

People's Democratic Republic of Algeria
Ministry of Housing, Urban Planning and the City
Supervisory and Regulatory Authority for Real Estate Agents

Guideline No. 03 dated on 22 May 2025
Concerning Measures for the Freezing and/or Seizure of Funds and Assets in the
Framework of Targeted Financial Sanctions

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I. Introduction

The international landscape has witnessed significant global cooperation aimed at strengthening counter-terrorism frameworks, particularly in relation to the prevention of terrorism financing and the proliferation of weapons of mass destruction. This international cooperation has been essential due to the growing threats posed by terrorism to global security, as well as the adverse effects stemming from the proliferation of weapons of mass destruction. To address these risks, many countries, including Algeria, have adopted strategies and action plans to fulfill their international obligations.

As part of these efforts, Algeria has taken important steps to modernize and enhance its legal and institutional framework in line with international standards and conventions on combating terrorism and preventing its financing, as well as curbing the proliferation of weapons of mass destruction. Algeria has not limited itself to fulfilling its obligations but has also sought to establish an effective national system actively engaged in the global fight against terrorism. This national system aims to counter terrorism financing by adopting comprehensive measures, including restrictions on suspicious financial transactions and the freezing of assets linked to individuals and entities listed on terrorism sanctions lists.

Algeria has also ensured that this national system is consistent and aligned with international instruments adopted by the United Nations, particularly Security Council resolutions related to the prevention of terrorism financing and the proliferation of weapons of mass destruction. These resolutions are binding upon United Nations member states under Chapter VII of the UN Charter, thereby requiring Algeria to take appropriate measures to implement them in accordance with the international legal framework.

Furthermore, Algeria has worked to fully comply with international standards established by the Financial Action Task Force (FATF), the body that issues recommendations for combating money laundering and the financing of terrorism. Recommendations 6 and 7 issued by the FATF constitute the foundation for addressing terrorism financing and preventing the proliferation of weapons of mass destruction. Accordingly, it is essential to implement preventive financial measures and provide a secure financial environment that promotes transparency and prevents the misuse of the financial system by terrorist activities.

The real estate sector in Algeria is considered a high-risk sector in terms of money laundering, the financing of terrorism, and the financing of the proliferation of weapons of mass destruction, as identified in the national risk assessment.

These guidelines aim to assist real estate agents in fulfilling their obligations towards international organizations such as the United Nations and the Financial Action Task Force by effectively

implementing targeted financial sanctions in accordance with the requirements of Law No. 05-01 of 6 February 2005 on the prevention and combating of money laundering, the financing of terrorism, and the financing of the proliferation of weapons of mass destruction, as amended and supplemented, along with the executive decrees issued pursuant to it and referenced below. These measures are intended to protect the real estate sector from being exploited for illicit activities related to terrorism financing and the proliferation of weapons of mass destruction.

These guidelines also outline key indicators of the financing of the proliferation of weapons of mass destruction, which real estate agents must use as a reference and incorporate into their operational procedures and staff training programs on the implementation of targeted financial sanctions.

II. Legal and Regulatory References

- Ordinance No. 66-156 of 8 June 1966, corresponding to 18 Safar 1386, establishing the Penal Code, as amended and supplemented;
- Law No. 05-01 of 6 February 2005, corresponding to 27 Dhu al-Hijjah 1425, on the prevention and combating of money laundering and the financing of terrorism, as amended and supplemented;
- Law No. 23-09 of 21 June 2023, corresponding to 3 Dhu al-Hijjah 1444, on the monetary and banking system;
- Executive Decree No. 22-36 of 4 January 2022, corresponding to 1 Jumada al-Thani 1443, defining the missions, organization, and functioning of the Financial Intelligence Processing Unit;
- Executive Decree No. 25-101 of 12 March 2025, corresponding to 12 Ramadan 1446, on the procedures for freezing and/or seizure of funds and assets within the framework of preventing and combating the financing of terrorism and the financing of the proliferation of weapons of mass destruction;
- Executive Decree No. 25-102 of 12 March 2025, corresponding to 12 Ramadan 1446, defining the composition, organization, and functioning of the Committee for Monitoring Targeted International Sanctions;
- Executive Decree No. 25-103 of 12 March 2025, corresponding to 12 Ramadan 1446, setting the procedures for listing and delisting individuals and entities on the national list of terrorists, and the legal effects thereof;
- Regulatory framework on the prevention and combating of money laundering, the financing of terrorism, and the financing of the proliferation of weapons of mass destruction, applicable to real estate agents, dated 21 May 2025.

III. Definitions

For the purposes of these Guidelines, the following terms are defined as follows:

- **Relevant United Nations Security Council Resolutions:** United Nations Security Council resolutions adopted under Chapter VII of the Charter of the United Nations, relating to the fight against terrorism and its financing, as well as the prevention of the proliferation of weapons of mass destruction and their financing, and in particular the following resolutions:
 - Security Council Resolutions 1267 (1999) and 1989 (2011) concerning Al-Qaida, **ISIL** (Da'esh), and associated individuals, groups, undertakings, and entities;
 - Resolution 1988 (2011) concerning the Taliban and associated individuals, groups, undertakings, and entities;
 - Resolutions 1718 (2006), 1737 (2006), 1874 (2009), 2087 (2013), 2094 (2013), 2231 (2015), 2270 (2016), 2321 (2016), 2356 (2017), and all current and future relevant resolutions.
- **Competent United Nations Security Council bodies:** Sanctions Committees established by the Security Council under Resolutions 1267 (1999), 1989 (2011), and 2253 (2015) concerning **ISIL** (Da'esh), Al-Qaida, and associated individuals, groups, undertakings, and entities; the Committee established under Resolution 1988 (2011) concerning the Taliban; the Committee established under Resolution 1718 (2006); the Committee established under Resolution 2231 (2015); and other relevant committees, as well as the Security Council itself when acting under Chapter VII of the Charter of the United Nations to impose targeted financial sanctions to prevent terrorism and its financing, and the proliferation of weapons of mass destruction and their financing.
- **Consolidated Sanctions List:** A list containing full identifying information on individuals, entities, and groups subject to targeted financial sanctions imposed by the United Nations Security Council in connection with terrorism and its financing or the proliferation of weapons of mass destruction and its financing.
- **Office of the Ombudsperson:** The body established pursuant to Security Council Resolution 1904 (2009) to receive and review delisting requests submitted by individuals, entities, undertakings, and groups listed under the **ISIL** (Da'esh) and Al-Qaida sanctions regime.
- **Focal Point:** The body established under Security Council Resolution 1730 (2006) to receive and review delisting requests from individuals, entities, undertakings, and groups listed under sanctions regimes other than the **ISIL** (Da'esh) and Al-Qaida sanctions regime.
- **Without delay:** Promptness in undertaking the measures set out in these Guidelines, in implementation of United Nations Security Council resolutions related to terrorism and its financing, or the financing of the proliferation of weapons of mass destruction. In any case, the maximum time limit is 24 hours from the date of adoption of the Security Council resolution.
- **Targeted Financial Sanctions:** Asset freezing and prohibitions to prevent the provision of funds or other assets, directly or indirectly, to or for the benefit of designated individuals, entities, undertakings, and groups on the Consolidated Sanctions List.
- **Prohibition on dealing:** A prohibition on making available, directly or indirectly, in whole or in part, or jointly with others, any funds or any financial or related services to, or receiving from, or

engaging in financial transactions with, individuals or entities designated on the Consolidated Sanctions List or owned or controlled, directly or indirectly, by listed persons or entities or acting on their behalf or at their direction.

- **Implementing Authorities:**

- Central government bodies, public authorities, and relevant public administrations;
- Banks, financial institutions, and designated non-financial businesses and professions (DNFBPs) as defined under national legislation on the prevention of money laundering and terrorist financing, in particular real estate agents;
- Supervisory, regulatory, or oversight authorities for banks, financial institutions, and DNFBPs, including those responsible for real estate agents;
- Associations;
- Any natural or legal person on national territory who may hold assets or provide financial or related services to designated persons or entities.

- **Designated Authority:** The Financial Intelligence Unit (FIU), as provided for in applicable legislation and regulation.

- **Freezing and/or seizure:** Temporary prohibition on the transfer, conversion, disposition, or movement of funds or temporary assumption of custody or control of assets, pursuant to a judicial or administrative order.

- **Funds:** Assets, properties, other financial assets or resources, including:

- **Funds and property:** As defined in Article 4 of Law No. 05-01 of 6 February 2005 on the prevention and fight against money laundering and terrorist financing, as amended, including proceeds and funds owned or controlled, directly or indirectly, by or on behalf of listed individuals or entities, as well as any interest, dividends, or income generated from them after the freezing and/or seizure;
- **Other assets:** Any assets, including but not limited to financial assets and economic resources (including oil and other natural resources), whether tangible or intangible, movable or immovable, howsoever acquired, and any documents evidencing title to or interest in such assets, including bank credits, bank checks, travelers' checks, money orders, stocks, securities, bonds, bills of exchange, letters of credit, or any income or proceeds derived from such assets, or assets that may be used to obtain goods or services.

- **Economic Resources:** Assets of any kind, tangible or intangible, movable or immovable, that may be used to obtain funds, goods, or services, such as land, buildings, real estate, equipment (including software, tools, machinery, furniture, installations, vessels, aircraft, vehicles, goods), artwork, cultural property, antiquities, jewelry, gold, precious stones, coal, petroleum products, refineries and related materials (including chemicals, lubricants, metals, wood, or other natural materials), weapons and related materials, raw materials and components that can be used in the manufacture of improvised explosive devices or non-conventional weapons, and any proceeds of

crime including illicit drug trafficking, intellectual property rights, patents, trademarks, copyrights, hosting or online publishing services, and any other assets made available to designated individuals, directly or indirectly, including to fund their travel, movement, or residence, or paid to them as ransom.

- **Extraordinary Expenses:** Public benefit costs and legal services, or strictly for the payment of reasonable professional fees and reimbursement of incurred expenses related to the provision of legal services, or fees and costs for routine services related to the maintenance or preservation of frozen assets and property.
- **Basic Needs:** Amounts allocated to cover charges, costs, and compensation for services, especially those related to food, clothing, rent or mortgage payments, medicine, healthcare expenses, taxes, mandatory insurance premiums, utilities (water, gas, electricity), communications, as well as some extraordinary expenses.
- **Pre-existing obligations:** Amounts due pursuant to a lien, judicial, administrative, or arbitral decision issued prior to the listing date.
- **Innocent third party:** Individuals who were not personally subject to investigation, prosecution, or conviction for the conduct leading to the listing and who have valid legal title or lawful possession of the frozen and/or seized property referred to in these Guidelines.
- **Travel Ban:** Prohibition on leaving the national territory for the duration of listing on the Consolidated Sanctions List. The travel ban may also include prohibition of entry into national territory in the case of foreigners.
- **Freezing and/or Seizure** (duplicate entry): Prohibition of any transfer, conversion, disposition, or movement of funds or other assets owned or controlled by individuals, groups, undertakings, or entities listed on the Consolidated Sanctions List.
- **Covered Entities:** Financial institutions and designated non-financial businesses and professions (DNFBPs), in particular real estate agents.

Real Estate Agents

Means any natural or legal person who, under a mandate and for remuneration, provides commercial services as an intermediary in the real estate sector or in property management and administration, on behalf or for the benefit of property owners.

The following professions are considered real estate agents:

- Real estate agencies;
- Real estate brokers;
- Property managers.

- **Beneficial Owner**

The natural person or persons who ultimately:

- Own or control the customer, the customer's agent, or the beneficiary of life insurance policies;
- Are the natural persons on whose behalf a transaction is conducted or a business relationship is established.

This also includes the person or persons who ultimately exercise effective control over a legal entity.

- **Supervisory, Regulatory and Oversight Authority for Real Estate Agents**

The Ministry of Housing, Urban Planning and the City.

IV. Targeted Financial Sanctions — United Nations Security Council Consolidated Sanctions List

Algeria has established a clear and binding mechanism for the implementation of targeted financial sanctions, with the objective of ensuring that institutions and individuals comply with United Nations Security Council decisions relating to the freezing and seizure of assets belonging to persons, groups, or entities listed under international sanctions.

Below is a detailed explanation of the mechanism:

IV.1 Obligation for Real Estate Agents to Consult the UN Security Council Sanctions Lists

The applicable legislative and regulatory texts impose a legal obligation on all implementing parties, including real estate agents, to regularly consult the Consolidated Sanctions List through one of the following sources:

- The official website of the Financial Intelligence Processing Unit (<http://www.mf-ctrf.gov.dz>);
- The official website of the United Nations Security Council (<https://www.un.org/securitycouncil>).

These websites must be checked and verified **daily**, including on weekends and public holidays.

The Financial Intelligence Processing Unit ensures that updates to the UN Consolidated Sanctions List are published immediately on its official website. Without prejudice to other legally established notification methods, such publication is deemed sufficient notice to all obligated entities, including

real estate agents, to initiate the freezing and/or seizure of assets and properties of designated persons and entities and to take necessary measures to prohibit their activities.

IV.2 Notification Mechanism for Real Estate Agents

All real estate agents are required to register on the official website of the Financial Intelligence Processing Unit using dedicated professional email addresses.

These addresses will be used to receive official notifications regarding:

- The inclusion of names on the UN Consolidated Sanctions List;
- Any updates to the list, including amendments, additions, or deletions.

These measures are essential to ensure the smooth flow of notifications and updates between the Financial Intelligence Processing Unit and the entities under supervision.

IV.3 Requesting Assistance from the Financial Intelligence Processing Unit

Implementing parties, including real estate agents, may directly request assistance from the Financial Intelligence Processing Unit as needed to ensure the proper execution of freezing and seizure procedures and to stay updated.

The Financial Intelligence Processing Unit provides the necessary support and guidance to ensure full compliance with required procedures. To that end, the Unit makes available the necessary communication tools for implementing parties.

Additionally, the Unit takes all legal steps to resolve issues raised by implementing parties or supervisory, regulatory or oversight authorities in the context of fulfilling their obligations under Security Council resolutions.

Accordingly, this mechanism aims to establish a reliable communication network between obligated entities, associations, supervisory/regulatory/oversight authorities, and the Financial Intelligence Processing Unit. Dedicated email addresses are provided to each party to ensure the prompt and accurate exchange of notifications related to the Consolidated Sanctions List. The Unit also strengthens the necessary support to facilitate the implementation of measures and ensure compliance.

IV. OBLIGATIONS OF REAL ESTATE AGENTS

IV.4.1. Obligation to Immediately Freeze and Seize Funds

Upon publication of the Consolidated Sanctions List or any updates thereto—such as additions, removals, or amendments—on the official website of the Financial Intelligence Processing Unit (FIU), real estate agents are required to immediately implement measures to prohibit any activity involving persons or entities listed therein. These measures must be carried out without delay, including on weekends and public holidays, to ensure uninterrupted enforcement of the relevant United Nations Security Council Resolutions. Such measures include the freezing or seizure of funds owned by individuals or entities appearing on the list, thereby preventing them from using or disposing of those assets.

IV.4.2. Ongoing Screening of the Sanctions List

Real estate agents must continuously verify whether any of their clients or principals—whether current or prospective—or any beneficial owner holds assets under their custody and appears on the Consolidated Sanctions List. If the client, their representative, or the beneficial owner is found to be listed, any transactions must be immediately and unconditionally prohibited. The FIU and the supervisory authority for the real estate professions must be notified immediately, without prior notice or delay. Agents are required to perform regular screenings of the list and conduct enhanced due diligence on names, including those of new clients and potential beneficial owners. In the event of a match, agents must take immediate steps to freeze or seize the relevant assets, taking into account the rights of third parties acting in good faith. The FIU and the competent supervisory authority must be informed without delay.

IV.4.3. Due Diligence at Onboarding of New Clients

When establishing a business relationship with a new client, real estate agents must verify that neither the client nor the beneficiary of the transaction is listed on the Consolidated Sanctions List. If a match is found, the agent must refrain from completing the transaction, and freeze or seize any funds received for that purpose. The FIU and the supervisory authority must be informed immediately of such an attempt.

IV.4.4. Prohibition on Providing Financial Services or Economic Resources

Real estate agents are prohibited from providing, directly or indirectly, any funds, economic resources, financial services, or related support to listed persons or entities. This includes funds derived from, or generated by, assets owned or controlled—directly or indirectly—by listed persons or entities, or by persons acting on their behalf or at their direction. Such services may only be rendered where authorized under an exemption or license that complies with the relevant UN Security Council resolutions.

IV.4.5. Allowing Accrual of Interest and Returns on Frozen Accounts

Agents must allow for the addition of interest, profits, or other earnings to frozen accounts, provided such earnings remain subject to the same freezing obligations.

IV.4.6. Unfreezing of Assets

If a person or entity is delisted from the Consolidated Sanctions List, real estate agents must unfreeze or release the funds without delay and in the same manner in which they were initially frozen. Transactions involving these funds may resume upon official confirmation of delisting.

IV.4.7. Notification to the Competent Authorities

Real estate agents must notify the FIU and the supervisory authority for the real estate professions in the following cases:

- The value and/or nature of funds that were frozen or seized, including the date and time of action;
- If a current or former client, principal, beneficial owner, or occasional customer is found to be on the sanctions list;
- Any suspicion that a listed person or entity is involved in a transaction;
- Any attempt to conduct a transaction with a listed person or entity, and the measures taken in response;
- Inability to execute a release due to name similarity or insufficient information;
- Details on any funds or assets that were subsequently unfrozen, including status, nature, value, and related measures;

Agents must permit the use of funds that are exempt from freezing or seizure, upon receipt of valid authorisation.

They must also immediately report any freezing or seizure measures to the FIU, without delay.

IV.5. IMPLEMENTATION OF INTERNAL CONTROLS AND PROCEDURES

IV.5.1. Internal Compliance Policies and Controls

Real estate agents must establish and enforce internal policies and procedures to ensure prompt and effective compliance with obligations related to listing on the Consolidated Sanctions List. These include the implementation of a system for monitoring financial and real estate activities, and verifying client identities to ensure no affiliation with listed persons or entities.

Agents must take the following specific measures:

- Internal controls to ensure compliance with applicable legal and regulatory requirements;
- Policies prohibiting staff from disclosing any information concerning freezing or seizure measures, in accordance with applicable laws and regulations;
- Appointment of a dedicated correspondent within the FIU responsible for managing requests from the Committee for Monitoring Targeted Sanctions, the FIU, and other competent authorities, ensuring the confidentiality of communications;
- Effective cooperation with the Committee, the FIU, and competent authorities for verifying the accuracy of information provided.

In case of name similarity and lack of sufficient data to confirm a match, agents must notify the FIU for further analysis.

Agents must also implement strict policies prohibiting employees or users from informing clients or third parties—either directly or indirectly—of any intended freezing or seizure actions or related measures.

This policy ensures confidentiality and prevents attempts to evade or manipulate funds or economic resources.

The more detailed the available data, the more accurate the screening process becomes. However, the prevalence of common names increases the likelihood of false positives. Thus, a match does not necessarily imply that a person, entity, or group is subject to targeted international sanctions. It is essential to confirm the accuracy of such matches before acting.

IV.5.2 Cooperation with the Competent Authorities

Real estate agents shall fully cooperate with the Targeted International Sanctions Monitoring Committee, the Financial Intelligence Processing Unit (FIPU), the supervisory authority for the real estate sector, and other competent authorities to verify the accuracy of the information provided and to ensure the effective implementation of the required measures. This cooperation includes the provision of necessary documents and reports and an immediate response to any inquiries or requests from these authorities.

IV.5.3 Respect for the Rights of Third Parties Acting in Good Faith

Measures taken under the targeted financial sanctions regime must not infringe upon the rights of third parties acting in good faith, in accordance with the applicable legal framework.

IV. Obligations of the Supervisory Authority for the Real Estate Sector

The supervisory authority responsible for the real estate sector shall monitor compliance by real estate agents with relevant United Nations Security Council Resolutions. This oversight includes ensuring the implementation of measures such as asset freezing, activity prohibition, and restrictions on dealing with designated persons or entities, through both on-site and off-site inspections. The authority is also responsible for applying appropriate administrative sanctions in cases of non-compliance.

Responsibilities include:

- Conducting regular reviews to ensure full and accurate implementation of Security Council Resolutions by supervised entities, including document review, record analysis, and procedure assessments;
- Identifying cases reported by real estate agents where clients or beneficial owners appear on the consolidated sanctions list;
- Determining whether funds related to listed persons or entities have been identified and frozen, and ensuring that appropriate reports have been submitted to the FIPU;
- Receiving all relevant information from real estate agents concerning frozen assets or actions taken to comply with prohibitions, including attempted transactions.

The supervisory authority shall submit biannual reports, at a minimum, to the Financial Intelligence Processing Unit outlining the findings of its oversight activities over real estate agents.

IV. Measures Relating to the Management of Frozen and/or Seized Assets

The Financial Intelligence Processing Unit must immediately notify the Minister of Finance upon receipt of any report from real estate agents concerning frozen or seized assets to ensure appropriate action is taken. The Minister of Finance shall issue a decision identifying, in particular:

- The authority responsible for managing the frozen or seized assets;
- The authorization to use part of the funds to cover extraordinary expenses or essential needs of the designated persons and their families, in accordance with established procedures;
- The authorization to settle due payments related to contracts or agreements concluded prior to the imposition of sanctions, subject to the applicable procedures.

The authorization granted to use part of the frozen and/or seized assets for essential needs covers specific amounts necessary to pay for expenses such as:

- Food, clothing, rent or mortgage instalments on the family home;

- Medicines and health care costs;
- Taxes, mandatory insurance premiums, utilities (water, gas, electricity), communication costs;
- Certain exceptional expenses;
- Reasonable remuneration for services.

Accordingly, no person or entity may provide, directly or indirectly, any funds, other assets, financial or related services, or economic resources to or for the benefit of designated persons, entities, or groups, or those they own or control, directly or indirectly, or any person or entity acting on their behalf or at their direction, unless duly authorized to cover essential needs.

IV.8 Measures Relating to Activity and Financing Prohibitions

• Activity Prohibition

Designated persons or entities are prohibited from engaging in any activities whatsoever. If the designated entity is an association, its activities shall be suspended for the duration of the listing, unless a court decision orders its dissolution.

• Prohibition on Providing Funds and Services

Real estate agents are prohibited from making available, directly or indirectly, any funds, financial or economic services to designated persons or entities included in the consolidated sanctions list. This prohibition also extends to entities owned or controlled, directly or indirectly, by listed persons or acting on their behalf or at their direction.

V. Implementation of Targeted Financial Sanctions – “National List”

Algeria has established a clear and binding mechanism for the implementation of targeted financial sanctions, with the aim of ensuring that institutions and individuals comply with the decisions of the Committee for the Designation of Terrorist Persons and Entities, established under Article 87 bis 13 of the Penal Code. These decisions concern the freezing and seizure of assets belonging to individuals, groups, or entities listed on the national list. Below is a detailed explanation of this mechanism.

V.1 Mechanism for Accessing the National List of Targeted Financial Sanctions

Under current legislative and regulatory provisions, implementing parties — including real estate agents — are under a legal obligation to continuously review the national list via one of the following official sources:

- The institutional website of the Ministry of the Interior, Local Authorities, and Urban Planning: <https://www.interieur.gov.dz>
- The institutional website of the Financial Intelligence Processing Unit (FIPU): <http://www.mf-ctrf.gov.dz>
- Publications in the Official Gazette.

These websites must be checked and monitored **daily**, including weekends and public holidays.

The Committee for the Designation of Terrorist Persons and Entities (“the Committee”) and the FIPU are responsible for ensuring that updates to the national list are published **immediately** on their respective institutional websites, without prejudice to other legally prescribed means of notification.

V.2 Notification Mechanisms for Real Estate Agents

Real estate agencies and the supervisory authority for the real estate sector are required to **register** on the official websites of both the Committee and the FIPU and provide an email address to receive notifications regarding listings and/or updates.

These procedures are essential to ensure the smooth flow of notifications and updates between the FIPU, the regulated institutions, and the supervisory and/or regulatory authorities.

V.3 Requests for Assistance from the FIPU

Real estate agents may request **direct assistance** from the FIPU whenever necessary, in order to fulfill their responsibilities related to asset freezing, seizure, and updates monitoring.

The FIPU shall provide the necessary guidance and support to ensure full compliance with the applicable procedures and shall make all communication channels available to implementing parties.

Furthermore, the FIPU will take all necessary legal measures to resolve issues raised by implementing parties or supervisory/regulatory authorities during the application of obligations linked to the implementation of United Nations Security Council Resolutions.

V.4 Obligations of Real Estate Agents

V.4.1 Obligation to Freeze and Seize Funds Immediately and Without Delay

Upon publication of the national list or any update to it — including additions, removals, or modifications — on the official websites of the Committee and the FIPU, real estate agents are required to take immediate action to prohibit any activity related to designated persons or entities.

These measures must be executed without delay, even during weekends or public holidays, to ensure uninterrupted enforcement.

Such measures include the freezing or seizure of assets belonging to listed individuals or entities, effectively preventing them from using or disposing of such assets.

V.4.2 Regular Screening of the National List

Real estate agents must regularly and continuously verify whether listed individuals or entities are among their clients or beneficial owners, or have assets under their control.

If a client, principal, or beneficial owner is found to be listed in the national list, the agent must immediately prohibit any dealings or transactions, and report the case without prior notice and without delay to:

- the Financial Intelligence Processing Unit,
- the Committee, and
- The supervisory authority for the real estate sector.

Implementing parties are thus required to carry out regular screenings of the national list and perform thorough checks on all names, including new clients and potential beneficial owners.

If a match is found with the names listed, the real estate agent must immediately take action to freeze or seize the relevant funds, while ensuring that the rights of third parties acting in good faith are preserved.

In such cases, the agent must promptly notify the supervisory authority, the Financial Intelligence Processing Unit (FIPU), and the Committee.

If the screening results are negative, the agent is still required to inform the Committee and the Financial Intelligence Processing Unit (FIPU).

IV. Verification When Establishing a New Business Relationship

1. Verifying Customers against the National List When Entering a Business Relationship

When establishing a business relationship with new clients or conducting a one-off real estate transaction, real estate agents must verify that such clients or the beneficiaries of the transactions are not listed in the national list of designated persons and entities.

Real estate agents are required to ensure that their clients or the beneficiaries of operations are not among those individuals or entities listed in the national list.

If it is established that a client or beneficiary is listed, the real estate agent must immediately refrain from completing the transaction, and must freeze or seize any funds received in connection with the transaction. The Financial Intelligence Processing Unit (FIPU), the Committee, and the Supervisory and Regulatory Authority for the Real Estate Sector must be notified immediately of this attempt.

2. Prohibition on Providing Economic Resources or Financial Services

Real estate agents are strictly prohibited from providing, directly or indirectly, in whole or in part, any funds, economic resources, financial services, or other related services to persons or entities listed in the national list. This prohibition extends to:

- Funds derived from or generated by assets owned or controlled, directly or indirectly, by listed individuals, groups, entities, or organizations;
- Assets or services provided for the benefit of such listed individuals or entities, including those owned or controlled directly or indirectly by them;
- Any third parties acting on behalf of or at the direction of listed persons or entities.

Exceptions are permitted only when authorized by a license or waiver granted in accordance with the applicable legal and regulatory framework.

3. Crediting Interests and Earnings to Frozen Accounts

Real estate agents must allow the addition of interests, dividends, or any other earnings to frozen accounts, provided that such funds remain subject to the same freezing measures.

4. Lifting of Freezing Measures

When a person or entity is delisted from the national list, real estate agents must immediately and without delay lift any freezing or seizing measures on their assets. Transactions involving the previously frozen or seized funds may resume as soon as formal confirmation of delisting is received.

5. Notification to the Relevant Authorities

Real estate agents must promptly notify the Financial Intelligence Processing Unit and the Supervisory and Regulatory Authority for the Real Estate Sector of:

- The value, description, and nature of frozen or seized funds, along with the date and time of implementation;

- Any current or former client, agent, beneficial owner, or one-off customer found to be listed in the national list;
- Any suspicion that a current or former client, agent, or beneficial owner is listed;
- Any attempt to carry out a transaction with a designated person or entity and the measures taken in response;
- Cases where freezing or seizure could not be implemented due to name similarities or insufficient information;
- Information regarding funds for which freezing or seizure was lifted, including their nature, value, status, and any action taken;
- Any other relevant information related to the listing decision.

They must also authorize the unfreezing and disposal of assets that are officially exempted from freezing or seizure once the corresponding documentation is received.

Freezing and/or seizure measures taken must be reported immediately to the Financial Intelligence Processing Unit without delay.

V. Internal Controls and Procedures

1. Real Estate Agents' Obligations Regarding Policies and Internal Controls

Real estate agents must establish and implement internal controls and procedures to ensure prompt and effective compliance with obligations arising from the implementation of the national list. These measures must include a structured system for monitoring financial and real estate activities, and verifying the identity of clients to ensure they are not associated with designated persons or entities.

Real estate agents must adopt the following measures to comply with legal and regulatory requirements:

- Internal control mechanisms to ensure compliance with applicable laws and regulations;
- Policies prohibiting employees from disclosing any information related to freezing or seizure measures, in accordance with applicable legal and regulatory frameworks;
- Appointment of a designated correspondent at the Financial Intelligence Processing Unit to manage requests from the Committee, FIPU, and competent authorities, while ensuring confidentiality;
- Effective cooperation with the Committee, FIPU, and competent authorities to verify the accuracy of the information provided.

In cases of name similarities where confirmation is not possible with available data, the FIPU must be contacted to conduct a proper analysis.

Strict policies must be in place to prohibit employees or users from informing clients or any other parties, directly or indirectly, that freezing or seizure measures or related actions will be applied. These policies aim to preserve confidentiality and prevent any attempt to evade or manipulate assets or economic resources.

The more detailed the information available, the greater the accuracy; however, the prevalence of common names increases the risk of false positives. Therefore, a match does not necessarily imply that the person or entity is listed. It is crucial to determine whether the match is accurate or a false positive.

2. Cooperation with Competent Authorities

Real estate agents must fully cooperate with the Financial Intelligence Processing Unit, the Committee, and the Supervisory and Regulatory Authority for the Real Estate Sector to verify the accuracy of information and ensure effective implementation of required measures. Such cooperation includes providing the necessary documentation and reports, and responding promptly to any queries or requests from the relevant authorities, FIPU, or the Committee.

3. Respect for the Rights of Third Parties Acting in Good Faith

Any measures taken under these obligations must not infringe upon the rights of third parties acting in good faith, in accordance with applicable laws.

VI. Obligations of the Supervisory and Regulatory Authority for the Real Estate Sector

The Supervisory and Regulatory Authority for the Real Estate Sector must submit semi-annual reports to the designated authority on the results of supervision, monitoring, and enforcement of real estate agents' compliance, particularly with respect to:

- Receipt of all information from real estate agents concerning frozen funds or any measures undertaken in compliance with freezing requirements, including attempted transactions, and whether such information was transmitted to FIPU within five (5) business days of receipt;
- Compliance with regulatory provisions through desk and on-site inspections, and application of appropriate administrative sanctions in case of violations;
- Identification of cases in which clients or beneficial owners were found to be designated persons or entities;
- Identification and freezing of assets related to the national list by real estate agents, and confirmation of whether relevant reports were submitted to FIPU in accordance with regulatory requirements.

IV. Verification When Establishing a New Business Relationship

1. Verifying Customers against the National List When Entering a Business Relationship

When establishing a business relationship with new clients or conducting a one-off real estate transaction, real estate agents must verify that such clients or the beneficiaries of the transactions are not listed in the national list of designated persons and entities.

Real estate agents are required to ensure that their clients or the beneficiaries of operations are not among those individuals or entities listed in the national list.

If it is established that a client or beneficiary is listed, the real estate agent must immediately refrain from completing the transaction, and must freeze or seize any funds received in connection with the transaction. The Financial Intelligence Processing Unit (FIPU), the Committee, and the Supervisory and Regulatory Authority for the Real Estate Sector must be notified immediately of this attempt.

2. Prohibition on Providing Economic Resources or Financial Services

Real estate agents are strictly prohibited from providing, directly or indirectly, in whole or in part, any funds, economic resources, financial services, or other related services to persons or entities listed in the national list. This prohibition extends to:

- Funds derived from or generated by assets owned or controlled, directly or indirectly, by listed individuals, groups, entities, or organizations;
- Assets or services provided for the benefit of such listed individuals or entities, including those owned or controlled directly or indirectly by them;
- Any third parties acting on behalf of or at the direction of listed persons or entities.

Exceptions are permitted only when authorized by a license or waiver granted in accordance with the applicable legal and regulatory framework.

3. Crediting Interests and Earnings to Frozen Accounts

Real estate agents must allow the addition of interests, dividends, or any other earnings to frozen accounts, provided that such funds remain subject to the same freezing measures.

4. Lifting of Freezing Measures

When a person or entity is delisted from the national list, real estate agents must immediately and without delay lift any freezing or seizing measures on their assets. Transactions involving the previously frozen or seized funds may resume as soon as formal confirmation of delisting is received.

5. Notification to the Relevant Authorities

Real estate agents must promptly notify the Financial Intelligence Processing Unit and the Supervisory and Regulatory Authority for the Real Estate Sector of:

- The value, description, and nature of frozen or seized funds, along with the date and time of implementation;
- Any current or former client, agent, beneficial owner, or one-off customer found to be listed in the national list;
- Any suspicion that a current or former client, agent, or beneficial owner is listed;
- Any attempt to carry out a transaction with a designated person or entity and the measures taken in response;
- Cases where freezing or seizure could not be implemented due to name similarities or insufficient information;
- Information regarding funds for which freezing or seizure was lifted, including their nature, value, status, and any action taken;
- Any other relevant information related to the listing decision.

They must also authorize the unfreezing and disposal of assets that are officially exempted from freezing or seizure once the corresponding documentation is received.

Freezing and/or seizure measures taken must be reported immediately to the Financial Intelligence Processing Unit without delay.

V. Internal Controls and Procedures

1. Real Estate Agents' Obligations Regarding Policies and Internal Controls

Real estate agents must establish and implement internal controls and procedures to ensure prompt and effective compliance with obligations arising from the implementation of the national list. These measures must include a structured system for monitoring financial and real estate activities, and verifying the identity of clients to ensure they are not associated with designated persons or entities.

Real estate agents must adopt the following measures to comply with legal and regulatory requirements:

- Internal control mechanisms to ensure compliance with applicable laws and regulations;
- Policies prohibiting employees from disclosing any information related to freezing or seizure measures, in accordance with applicable legal and regulatory frameworks;

- Appointment of a designated correspondent at the Financial Intelligence Processing Unit to manage requests from the Committee, FIPU, and competent authorities, while ensuring confidentiality;
- Effective cooperation with the Committee, FIPU, and competent authorities to verify the accuracy of the information provided.

In cases of name similarities where confirmation is not possible with available data, the FIPU must be contacted to conduct a proper analysis.

Strict policies must be in place to prohibit employees or users from informing clients or any other parties, directly or indirectly, that freezing or seizure measures or related actions will be applied. These policies aim to preserve confidentiality and prevent any attempt to evade or manipulate assets or economic resources.

The more detailed the information available, the greater the accuracy; however, the prevalence of common names increases the risk of false positives. Therefore, a match does not necessarily imply that the person or entity is listed. It is crucial to determine whether the match is accurate or a false positive.

2. Cooperation with Competent Authorities

Real estate agents must fully cooperate with the Financial Intelligence Processing Unit, the Committee, and the Supervisory and Regulatory Authority for the Real Estate Sector to verify the accuracy of information and ensure effective implementation of required measures. Such cooperation includes providing the necessary documentation and reports, and responding promptly to any queries or requests from the relevant authorities, FIPU, or the Committee.

3. Respect for the Rights of Third Parties Acting in Good Faith

Any measures taken under these obligations must not infringe upon the rights of third parties acting in good faith, in accordance with applicable laws.

VI. Obligations of the Supervisory and Regulatory Authority for the Real Estate Sector

The Supervisory and Regulatory Authority for the Real Estate Sector must submit semi-annual reports to the designated authority on the results of supervision, monitoring, and enforcement of real estate agents' compliance, particularly with respect to:

- Receipt of all information from real estate agents concerning frozen funds or any measures undertaken in compliance with freezing requirements, including attempted transactions, and whether such information was transmitted to FIPU within five (5) business days of receipt;
- Compliance with regulatory provisions through desk and on-site inspections, and application of appropriate administrative sanctions in case of violations;
- Identification of cases in which clients or beneficial owners were found to be designated persons or entities;
- Identification and freezing of assets related to the national list by real estate agents, and confirmation of whether relevant reports were submitted to FIPU in accordance with regulatory requirements.

IV. Measures Relating to the Management of Frozen and/or Seized Funds

The Committee may authorize individuals listed on the national list to use part of their frozen or seized funds to cover their essential needs, those of their family members, and dependents, as well as exceptional expenses, at the Committee's discretion, whether on its own initiative or upon request from the concerned parties.

Persons listed on the national list or their representatives may submit requests for authorization to use part of the frozen and/or seized funds, provided that the request is accompanied by all required supporting documents, with a precise specification of the amounts requested for use.

The Committee shall decide on the request within a maximum period of one month from the date of receipt. It shall publish the procedures and modalities for submitting such requests on its official website.

If the request is granted, the decision shall be communicated to the concerned party through the Committee Secretariat. The entity holding the frozen and/or seized funds shall also be informed and must take the necessary measures to implement the decision, while informing both the Committee and the Financial Intelligence Processing Unit (FIU) accordingly.

Financial institutions shall transfer the frozen and/or seized funds deposited in bank or postal accounts to the Central Treasury Officer, who shall record them in the relevant accounting records.

These funds shall remain deposited with the Central Treasury Officer until a decision is issued by the Committee to lift the freezing and/or seizure measure, or a final judgment or decision orders their confiscation or restitution.

The Directorate of State Property shall be responsible for managing funds requiring active administration until the freezing measure is lifted.

IV. Measures Relating to the Prohibition of Activities and Financing

• Prohibition of Activities

Persons or entities listed on the national list are prohibited from carrying out any activity whatsoever. If the listed entities are associations, their activities shall be suspended for the duration of the listing, unless a judicial decision is issued ordering their dissolution.

• Prohibition on Providing Financing and Services

Real estate agents are prohibited from making funds or financial or economic services available to persons or entities listed on the national list, either directly or indirectly. The prohibition also applies to entities owned or controlled by listed persons, or acting on their behalf.

VI. Typologies and Risk Indicators Related to the Financing of the Proliferation of Weapons of Mass Destruction (WMD)

1. Typologies Used to Finance the Proliferation of WMD

- Use of shell companies and complex ownership structures to conceal the identity of beneficial owners, especially in countries with weak or non-transparent regulations regarding company formation;
- Use of foreign financial institutions to conduct transactions, particularly when financial institutions from the sanctioned country have no correspondent accounts or relationships with foreign banks;
- Holding funds or assets in offshore bank accounts, especially in countries not directly linked to the sanctioned country, to facilitate international trade;
- Claiming residency in low-risk countries to structure seemingly legitimate transactions, often exploiting financial infrastructures in neighboring countries not subject to sanctions;
- Exploiting commercial and maritime networks of neighboring countries to indirectly access the global financial system, leveraging their trade relations with non-sanctioned countries.

2. Risk Indicators Related to the Financing of WMD Proliferation

• Customer-Related Indicators

- Customer data matches those of individuals, groups, or entities on sanctions lists or involved in illicit financing activities;
- Request for issuance of a letter of credit by a new customer while account opening authorization is still pending;

- Customer involved in the supply, delivery, sale, or purchase of dual-use or strategic goods, particularly in a high-risk country;
- Affiliation with an academic institution in a country with known proliferation concerns;
- Discrepancy between customer's activity and professional profile or business nature;
- Provision of vague, inaccurate, or incomplete transaction information;
- Unusual activity by a small company or intermediary outside their usual business scope;
- Use of complex structures to conceal other parties, such as shell companies or intermediaries;
- Declared commercial activity inconsistent with actual operations suggesting unlicensed money transmission;
- Customer or beneficiary address linked to persons or entities on sanctions lists or with a history of export control violations;
- Involvement of an individual from or with ties to a country of proliferation concern or dealing with complex equipment without relevant technical expertise;
- Customer affiliated with a military organization or under investigation in a jurisdiction at high risk for WMD proliferation.

• **Activity-Related Indicators**

- Transactions involving dual-use goods or sensitive items linked to WMD proliferation or military goods, whether licensed or not;
- Potential use of shell companies in transactions, particularly those with minimal capital compared to transaction volume;
- Transactions involving countries presenting WMD proliferation risks or entities led by individuals linked to such countries;
- Transactions indicating coordination among company representatives to circumvent controls;
- Unusual complexity or use of financial products;
- Complex or unjustified fund transfer routes;
- Instructions or account operations involving unlisted parties not mentioned in the original letter of credit or supporting documents;
- Frequent or sudden changes in board members or authorized agents without clear justification;
- Transactions involving assets originating from a country other than the authorized final recipient;
- Sudden change in fund transfer practices;
- Unexplained or complex electronic transfers;
- Discrepancies between trade documents and financial flows, such as name or address mismatches.

• **Geographic Indicators**

- Involvement of persons or entities located in countries associated with WMD proliferation financing;
- Transactions directed toward countries contributing to WMD proliferation financing;
- Involvement of institutions or individuals in countries with deficiencies in AML/CFT or export/import controls.

• **Trade Documentation Indicators**

- Unjustified involvement of third parties in the transaction;
- Transaction received by another offshore company;
- Mismatch between financial information in documents and actual financial flows;
- Declared document value lower than the cost of delivery.

• **Shipping and Trade Financing Indicators**

- Use of forged or fraudulent documents or declarations;
- Shipping documents indicating the shipping company as the final destination of the product;
- Shipment of goods inconsistent with typical trade routes;
- Use of circuitous or altered shipping routes for financial transactions;
- Use of maritime routes through countries with lax export control laws;
- Shipment of goods incompatible with the technological level of the destination country;
- Declared cargo value below the actual shipping costs;
- Vague or misleading description of goods in trade or financial documents.

VII. Sanctions

Without prejudice to potential criminal prosecution, failure by real estate agents to comply with targeted financial sanctions relating to the financing of terrorism and the financing of the proliferation of weapons of mass destruction shall result in the imposition of administrative sanctions provided for under applicable legislation and regulations.

**Done in Algiers on.....corresponding to.....the
year.....**

Signature: