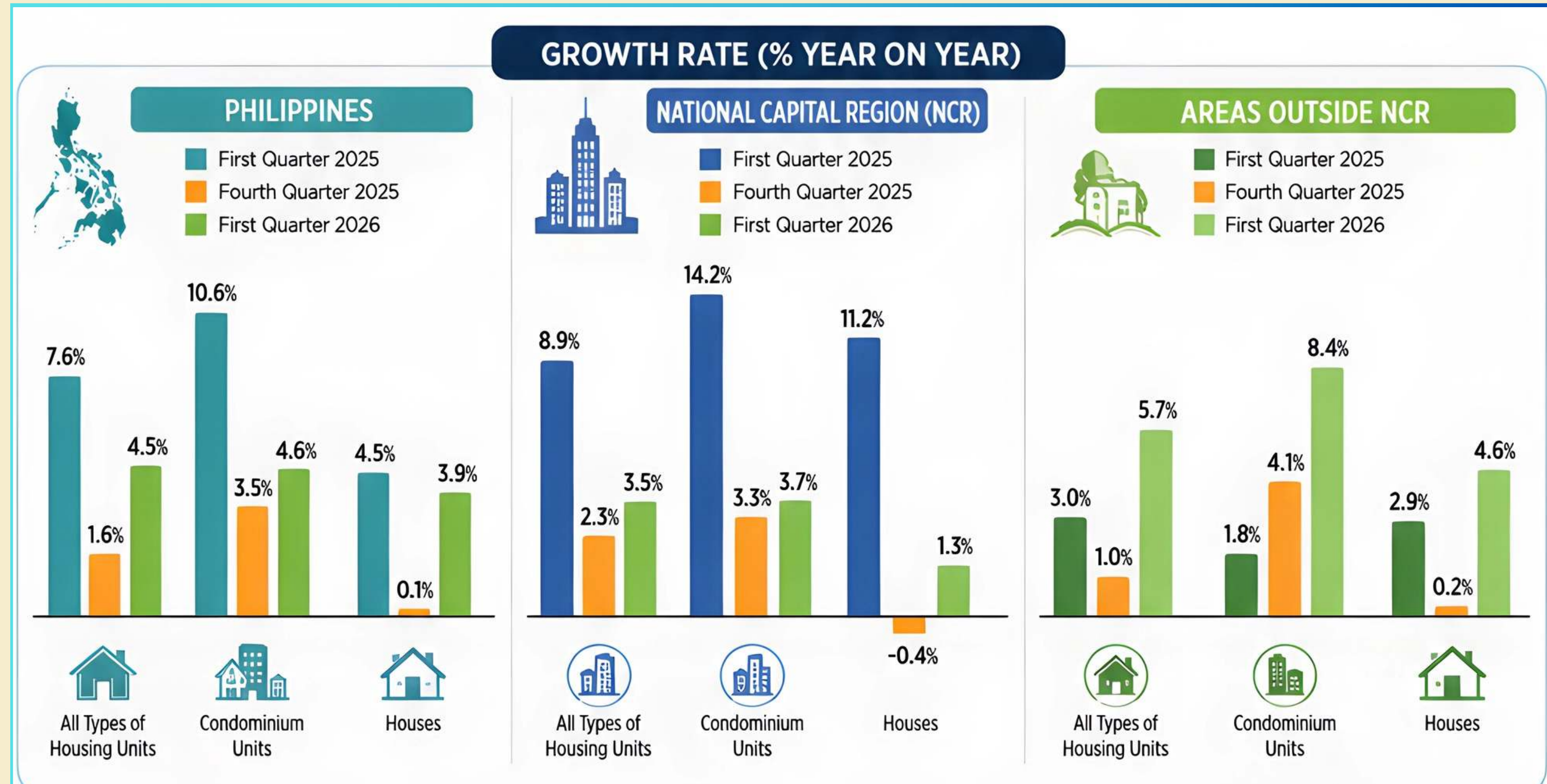


Source: BusinessWorld. (2026, June 29). *Philippine housing prices rise in Q1, BSP data.*
<https://bworldonline.com/top-stories/2026/06/29/759601/philippine-housing-prices-rise-in-q1-bsp-data/>



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Source: BusinessWorld. (2026, June 29). *Philippine housing prices rise in Q1, BSP data.*
<https://bworldonline.com/top-stories/2026/06/29/759601/philippine-housing-prices-rise-in-q1-bsp-data/>



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KEY REAL ESTATE PRICE TRENDS

- **Regional Hotspots:** Metro Mindanao led regional house price increases at 7.6% annual appreciation, followed by the Balance of the Greater Manila Area at 3.8%.
- **Prime Areas:** Central districts like BGC (Taguig) and Makati maintain high property values and low vacancy, driven by scarcity and commercial demand.





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High-Demand Property Sectors

- **Suburban Townships:** Areas in Pampanga, Cavite, Laguna, and Bulacan see rapid uptake due to new infrastructure projects and expanding middle-class housing needs.
- **Luxury and Upscale:** High-end residential and ultra-luxury developments maintain resilience and steady sales despite broader economic shifts.
- **Industrial and Logistics:** Strong activity continues in Calabarzon and Central Luzon, supporting high regional lease demand.





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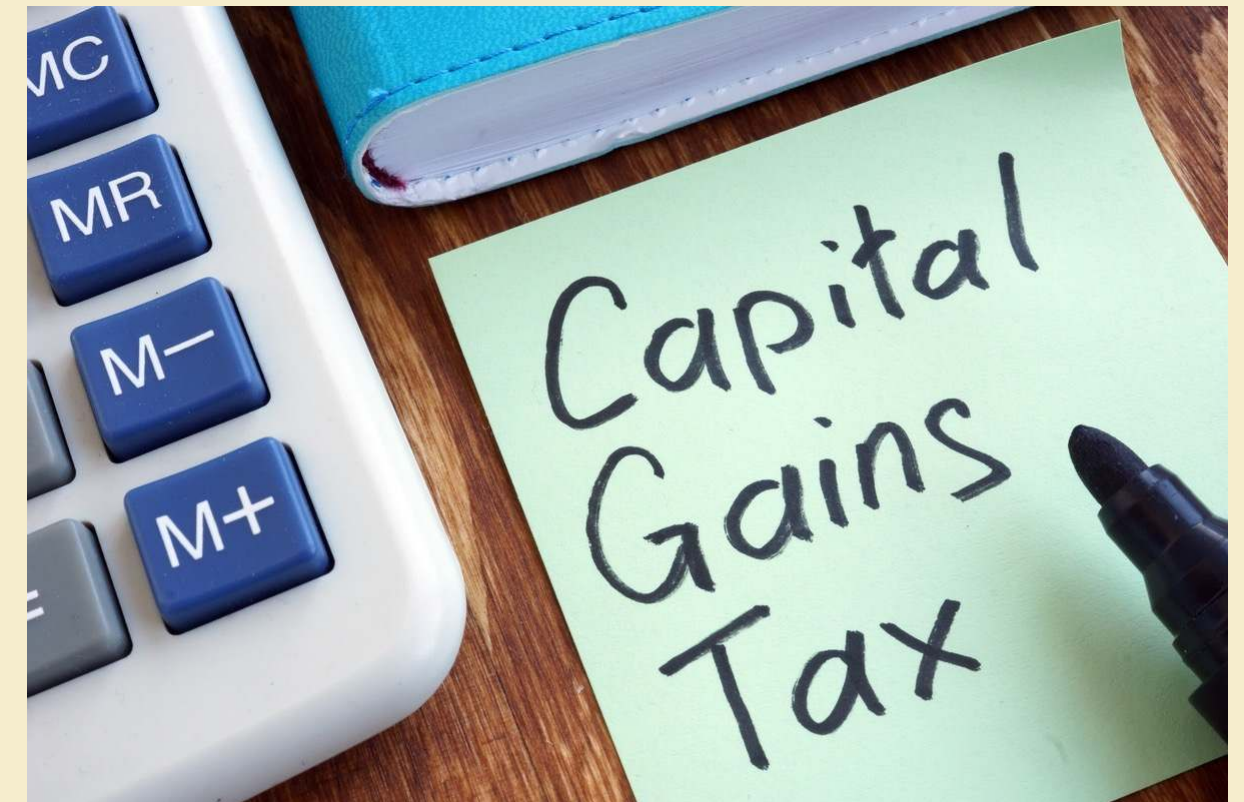
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TAX RELIEF FOR REAL ESTATE INVESTORS

- **Understanding Capital Gains Tax (CGT)**
 - On the sale of real property classified as capital assets.
 - Currently at 6% of the selling price or fair market value (whichever is higher).

TAX RELIEF & INCENTIVE:

- **Reinvestment of Proceeds:**
 - **Conditions:** Proceeds from sale of a principal residence must be reinvested in a new principal residence within 18 months.
 - **Exemption:** Full or partial exemption from CGT if reinvestment criteria are met.





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TAX RELIEF FOR REAL ESTATE INVESTORS

TAX RELIEF & INCENTIVE:

- Reinvestment of Proceeds:
 - **Documentation:** Crucial for claiming exemption.
- Installment Payment of CGT:
 - When the property is sold on installment basis.
 - CGT is paid proportionally to installment payments received.





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TAX RELIEF FOR REAL ESTATE INVESTORS

TAX RELIEF & INCENTIVE:

- Other Potential Deductions (for rental income):
 - Property Taxes: Real property taxes paid.
 - Maintenance & Repairs: Ordinary and necessary expenses.
 - Depreciation: For income-generating properties (subject to BIR rules).
 - Mortgage Interest: On loans used to acquire the property.



Important Note: Tax laws are subject to change. Always consult with a tax professional.



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- ✓ Tax incentives can significantly improve after-tax investment returns.
- ✓ Always verify eligibility before claiming any tax relief.
- ✓ Consult a tax professional or financial advisor for investments with tax implications.





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Capital Gains Tax (CGT) Exemption for Sale of Principal Residence

SALE OF PRINCIPAL RESIDENCE

Is the seller a natural person?

YES

NO

Will ALL proceeds be used to buy or build a new principal residence within 18 months?

YES

NO

**Was the BIR notified
within 30 days of sale?**

**✗ Subject to 6%
Capital Gains Tax**



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Capital Gains Tax (CGT) Exemption for Sale of Principal Residence

**Was the BIR notified
within 30 days of sale?**

YES

NO

Has the exemption been used only once every 10 years?

YES

NO

**✓ EXEMPT from 6%
CGT**

**✗ Subject to from
6% CGT**

**If only part of the proceeds is
used, the unused portion
remains subject to CGT.**



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Comparison Table – Taxes on Common Philippine Investments

INVESTMENT	TAX	TAX % 2026	WHEN APPLIED
Real Property (Capital Asset)	Capital Gains Tax (CGT)	6%	Based on the higher of the gross selling price or fair market value
Sale of Principal Residence	CGT Exemption	0% (if qualified)	Must satisfy BIR requirements (e.g., full utilization of proceeds within 18 months, notification to the BIR, and other conditions)



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Comparison Table – Taxes on Common Philippine Investments

INVESTMENT	TAX	TAX % 2026	WHEN APPLIED
Unlisted Shares of Stock	Capital Gains Tax	15%	On net capital gains from sale
Listed Shares (PSE)	Stock Transaction Tax (STT)	0.1%	On gross selling price under CMEPA
Bank Deposit Interest	Final Withholding Tax	20%	Interest earned from bank deposits



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Comparison Table – Taxes on Common Philippine Investments

INVESTMENT	TAX	TAX % 2026	WHEN APPLIED
Cash Dividends (Domestic Corporation)	Final Withholding Tax	10%	Dividends received by resident individuals

Source:

- Bureau of Internal Revenue. (2025). *Revenue Regulations No. 21-2025*.
<https://bir-cdn.bir.gov.ph/BIR/pdf/RR%20No.%2021-2025%20Digest.pdf>
- Bureau of Internal Revenue. *Revenue Regulations No. 14-2000 – Sale of Principal Residence*.
<https://elibrary.judiciary.gov.ph/thebookshelf/showdocs/10/38447>



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TAX RELIEF FOR PERSONAL ASSETS & PASSIVE INCOME

PASSIVE INCOME SOURCES IN THE PHILIPPINES:

- Interest Income (from banks, bonds)
- Dividend Income (from stocks)
- Rental Income (from properties)
- Royalties
- Capital Gains (from sale of shares not traded in the stock exchange)





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TAXATION OF PASSIVE INCOME:

- Final Income Tax: Generally levied at a flat rate.
- Interest Income (Bank Deposits): 20% (final tax)
- Dividends (Domestic Corporations): 10% (final tax)
- Rental Income: Taxed as ordinary income, subject to graduated rates (20% - 35%) or (8%) Gross Income Tax (GIT) under CREATE Law for certain taxpayers.
- Royalties: Varies, generally 10% or 20% final tax.





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TAX RELIEF & CONSIDERATIONS

- **CREATE Law (RA 11534):**
 - 8% Gross Income Tax (GIT): Option for certain income levels and business activities, potentially simplifying tax compliance for passive income earners if eligible. This can be an alternative to the graduated income tax rates for rental income, depending on business structure and revenue.
 - Reduced Corporate Income Tax Rates: Affects dividends received by corporations.



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TAX RELIEF & CONSIDERATIONS

- **Tax-Exempt Investments:**
 - Government Bonds: Interest income is generally exempt from tax.
 - Qualified Retirement Benefits: Paid out under specific conditions.
 - Certain UITFs/Mutual Funds: Gains may be tax-exempt or taxed differently depending on the fund's underlying assets and structure.
 - Deductible Expenses (for Rental Income): As mentioned in the previous slide.
 - Key Strategy: Diversification into tax-advantaged or tax-exempt instruments.



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Tax Rates on Common Passive Income Sources (Philippines, Effective 2026)

Passive Income Source	Tax Rate	Tax Type
 Bank Deposit Interest	20%	Final Withholding Tax
 Cash & Property Dividends	10%	Final Withholding Tax
 Royalties (General)	20%	Final Withholding Tax
 Royalties from Books & Musical Works	10%	Final Withholding Tax
 Sale of Real Property (Capital Asset)	6%	Capital Gains Tax



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Tax Rates on Common Passive Income Sources (Philippines, Effective 2026)

Passive Income Source	Tax Rate	Tax Type
 Sale of Unlisted Shares of Stock	15%	Capital Gains Tax
 Sale of Listed Shares (PSE)	0.1%	Stock Transaction Tax

Source:

- Bureau of Internal Revenue. (2025). *Revenue Regulations No. 21-2025: Implementing the Capital Markets Efficiency Promotion Act (RA No. 12214)*.
<https://bir-cdn.bir.gov.ph/BIR/pdf/RR%20NO.%2021-2025.pdf>
- Republic of the Philippines. (2025). *Republic Act No. 12214 (Capital Markets Efficiency Promotion Act)*.
https://www.lawphil.net/statutes/repacts/ra2025/ra_12214_2025.html



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Investment Outlook (2025 – 2030): Navigating Challenges



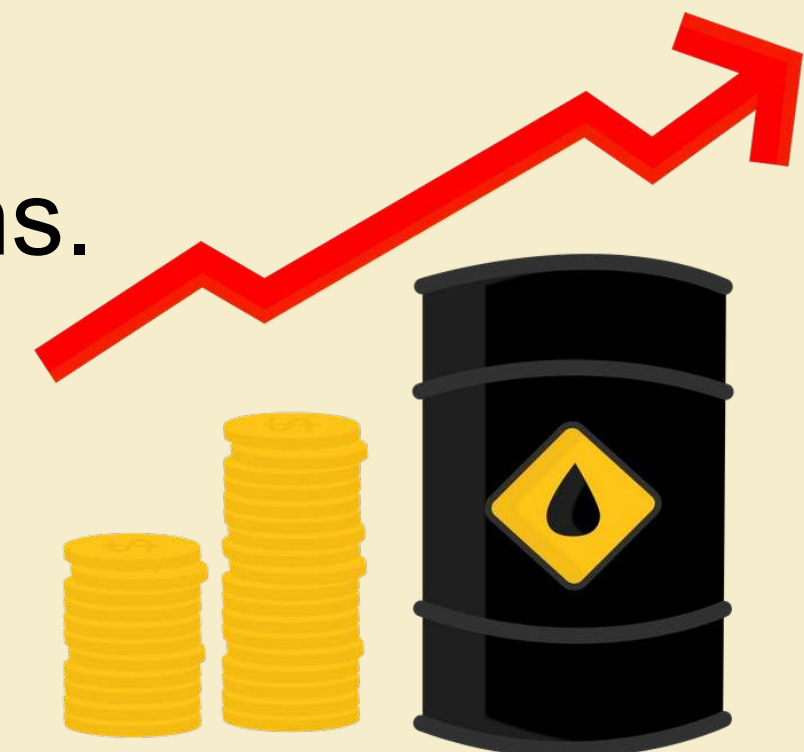


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KEY GLOBAL & DOMESTIC CHALLENGES:

- **Domestic Political Turmoil:**
 - Policy uncertainty, potential shifts in economic direction.
 - Impact on investor confidence and foreign direct investment (FDI).
 - Risk of social unrest.
- **Global Issues (War & Oil Prices):**
 - Geopolitical instability leading to supply chain disruptions.
 - Volatility in global oil prices affecting inflation and transportation costs.
 - Impact on global economic growth and demand.





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KEY GLOBAL & DOMESTIC CHALLENGES:

- **Unpredictable Challenges of Climate Change:**
 - Increased frequency and intensity of natural disasters (typhoons, floods, droughts).
 - Impact on agricultural output, infrastructure, and property values in vulnerable areas.
 - Potential for increased government spending on disaster relief and mitigation.





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KEY GLOBAL & DOMESTIC CHALLENGES:

- **Projected Impact on Investments:**
 - Inflationary Pressures: Will likely persist, eroding purchasing power.
 - Currency Fluctuations: The Philippine Peso (PHP) could face pressure due to global economic conditions.
 - Sectoral Performance Divergence: Some sectors may be resilient or even benefit from these challenges.





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Major Geopolitical Conflict Areas

- Ongoing geopolitical tensions can disrupt global trade, energy supplies, financial markets, and investor confidence.



Extreme Weather Event

- Climate-related disasters can damage infrastructure, reduce agricultural output, disrupt supply chains, and increase insurance and reconstruction costs.





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Global Outlook

- Moderate global economic growth
- Higher interest rates may affect investments
- Technology and renewable energy offer new opportunities
- Diversification remains essential





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Philippine Outlook

- Strong consumer spending supports economic growth
- Infrastructure and digital economy continue to expand
- Growth opportunities in:



Financial services



Real estate



Renewable energy



Healthcare



Technology





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Challenges & Considerations

- Inflation and interest rate changes
- Geopolitical tensions
- Climate-related disasters
- Cybersecurity and investment scams
- Policy and regulatory changes





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Asset Comparison: Which Yields More & How to Protect?





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Asset Classes to Consider:

- **Real Estate:**
 - Yield: Potential for capital appreciation and rental income. Long-term, can hedge against inflation.
 - Protection: Tangible asset, but vulnerable to market downturns, natural disasters, and liquidity issues.
- **Philippine Equities (Stocks):**
 - Yield: Potential for high capital gains and dividends.
 - Protection: Volatile, susceptible to market sentiment and economic shocks. Diversification is key.



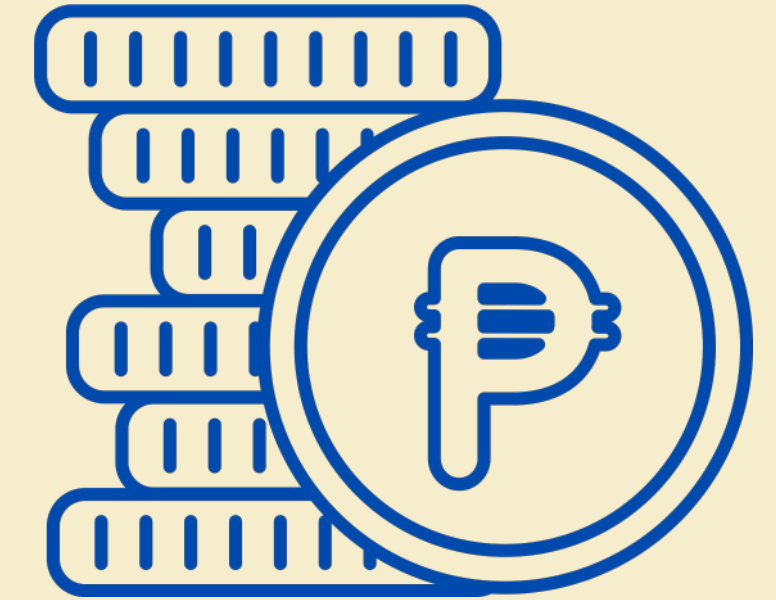


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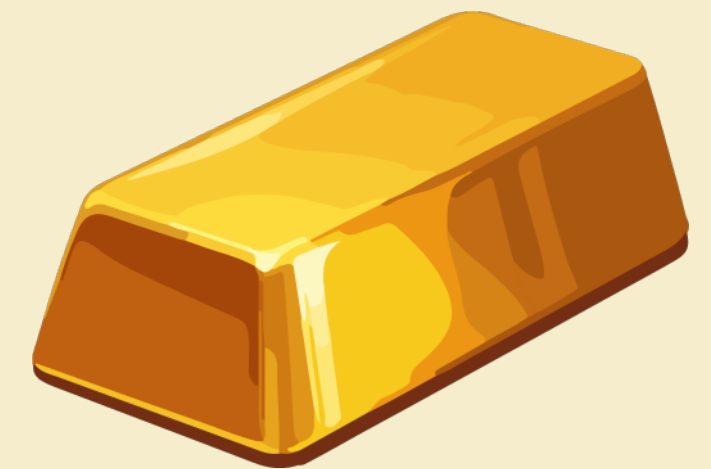
- **Fixed Income (Bonds, UITFs):**

- Yield: Generally lower but more stable returns, often with tax advantages (government bonds).
- Protection: Less volatile than stocks, but sensitive to interest rate changes. Generally considered safer.



- **Alternative Investments (e.g. Gold, Commodities - if applicable):**

- Yield: Varies. Gold can be a hedge against inflation and uncertainty.
- Protection: Can diversify a portfolio, but often require specialized knowledge.





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Forecasted Performance (2025 - 2030) & Protection Strategies:

- **Real Estate:**

- Outlook: Moderate growth expected, but with increased volatility. Prime locations and well-managed properties likely to perform better.
- Protection: Diversify locations, focus on rental yields, consider properties resilient to climate change impacts, maintain cash reserves for market downturns.





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- **Equities:**

- Outlook: Volatile. Companies with strong fundamentals, essential services, or export-oriented businesses (benefiting from weak PHP) may perform better.
- Protection: Dollar-cost averaging, focus on dividend-paying stocks, diversify across sectors, consider hedging strategies.

- **Fixed Income:**

- Potentially stable returns, especially if interest rates stabilize or decline. Government bonds remain a safe haven.
- Protection: Laddering maturities, investing in high-quality issuers, diversifying across different fixed-income instruments.



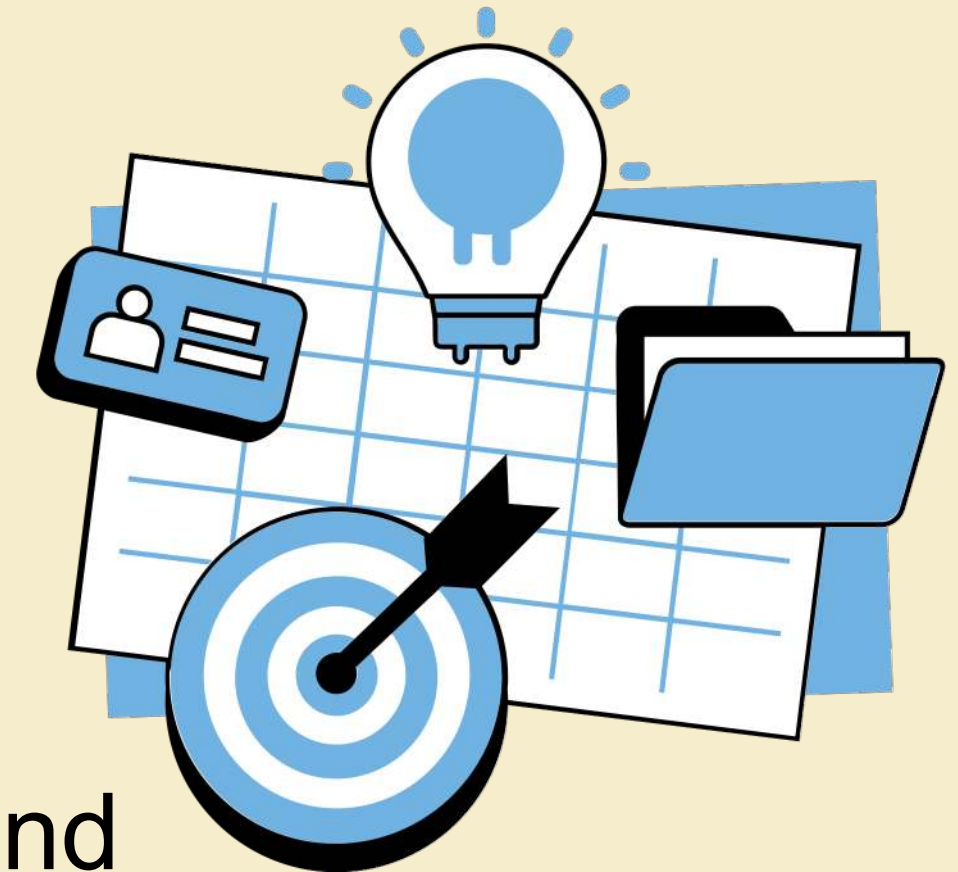


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- **Overall Protection Strategy:**

- Diversification: Across asset classes, sectors, and geographies.
- Long-Term Perspective: Avoid short-term trading based on market noise.
- Risk management: Understand your risk tolerance and invest accordingly.
- Liquidity: Maintain sufficient cash reserves for emergencies and opportunities.
- Regular Review: Adjust your portfolio as economic conditions and personal circumstances change.





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Asset Comparison and Protection Strategies

Asset Class	Potential Return	Risk Level	Protection Strategy
 Cash & Savings	Low	Low	Maintain an emergency fund and keep deposits within insured limits.
 Stocks	High	High	Diversify across sectors and invest for the long term.
 Real Estate	Moderate – High	Moderate	Choose strategic locations and obtain adequate property insurance.



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Asset Comparison and Protection Strategies

Asset Class	Potential Return	Risk Level	Protection Strategy
 Bonds	Moderate	Low – Moderate	Invest in high-quality issuers and diversify maturities.
 Gold	Moderate	Low – Moderate	Use as a hedge against inflation and market uncertainty.
 Mutual Funds / UITFs	Moderate	Moderate	Select funds aligned with your risk tolerance and investment goals.



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No single asset is best in all market conditions. **Don't put all your eggs in one basket.** Spreading your money across different investments helps reduce risk and protect your wealth. A balanced mix of investments can help protect your money during market ups and downs.





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- The Philippine investment landscape offers growth but demands prudence.
- Real estate speculation requires careful risk assessment and understanding of tax implications.
- Leverage available tax reliefs to maximize net returns on your investments.
- The future (2025 - 2030) will be shaped by global and domestic uncertainties, requiring a robust and adaptable investment strategy.
- Diversification, a long-term view, and risk management are paramount for protecting and growing wealth.



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Marcos proposes suspension of Real Property Valuation and Assessment Reform Act

 Aug 06, 2026



**ABS-CBN
NEWS**

Noel Pabalate, PPA pool/File



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How to protect your asset from proceeds from sale of property/ies and bring to US soil safely?

Sales proceeds maybe placed in Trust with a local bank. Subsequently, a donation from the Trust to the donee is prepared with payment of 6% Donors Tax.





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Remit the same to bank.

1. Tax-free Transfer vs. Subsequent Income

- **Principal is Tax-Free:** The actual principal amount donated from the Trust and remitted to the United States is excluded from gross income and is not taxed under U.S. federal income tax rules.





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- **Subsequent Earnings are Taxable:** Any interest, dividends, or capital gains generated by these funds after being remitted to or deposited into a bank account held by the U.S. citizen will be fully subject to U.S. income tax.





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2. Mandatory IRS Information Reporting (Form 3520)

Although the remittance itself is non-taxable, U.S. citizens are required to comply with strict foreign gift and trust reporting rules governed by the Internal Revenue Service (IRS):

- **Gifts from Foreign Individuals / Foreign Estates:** If the total value of foreign gifts received from a foreign individual or foreign estate exceeds \$100,000 in a calendar tax year, the U.S. citizen recipient must report the transaction on IRS Form 3520 (Annual Return To Report Foreign Trusts and Receipt of Certain Foreign Gifts), Part IV.





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- **Distributions Direct from a Foreign Trust:** If the funds are remitted directly from a foreign trust entity to the U.S. beneficiary, specific trust reporting rules apply under Part III of Form 3520, regardless of whether the threshold is met, depending on whether the grantor was a U.S. or foreign person.
- **Penalties for Non-Compliance:** Form 3520 is strictly an informational return (no income tax is due with the filing). However, failure to timely file Form 3520 can result in severe statutory penalties starting at 5% of the gift amount per month, up to a maximum of 25%.





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3. Bank Secrecy Act & Foreign Financial Asset Reporting

Depending on how the funds were held prior to or during the remittance process, additional foreign account reporting requirements may be triggered:

Requirement	Threshold / Trigger	Purpose & Application
FBAR (FinCEN Form 114)	Aggregate foreign accounts exceed \$10,000 at any point in the year.	Required if funds were held in a foreign bank account under the U.S. citizen's name prior to being remitted to the U.S.
FATCA (IRS Form 8938)	Foreign financial assets exceed \$50,000 (higher for married/foreign residents).	Filed alongside the annual Form 1040 federal income tax return to report specified foreign financial assets.



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4. Recommended Compliance Action Items

- **Maintain Proof of Tax Settlement:** Retain official receipts and filings proving local donor's tax / gift tax was fully paid in the origin jurisdiction.
- **Document Fund Trail:** Keep copies of trust deed/distribution documents, deed of donation, and bank wire transfer advice showing direct remittance.





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- **Track \$100k Threshold for Form 3520:** Aggregate all foreign gifts received in the current calendar year to evaluate Form 3520 filing obligations.
- **Consult CPA / US Tax Specialist:** Ensure proper reporting on Form 3520 / FBAR to avoid costly automatic international information return penalties.





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***Stay informed and seek
professional advice.***





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“

***The best investment
you can make is in
your financial
knowledge. Informed
decisions today create
greater opportunities
tomorrow.***

”



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“

***Numbers tell the story,
but accountants write
the ending.***

”



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**THANK
YOU! 😊**



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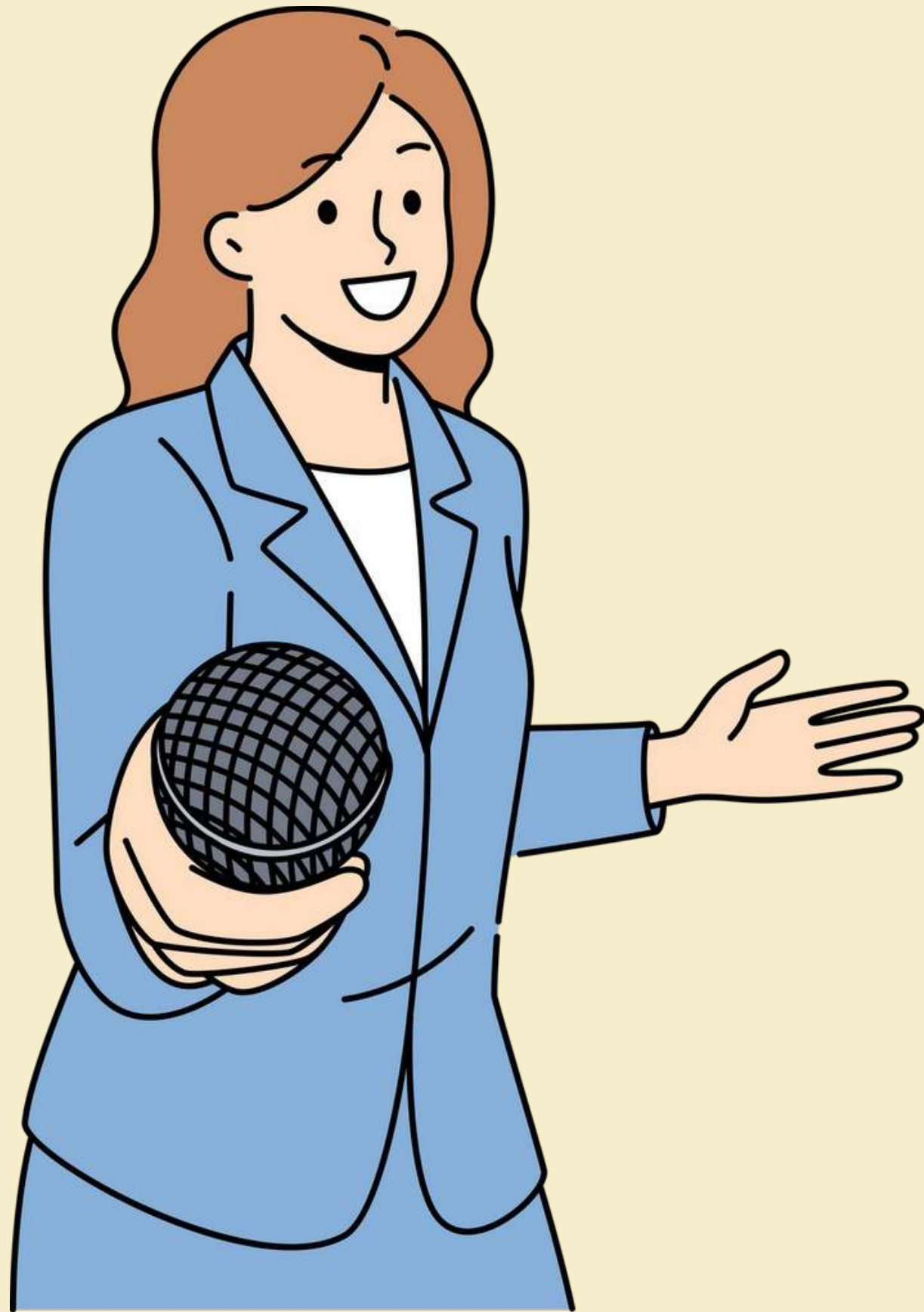
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QUESTIONS?

