

## APPENDIX: REPORTING OF REAL ESTATE COLLATERAL, INCLUDING JOINTLY MORTGAGED REAL ESTATE PROPERTIES, TO THE CREDIT REGISTER

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If protection has been provided for a loan/credit reported to the credit register, data on the protection is also to be reported to the credit register. The data is to be reported in the following datasets:

- 1. Counterparty reference data (on the protection provider)
- 7. Protection received dataset
- 8. Instrument-protection received dataset
- 11. Counterparty-protection received data

This appendix to the Reporting Guidelines for the credit register contains examples of reporting of protection received data in the datasets specified above (except for dataset 1, which contains counterparty reference data on the protection provider) for real estate collateral, i.e. in cases 1 or 2 in the decision-making tree for reporting protection received data in the Reporting Guidelines for the credit register, cf. Chart 4 in the Reporting Guidelines. The reporting requirements depend on a number of characteristics. Therefore, a distinction is made between the following in the examples:

- Whether the protection item is registered in the Land Registry;
- Whether the protection item consists of one or more real estate properties;
- Whether there are one or more protection providers; and
- Whether the protection item is used to secure one or more instruments

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This dataset contains information on the protection provided and the following examples are reviewed:

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This dataset contains information on the instrument(s) the protection secures. The following examples are illustrated:

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This dataset contains data on the protection provider. The following examples are illustrated:

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## REPORTING IN DATASET 7. PROTECTION RECEIVED DATA

### 1. One registered mortgage deed secured by one real estate property

One mortgage deed with one underlying asset is reported in dataset 7 of the credit register, cf. Table 1.

**Example: Reporting of one mortgage deed secured by one real estate property**

Table 1

| Attribute   | Value  |
|---|--|
| 4.7.1 Protection identifier                               | Mortgage Deed 1  |
| 4.7.2 Type of protection                                  | Residential real estate collateral                       |
| 4.7.3 Protection value                                    | 5,000,000  |
| 4.7.4 Type of protection value                            | Market value   |
| 4.7.5 Date of protection value                            | 20161201   |
| 4.7.6 Protection valuation approach                       | Mark-to-market   |
| 4.7.7 Real estate collateral location                     | "Not required"   |
| 4.7.8 Maturity date of the protection                     | "NA" or date   |
| 4.7.9 Original protection value                           | 3,000,000  |
| 4.7.10 Date of original protection value                  | 20000101   |
| 4.7.11 Type of property                                   | Owner-occupied homes                                     |
| 4.7.12 Asset identifier                                   | 123XYZ   |
| 4.7.13 Danish BFE number [Awaiting]                       | "Not required" <sup>1</sup>                              |
| 4.7.14 Real estate collateral location: Country           | "Not required" <sup>2</sup>                              |
| 4.7.15 Real estate collateral location: Postal code       | "Not required"   |
| 4.7.16 Real estate collateral location: City/town/village | "Not required"   |
| 4.7.17 Expected liquidation value of the real estate      | 4,000,000  |
| 4.7.18 Expected liquidation value of the agreement        | "Not required"   |
| 4.7.19 Registered protection identifier                   | Document Alias or Document Identifier of Mortgage Deed 1 |
| 4.7.20 Property identifier                                | 1230011111   |

Note: Information on registered protection will be enriched with data from the Land Registry, which requires that 4.7.19 Registered protection identifier is reported either with Document Alias or Document Identifier and can thus be linked to data from the Land Registry.

<sup>1</sup>: As long as the Basic Data Project's work is not implemented and the ESR number is not phased out, "Not required" is reported.

<sup>2</sup>: Given that the protection item is registered (and thus located in Denmark), attributes 4.7.7 Real estate collateral location, 4.7.14 Real estate collateral location: Country, 4.7.15 Real estate collateral location: Postal code and 4.7.16 Real estate collateral location: City/town/village are not reported, as the data can be enriched.

## 2. One registered mortgage deed secured by three real estate properties

In some cases, multiple real estate properties are jointly mortgaged, i.e. multiple real estate properties are used as protection items for one mortgage deed. Where one mortgage deed includes multiple real estate properties, the mortgage deed is to be reported in multiple rows in dataset 7, one row for each real estate property. This means that if e.g. three real estate properties are used as protection items for the same "Mortgage Deed 2", "Mortgage Deed 2" will be reported in three rows in dataset 7. This corresponds to data in Table 1 being reported three times where the following attributes will be the same in each row (highlighted in bold in Table 2):

- 4.7.1 Protection identifier
- 4.7.8 Maturity date of the protection
- 4.7.19 Registered protection identifier

while the contents of the other attributes depend on which of the three real estate properties the reporting relates to. The only attribute which, by definition, is different for the three rows is 4.7.12 Asset identifier and 4.7.20 Property identifier, while the other attributes may, in principle, be the same for all three rows.

Table 2 shows an example of reporting of a registered mortgage deed secured by three real estate properties.

| <b>Example: Reporting of one mortgage deed secured by three real estate properties</b> |                                   |                                   |                                   |
|--|-----------------------------------|-----------------------------------|-----------------------------------|
| Attribute  | Value for property 1              | Value for property 2              | Value for property 3              |
| <b>4.7.1 Protection identifier</b>   | Mortgage Deed 2                   | Mortgage Deed 2                   | Mortgage Deed 2                   |
| 4.7.2 Type of protection   | Commercial real estate collateral | Commercial real estate collateral | Commercial real estate collateral |
| 4.7.3 Protection value   | 5,000,000                         | 10,000,000                        | 3,000,000                         |
| 4.7.4 Type of protection value   | Market value                      | Market value                      | Market value                      |
| 4.7.5 Most recent date of protection value   | 20161201                          | 20161201                          | 20161201                          |
| 4.7.6 Protection valuation approach  | Mark-to-market                    | Mark-to-market                    | Mark-to-market                    |
| 4.7.7 Real estate collateral location  | "Not required" <sup>1</sup>       | "Not required" <sup>1</sup>       | "Not required" <sup>1</sup>       |
| <b>4.7.8 Maturity</b>  | "NA" or date                      | "NA" or date                      | "NA" or date                      |

Table 2

**date of the protection**

|   |  |  |  |
|---|--|--|--|
| 4.7.9 Original protection value                               | 1,000,000  | 2,000,000  | 5,000,000  |
| 4.7.10 Date of original protection value                      | 20000101   | 20000101   | 20000101   |
| 4.7.11 Type of property                                       | Offices and businesses                                   | Industry and crafts                                      | Private rental properties                                |
| 4.7.12 Asset identifier                                       | 123XYZ   | 234WHY   | 345JUY   |
| 4.7.13 Danish BFE number value                                | "Not required" <sup>1</sup>                              | "Not required" <sup>1</sup>                              | "Not required" <sup>1</sup>                              |
| [Awaiting]<br>4.7.14 Real estate collateral location: Country | "Not required" <sup>2</sup>                              | "Not required" <sup>2</sup>                              | "Not required" <sup>2</sup>                              |
| 4.7.15 Real estate collateral location: Postal code           | "Not required" <sup>2</sup>                              | "Not required" <sup>2</sup>                              | "Not required" <sup>2</sup>                              |
| 4.7.16 Real estate collateral location: City/town/village     | "Not required" <sup>2</sup>                              | "Not required" <sup>2</sup>                              | "Not required" <sup>2</sup>                              |
| 4.7.17 Expected liquidation value of the real estate          | 4,000,000  | 8,000,000  | 2,400,000  |
| 4.7.18 Expected liquidation value of the agreement            | "Not required"   | "Not required"   | "Not required"   |
| <b>4.7.19 Registered protection identifier</b>                | Document Alias or Document Identifier of Mortgage Deed 2 | Document Alias or Document Identifier of Mortgage Deed 2 | Document Alias or Document Identifier of Mortgage Deed 2 |
| 4.7.20 Property identifier                                    | 1234567891   | 2345678912   | 3456789123   |

Note: Information on registered protection will be enriched with data from the Land Registry, which requires that 4.7.19 Registered protection identifier is reported either with Document Alias or Document Identifier and can thus be linked to data from the Land Registry.

- <sup>1</sup>: As long as the Basic Data Project's work is not implemented and the ESR number is not phased out, "Not required" is reported.
- <sup>2</sup>: Given that the protection item is registered (and thus located in Denmark), attributes 4.7.7 Real estate collateral location, 4.7.14 Real estate collateral location: Country, 4.7.15 Real estate collateral location: Postal code and 4.7.16 Real estate collateral location: City/town/village are not reported, as the data can be enriched.

### **3. Two registered owner's mortgage deeds secured by three real estate properties**

In this example, like in Example 2, multiple real estate properties are jointly mortgaged. Two owner's mortgage deeds are registered, secured by three real estate properties. Each mortgage deed will be reported with three rows in dataset 7 (one row for each real estate property). In this example, since two mortgage deeds have been created, a total of six rows will be reported in dataset 7. The following attributes will be the same for each of the two mortgage deeds (highlighted in bold in Table 2):

- 4.7.1 Protection identifier
- 4.7.8 Maturity date of the protection
- 4.7.19 Registered protection identifier

while the contents of the other attributes depend on which of the three real estate properties the reporting relates to. If the same three real estate properties are used as protection items for the mortgage deeds, each of the real estate properties will be reported twice in dataset 7 (given that two mortgage deeds have been created). This reporting corresponds to the three rows in Table 2 being reported twice, but each with its own 4.7.1 Protection identifier and 4.7.19 Registered protection identifier.

## REPORTING IN DATASET 8. INSTRUMENT-PROTECTION RECEIVED DATASET

In addition to dataset 7, protection received data is also included in dataset 8 in the credit register, cf. Table 3. Dataset 8 is a relations dataset, ensuring that protection received data can be linked to data on the instrument(s) the protection item secures. In dataset 8, reporting is at mortgage deed level and *not* at underlying asset level, cf. also Appendix on Protection Allocation.

### 4. One instrument secured by one registered mortgage deed secured by one real estate property

"Mortgage Deed 1" in Table 1 secures a single instrument and is reported in dataset 8, cf. Table 3.

#### Example: One instrument secured by one registered mortgage deed secured by one real estate property

Table 3

| Attribute  | Value                       |
|--|-----------------------------|
| 4.2.1 Contract identifier                                | Contract 1                  |
| 4.2.2 Instrument identifier                              | Instrument 1                |
| 4.7.1 Protection identifier                              | Mortgage Deed 1             |
| 4.8.1 Protection allocated value                         | 4,000,000                   |
| 4.8.2 Third party priority claims against the protection | "Not required" <sup>1</sup> |
| 4.8.3 General protection indicator                       | No                          |

Note: "Mortgage Deed 1" corresponds to "Mortgage Deed 1" in Table 1, secured by one real estate property.

<sup>1</sup>. Data on 4.8.2 Third party priority claims against the protection will be enriched with data from the Land Registry, cf. Appendix on Protection Allocation. The prerequisite for this enrichment is that 4.7.19 Registered protection identifier is reported either with Document Alias or Document Identifier and can thus be linked to data from the Land Registry.

### 5. One instrument secured by one registered mortgage deed secured by three real estate properties

As the data in dataset 8 is reported at mortgage deed level and *not* at underlying asset level, it generally has no significance for the reporting in dataset 8 whether the mortgage deed has multiple underlying assets, cf. Table 4.

#### Example: One instrument secured by one registered mortgage deed secured by multiple real estate properties

Table 4

| Attribute | Value |
|-----------|-------|
|-----------|-------|

|  |                             |
|--|-----------------------------|
| 4.2.1 Contract identifier                                | Contract 1                  |
| 4.2.2 Instrument identifier                              | Instrument 1                |
| 4.7.1 Protection identifier                              | Mortgage Deed 2             |
| 4.8.1 Protection allocated value                         | 4,000,000                   |
| 4.8.2 Third party priority claims against the protection | "Not required" <sup>1</sup> |
| 4.8.3 General protection indicator                       | No                          |

Note: "Mortgage Deed 2" corresponds to "Mortgage Deed 2" in Table 2, secured by three real estate properties.

<sup>1</sup>: Data on 4.8.2 Third party priority claims against the protection will be enriched with data from the Land Registry, cf. Appendix on Protection Allocation. The prerequisite for this enrichment is that 4.7.19 Registered protection identifier is reported either with Document Alias or Document Identifier and can thus be linked to data from the Land Registry.

## 6. Multiple instruments secured by one registered mortgage deed secured by three real estate properties

If the mortgage deed secures multiple instruments, a protection value is to be allocated to each instrument in attribute 4.8.1 Protection allocated value, cf. Appendix on Protection Allocation and the Reporting Guidelines. The sum of these values cannot exceed the protection value, in this example kr. 4 million. Assume that an institution has reported two instruments to the credit register, both of which are secured by the same "Mortgage Deed 2". The registered value of the mortgage deed is kr. 4 million. The institution has allocated kr. 3 million of the protection value to instrument1 and kr. 1 million to instrument2; this sum does not exceed kr. 4 million. As the mortgage deed is registered, attribute 4.8.2 Third party priority claims against the protection is not reported for the two instruments, cf. Table 5.

### Example: Multiple instruments secured by one registered mortgage deed

Table 5

| Attribute  | Value                       | Value                       |
|--|-----------------------------|-----------------------------|
| 4.2.1 Contract identifier                                | Contract 1                  | Contract 2                  |
| 4.2.2 Instrument identifier                              | Instrument 1                | Instrument 2                |
| 4.7.1 Protection identifier                              | Mortgage Deed 2             | Mortgage Deed 2             |
| 4.8.1 Protection allocated value                         | 3,000,000                   | 1,000,000                   |
| 4.8.2 Third party priority claims against the protection | "Not required" <sup>1</sup> | "Not required" <sup>1</sup> |
| 4.8.3 General protection                                 | No                          | No                          |



indicator

Note: "Mortgage Deed 2" corresponds to "Mortgage Deed 2" in Table 2, secured by three real estate properties.

<sup>1.</sup> Data on 4.8.2 Third party priority claims against the protection will be enriched with data from the Land Registry, cf. Appendix on Protection Allocation. The prerequisite for this enrichment is that 4.7.19 Registered protection identifier is reported either with Document Alias or Document Identifier and can thus be linked to data from the Land Registry.

### 7. Three instruments secured by two registered mortgage deeds, secured by three real estate properties

Assume that an institution has reported three instruments to the credit register, secured by two registered mortgage deeds, secured by three real estate properties. Each mortgage deed has a registered value of kr. 10 million; this information is enriched with data from the Land Registry.

The institution has allocated kr. 3 million of each of the mortgage deeds to instrument1, kr. 1 million of each of the mortgage deeds to instrument2 and kr. 5 million of each of the mortgage deeds to instrument3 in accordance with the Reporting Guidelines and Appendix on Protection Allocation. This sum does not exceed the total registered value of kr. 20 million. Given that the mortgage deeds are registered in the Land Registry, the attribute 4.8.2 Third party priority claims against the protection is not reported for the three instruments, cf. Table 6.

**Example: Three instruments secured by two registered mortgage deeds** Table 6

| Attribute  | Value                       | Value                       | Value                       |
|--|-----------------------------|-----------------------------|-----------------------------|
| 4.2.1 Contract identifier                                | Contract 1                  | Contract 2                  | Contract 3                  |
| 4.2.2 Instrument identifier                              | Instrument 1                | Instrument 2                | Instrument 3                |
| 4.7.1 Protection identifier                              | Mortgage Deed 1             | Mortgage Deed 1             | Mortgage Deed 1             |
| 4.8.1 Protection allocated value                         | 3,000,000                   | 1,000,000                   | 5,000,000                   |
| 4.8.2 Third party priority claims against the protection | "Not required" <sup>1</sup> | "Not required" <sup>1</sup> | "Not required" <sup>1</sup> |
| 4.8.3 General protection indicator                       | No                          | No                          | No                          |
| Attribute  | Value                       | Value                       | Value                       |
| 4.2.1 Contract   | Contract 1                  | Contract 2                  | Contract 3                  |

| identifier   | Instrument 1                | Instrument 2                | Instrument 3                |
|--|-----------------------------|-----------------------------|-----------------------------|
| 4.2.2 Instrument identifier                              |                             |                             |                             |
| 4.7.1 Protection identifier                              | Mortgage Deed 2             | Mortgage Deed 2             | Mortgage Deed 2             |
| 4.8.1 Protection allocated value                         | 3,000,000                   | 1,000,000                   | 5,000,000                   |
| 4.8.2 Third party priority claims against the protection | "Not required" <sup>1</sup> | "Not required" <sup>1</sup> | "Not required" <sup>1</sup> |
| 4.8.3 General protection indicator                       | No                          | No                          | No                          |

Note: "Mortgage Deed 2" corresponds to "Mortgage Deed 2" in Table 2, secured by three real estate properties, and similarly for Mortgage Deed 1.

<sup>1</sup> Data on 4.8.2 Third party priority claims against the protection will be enriched with data from the Land Registry, cf. Appendix on Protection Allocation. The prerequisite for this enrichment is that 4.7.19 Registered protection identifier is reported either with Document Alias or Document Identifier and can thus be linked to data from the Land Registry.

## 8. Multiple instruments secured by the same mortgage deed, which is not registered

If the mortgage deed is not registered and is used to secure multiple specific instruments by multiple institutions, a value is still to be allocated to each instrument in attribute 4.8.1 Protection allocated value, cf. Example 2 on "Protection item that is not registered in the Land Registry, but is linked to multiple specific instruments reported by two institutions" in Appendix on Protection Allocation, and the attribute 4.8.2 Third party priority claims against the protection is to be reported. All relevant attributes in dataset 7 are to be reported for the protection item.

## REPORTING IN DATASET 11. COUNTERPARTY-PROTECTION RECEIVED DATASET

Reporting in this dataset depends neither on whether the protection item has multiple underlying assets, nor on whether the protection item is registered.

### 9. One protection provider of one mortgage deed secured by one real estate property

When one protection provider has provided real estate collateral secured by one mortgage deed, reporting is specified in dataset 11 of Table 7. In addition, counterparty reference data is reported in dataset 1 on the protection provider, depending on the type of counterparty, cf. the Reporting Guidelines.

| One protection provider of a mortgage deed secured by one real estate property |   | Table 7 |
|--|---|---------|
| Attribute  | Value   |         |
| 4.11.1 Protection provider identifier  | YYYYYYYY  |         |
| 4.7.1 Protection identifier  | Mortgage Deed 1   |         |
| Note:  | "Mortgage Deed 1" corresponds to "Mortgage Deed 1" in Table 1, secured by one real estate property. |         |

### 10. Two protection providers of one mortgage deed secured by three real estate properties

When two protection providers have provided three real estate properties secured by one mortgage deed, reporting is specified in dataset 11 of Table 8 where one row is reported for each protection provider. In addition, counterparty reference data is reported in dataset 1 for both protection providers, depending on the types of counterparty, cf. the Reporting Guidelines.

| Two protection providers of a mortgage deed secured by three real estate properties |   |                 | Table 8 |
|---|---|-----------------|---------|
| Attribute   | Value   | Value           |         |
| 4.11.1 Protection provider identifier   | XXXXXXXX  | ZZZZZZZZ        |         |
| 4.7.1 Protection identifier   | Mortgage Deed 2   | Mortgage Deed 2 |         |
| Note:   | "Mortgage Deed 2" corresponds to "Mortgage Deed 2" in Table 2, secured by three real estate properties. |                 |         |