

**Prooptiki** was established as an accounting firm back in 1984; today, it is one of the most successful companies in the economic sector, providing consultation on accounting-tax and payroll issues.

**Prooptiki's** clientele lists a wide range of economic sectors, such as tourism, hotels, commerce, service provision, IT, telecom, real estate management, etc.



#### SERVICES OFFERED BY PROOPTIKI SA

- **Accounting:** A full range of accounting support in accordance with the Greek GAAP and IFRS.
- **Tax Consulting:** A full range of tax services to cover all tax fields. Our Goal is to have the maximum benefits, with the minimum tax liabilities and risks, always in strict compliance with local legislation and Code of Books and Records.
- **Payroll:** Complete solutions in managing and issuing the payroll, full support as far as the obligations towards government funds are concerned and continuous and updated information on Labor Law/ Insurance issues
- **Business Consultancy:** We can assist you on aspects such as:
  - ◆ Entity set up. Together we can find the most suitable structure for your business (limited company, partnership, sole trader, limited by shares company), or set up a branch of a foreign company.
  - ◆ Business plans and cash flow forecasts
  - ◆ Business and management advice
  - ◆ Human resources consultancy
  - ◆ Provision of management information
  - ◆ Tax compliance and advise
- **Auditing:**
  - ◆ Internal audits, Management audits, Compliance audits
  - ◆ Cash flow, Due diligence, Financial Statements, Special audits.

## Mandatory Electronic Invoicing in Greece

**From September 1, 2025**, the mandatory implementation of electronic invoicing in transactions between businesses and public sector entities (B2G) will take effect, with certain exceptions.

**From February 2, 2026**, the mandatory use of electronic invoicing for transactions between businesses (B2B) will begin, while at the same time strong incentives are provided for the early adoption of the new system by businesses.

The minimum eligible investment amount for inclusion in the support scheme is defined as follows:

- For large enterprises: €1,000,000
- For medium-sized enterprises and cooperatives: €500,000
- For small enterprises: €250,000
- For social cooperative enterprises, agricultural cooperatives, civil cooperatives, producer groups, producer organizations, agricultural corporate partnerships, and micro-enterprises: €50,000

### Phase A – Large enterprises with gross revenue over €1,000,000 for the tax year 2023

- **02/02/2026**: Start of mandatory implementation
- **02/02 – 31/03/2026**: Gradual implementation period of electronic invoicing  
Obligated enterprises must submit a **Declaration of Commencement of Electronic Document Issuance** or a **Declaration of Use of the “timologio” application** and begin issuing electronic invoices within this quarter.

### Phase B – Other enterprises

- **01/10**: Start of mandatory implementation
- **01/10 – 31/12**: Gradual adaptation period

### Incentives for Early Adoption

Enterprises that choose to implement electronic invoicing **two months earlier than the respective deadline**—i.e., by **01/12/2025** for the first phase and by **03/08/2026** for the second phase—can benefit from:

- **Full and 100% increased depreciation** of expenses for technical equipment and software in the year of purchase.
- **100% increase** in expenses for production, transmission, and electronic archiving of electronic invoices for the first 12 months of issuance.

Mandatory electronic invoicing represents a significant effort to digitize the economy and is expected to provide substantial benefits, such as:

- **Reduction of VAT loss** and limitation of the issuance of fictitious tax documents.
- **Significant facilitation for businesses** in fulfilling their reporting obligations, thanks to the simplification of data transmission to the digital platform **myDATA** and the pre-filling of VAT returns and the **E3 form**.
- **Enhancement of the competitiveness of Greek businesses** and reduction of administrative costs (costs of issuing, sending, and storing invoices, reduction of invoice losses, errors from manual entry, disputes with counterparties).

## Changes in Short-Term Property Rentals

From January 1, 2025, onwards, **a short-term rental is defined as the rental or sub-rental of a property for up to 59 days**, provided the properties are rented furnished without the provision of any services other than bedding. This duration is evaluated per rental, regardless of the platform through which it is conducted.

Rentals longer than 59 days are considered long-term and are subject to the obligation to submit a Property Lease Information Statement.

Properties offering additional services are classified as tourist accommodation, requiring the commencement of a business activity registration with AADE (the Independent Authority for Public Revenue).

The new Law 5170/2025 from the Ministry of Tourism introduces substantial changes that directly affect property owners.

From October 1, 2025, short-term rentals will only be allowed for properties that **meet specific requirements**:

- ✓ Primary-use residences with natural lighting, ventilation, and air conditioning
- ✓ Liability insurance for damages or accidents
- ✓ Safety equipment: fire extinguishers, smoke detectors, circuit breakers/anti-electric shock devices, emergency exit signage, electrician's declaration.
- ✓ Pest control certificate, first aid kit, and a guide with emergency contact numbers.

## Business Registry from 01/01/2026, imposition of fines for incorrect or incomplete updates

From January 1, 2026, **administrative sanctions (fines) will be imposed on non-compliant** entities required to register with GEMI who fail to properly apply the rules and obligations regarding the publication of acts and data in GEMI.

The Ministry of Development, under Law 4919/2022, specifically in Article 50, has established sanctions for a series of violations concerning businesses' obligations to GEMI.

The fines in case (z) of Article 50 relate to the failure to submit financial statements.

Type	Penalty (€)
Capital and Personal Company (all partners are legal entities) – Large	10.000
Capital and Personal Company (all partners are legal entities) – Medium	5.000
Capital and Personal Company (all partners are legal entities) – Small	2.500
Capital and Personal Company (all partners are legal entities) – Very Small	1.000
Cooperative	1.000
Branch of a foreign entity	1.000

## ***Obligation for rental payments only via bank account***

Under Law 5222/2025, specifically Article 210, a provision was established stating that in the case of renting or subleasing a property to a natural or legal person, the payment of rent **must be made** to the landlord's bank account.

It is also specified that in case of violation of this obligation:

- The following deductions will not apply:
  - i. For the landlord's income, deductions for repair, maintenance, renovation, or other fixed and operating expenses of the property.
  - ii. For business expenses of a landlord who is a legal entity or legal person concerning a property for which rent has not been paid as required.
- The tenant will be excluded from any benefits, allowances, or subsidies related to rentals (Article 210).

**Note:** For the 2025 rent refund, according to the conditions described below, which will be processed to tenants' accounts in November 2025, payment of rent to the landlord's bank account is not mandatory.

## ***Prooptiki SA at the 20th Cross Border Tax Workshop 2025 of Integra International***

On September 20, 2025, **Prooptiki SA** participated in the **20<sup>th</sup> Cross Border Tax Workshop 2025** organized by **Integra International**, which took place in Toulouse, France. This event is one of the most important events for exchanging knowledge and experience in the **field of international taxation**, bringing together specialized tax advisors and professionals from different countries and continents.

The topic of the workshop was **electronic invoicing (e-invoicing)** and the legal framework governing it in each country. Electronic invoicing refers to the **issuance, transmission, receipt, and archiving** invoices exclusively in electronic form with full legal validity, eliminating the need for printed invoices. This development has already begun to be implemented in many countries, while in others it is still in a



During the workshop, participants exchanged experiences regarding **how businesses adapt** to the new requirements, the technical solutions being adopted, and the legal issues arising from different national legislations. The discussions also addressed challenges related to interoperability between different systems, the need for common standards, and the ways in which a more uniform international implementation can be achieved.

Prooptiki's participation in this workshop provided an excellent opportunity for **international updates** as well as **networking** with industry professionals. Through the exchange of knowledge and best practices, the trends that will shape the future of taxation—particularly electronic invoicing—were highlighted.

Prooptiki S.A. is a trusted strategic partner for businesses and organizations in Greece and internationally, providing **high-level tax and accounting services** with an emphasis on compliance, transparency, and modernization. Through its participation in **international networks such as Integra International**, it connects Greek businesses with global developments, offering solutions that combine expertise, innovation, and reliability.

