Hybrid Postal Address

PMPG
Payments Market Practice Group

March 2026

Version 1.12 (5 March 2026)

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Document Change History

Version	Date	Description
Version 1.0	8th May 2024	Initial version published.
Version 1.02	17th March 2025	Included two new CBPR+ messages camt.105 and camt.106 into the scope of hybrid address.
Version 1.06	16th July 2025	Added: Page 40: Special use cases for the Town Name element Page 41: Country mapping inventory for Structured Postal Address
Version 1.10	20th October 2025	Slide 15: Updated for published FATF Recommendation 16 Slide 34 -38, 40: Clarified handling of hybrid postal addresses where it is not supported post-Nov 2025 Generic references from “before Nov 20205” to “where hybrid is not supported”
Version 1.11	28th October 2025	Slide 13 – 17: Language refined to clarify description of global drivers.
Version 1.12	5th March 2026	Slide 42 – 45 : Transitional Cutover Handling

Payments Market Practice Group

The Payments Market Practice Group (PMPG) is an independent body of payments subject matter experts from Asia Pacific, EMEA and the Americas.

The mission of the PMPG is to:

- Take stock of payments market practices across regions.
- Discuss, explain, and document market practice issues, including possible commercial impact.
- Recommend market practices, covering end-to-end transactions.
- Propose best practice, business responsibilities and rules, message flows, consistent implementation of ISO messaging standards and exception definitions.
- Ensure publication of recommended best practices.
- Recommend payments market practices in response to changing compliance requirements.

The PMPG provides a truly global forum to drive better market practices, which, together with correct use of standards, will help in achieving full straight-through-processing and improved customer service.

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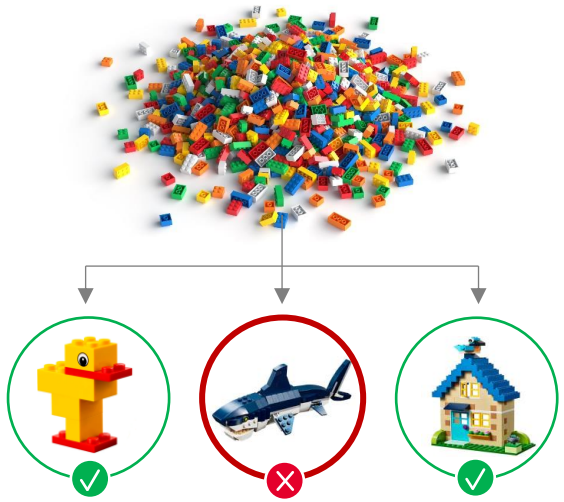
Management Summary

Structured customer addresses help to streamline the **processing, monitoring and screening** of payments along the entire value chain thanks to the standardized format that enhances **automated recognition**, thus reducing errors and enabling efficient data extraction due to **unambiguous data qualifiers.**

A **new hybrid postal address** option will be introduced as of **November 2025 (SR 2025)** in Swift and leading Payment Market Infrastructures (PMIs). The hybrid address allows **simultaneous usage** of structured and unstructured elements, with a minimum of structured Town Name and Country.

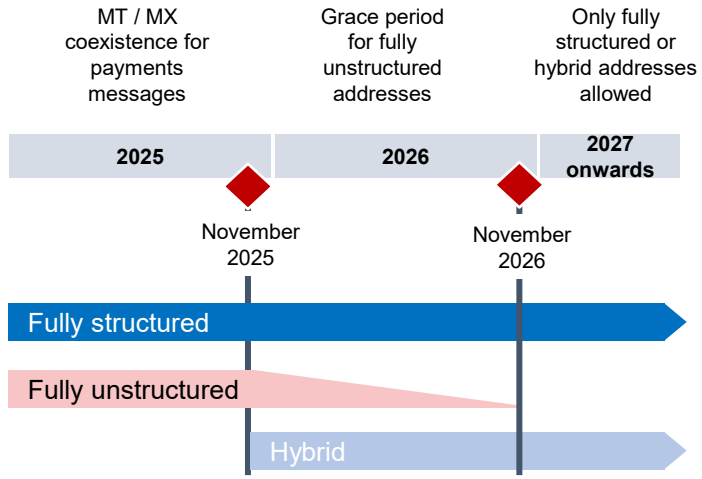
Timelines:

- **Fully structured**: already allowed today and preferred & recommended option in the future
- **Fully unstructured**: Only allowed until November 2026
- **Hybrid address**: Allowed as of November 2025* (no end-date)



Hybrid address example

```
<Cdtr>
  <Nm>JOHN SMITH</Nm>
    <PstlAdr>
      <PstCd>1000</PstCd>
      <TwnNm>BRUSSELS</TwnNm>
      <Ctry>BE</Ctry>
      <AdrLine>HOOGSTRAAT 6, 18TH FLOOR…..</AdrLine>
    </PstlAdr>
</Cdtr>
```



** Availability of the hybrid option is depended on support by local market infrastructures*

Contents

1 Background

More structured & granular debtor & creditor data in ISO 20022 messages offers more precise filtering, improved monitoring and higher automation in the processing of payments

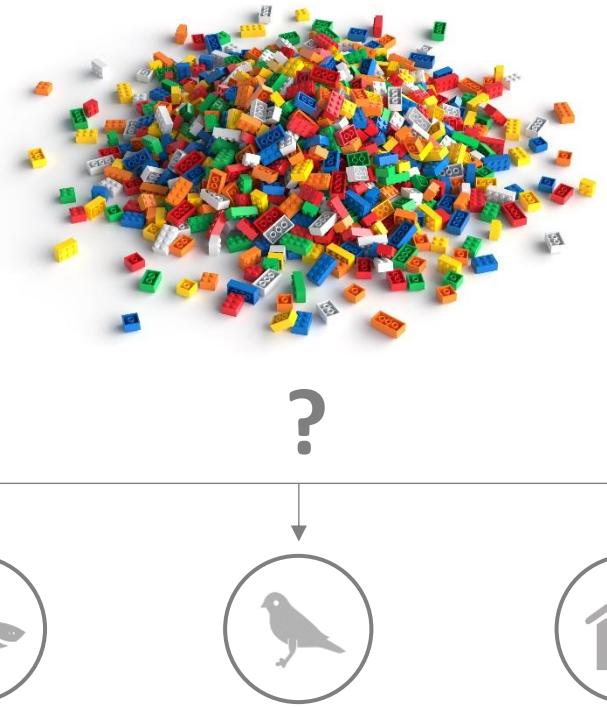
1. Background > *Why structured addresses?*

As the Payments industry is in the process of adopting ISO 20022, the full power of richer and more structured data is still to be unlocked. Structured payments in ISO 20022 messages offer several advantages in terms of providing more precise and more detailed information in payment transactions. However, due to the nuanced challenges inherent in cleansing address data within systems and databases, the proportion of structured customer data in payment messages is still at a relatively low level.

The Payments Market Practice Group (PMPG) has been, and continues, supporting the payments industry in the migration towards structured party addresses. Complete, structured and rich data in payments messages is an integrated part of our ISO 20022 adoption and helps to reduce friction in cross-border payments.

Structured customer addresses help to streamline the processing of payments along the entire value chain thanks to the standardized format that enhances automated recognition, thus reducing errors and enabling efficient data extraction.

- **Financial Crime Compliance:** Reduction in false hits in sanctions screening & more efficient AML monitoring
- **Payment processing:** More precise Creditor name matching
- **FATF rec. 16 monitoring:** Improved monitoring of completeness of required debtor and creditor information
- **Client reporting:** Provide better data quality of reporting towards their creditor
- **Improved interoperability:** Reduce friction for cross-border (instant) payments with aligned party addresses as defined by IP+, CBPR+ and HVPS+ guidelines



In the complex landscape of payments screening, inefficiencies act as silent barriers to financial integrity - addressing these challenges is paramount.

1. Background > *What are structured addresses?*

Structured address data refers to a standardized and organized format for representing location information, typically comprising distinct components, such as street name, post code, town and country details. The structured postal address definition in ISO 20022 offers 14 specific attributes, where it is clearly visible what element includes which data. Besides the structured elements, ISO 20022 also provides an unstructured field “Address Line”. The structured elements and “Address Line” must not be used together in payments messages in the inter-bank space before November 22nd, 2025 as they are mutually exclusive.

Fully **Unstructured** postal address

```
<Cdtr>
    <Nm>JOHN SMITH</Nm>
    <PstlAdr>
        <AdrLine> HOOGSTRAAT 6, PREMIUM</AdrLine>
        <AdrLine> TOWER, 18TH FLOOR</AdrLine>
        <AdrLine>1000 BRUSSELS, BELGIUM</AdrLine>
    </PstlAdr>
</Cdtr>
```

Fully **Structured** postal address

```
<Cdtr>
        <Nm>John Smith</Nm>
        <PstlAdr>
                <StrtNm>Hoogstraat</StrtNm>
                <BldgNb>6</BldgNb>
                <BldgNm>Premium Tower</BldgNm>
                <Flr>18</Flr>
                <PstCd>1000</PstCd>
                <TwnNm>Brussels</TwnNm>
                <Ctry>BE</Ctry>
        </PstlAdr>
</Cdtr>
```

Name	Department	Sub Department	Street Name	Building Number
Building Name	Floor	Post Box	Room	Post Code
Town name	Town Location Name	District Name	Country Subdivision	Country

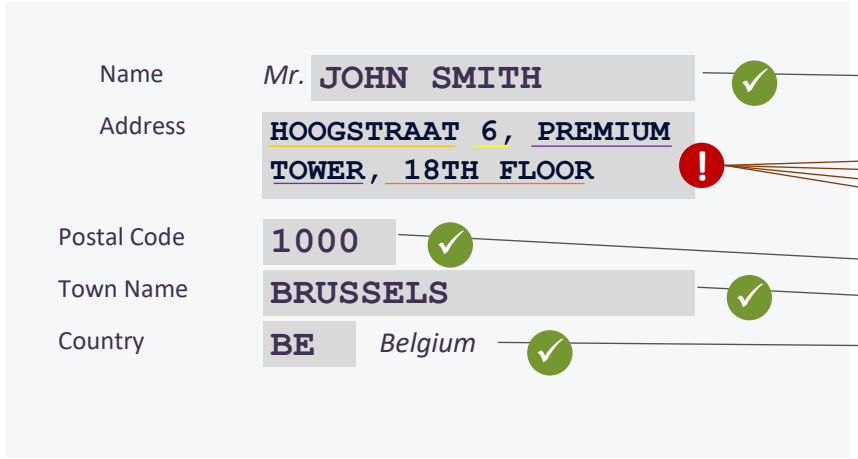
1. Background > *The challenge*

Based on the recent market engagement and consultation with leading industry groups such as CGI (Common Global Implementation), the PMPG identified a fundamental impediment that may put the migration towards structured customer addresses until November 2025 at risk.

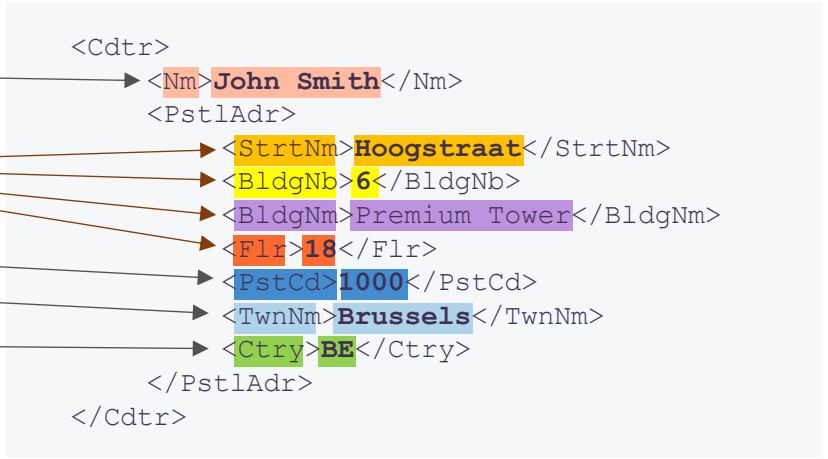
The fully structured postal address format does not allow to co-mingle different data elements into one structured element. The reality shows that many corporates and financial institutions maintain the address data elements of their customers in an unstructured database. In a typical customer data record, the "last mile of the address" consists of various address attributes in a single data field, which fits the industry's current needs, such as the use as a delivery address or as a free format field in FIN MT

Elements like name, town name and country are segregated in most systems and can be easily mapped to the respective ISO 20022 structured format. However, the current CBPR+ and HVPS+ Usage Guidelines do not allow the use of a mix between structured and unstructured postal address elements for the identification of a party. Therefore, a migration to structured addresses has so far been an "all-or-nothing" approach.

Typical customer address inventory



Mapping to fully structured ISO 20022 address



Risks of enforced migration to fully structured addresses:

Data loss

Stakeholders could **eliminate** secondary address attributes that are not available fully structured

Data pollution

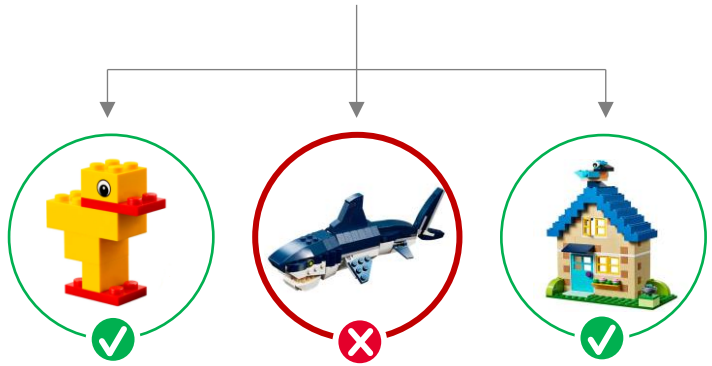
Stakeholders could **co-mingle** various address attributes in incorrect address elements

Misusing and undermining the value of ISO 20022

Decreased level of information triggering friction & human intervention

1. Background > *Hybrid postal address*

Considering the industry challenges, involved costs and in order to facilitate the migration towards structured addresses in ISO 20022 payment messages, the PMPG has come forward with a Change Request ("CR") to introduce a new **hybrid** (semi-structured) postal address option across CBPR+ usage guidelines for all parties and agents. The CR has been approved and will become effective as of **November 2025** (SR2025).



Definition & Rules

The hybrid address will allow **simultaneous usage** of structured elements within PostalAddress and the unstructured "AddressLine" element.

TownName and **Country** are mandatory elements within the PostalAddress when a hybrid address is used, just as they are when a fully structured address is used.

The unstructured AddressLine element within the hybrid address can be **up to 2 lines of 70** characters (2*70).

The structured address information provided in the respective structured elements must **not be repeated** in the AddressLine elements.

Example

ISO 20022

```
<Cdtr>
  <Nm>JOHN SMITH</Nm>
    <PstlAdr>
      <PstCd>1000</PstCd>
      <TwnNm>BRUSSELS</TwnNm>
      <Ctry>BE</Ctry>
      <AdrLine>HOOGSTRAAT 6, 18th floor</AdrLine>
    </PstlAdr>
</Cdtr>
```

Name	Department	Sub Department	Street Name
Building Number	Building Name	Floor	Post Box
Room	Post Code	Town name	Town Location Name
District Name	Country Subdivision	Country	AddressLine

The hybrid address is a good industry compromise that limits the effort for implementation, whilst ensuring the original goal of increased data quality in the more structured and data-rich ISO 20022 payment standard.

1. Background > *Scope of hybrid address*

Impacted pacs message types:

Message type	Description
pacs.008	FI-to-FI Customer Credit Transfer
pacs.008 (stp)	FI-to-FI Customer Credit Transfer 'STP'
pacs.009 (core)	Financial Institution Credit Transfer
pacs.009 (cov)	Cover Financial Institution Credit Transfer 'Cover'
pacs.009 (adv)	Advice Financial Institution Credit Transfer 'Advice'
pacs.002	FI-to-FI Payment Status Report
pacs.003	FI-to-FI Customer Direct Debit
pacs.004	Payment Return
pacs.010	Interbank Direct Debit

Impacted pain & camt message types:

Message type	Description
pain.001 (relay)	Customer-to-Bank 'Relay' Credit Transfer
pain.002	Customer Payment Status Report
pain.008	Customer Direct Debit Initiation
camt.029	Resolution of Investigation
camt.055	Customer Payment Cancellation Request
camt.056	FI-to-FI Payment Cancellation Request
camt.057	Notification to Receive
camt.058	Notification to Receive Cancellation Advice
camt.060	Account Reporting Request
camt.105	Charges Payment Notification
camt.106	Charges Payment Request
camt.107	Cheque Presentment Notification
camt.108	Cheque Presentment Cancellation Request
camt.109	Cheque Presentment Cancellation Status Report

Impacted ISO 20022 elements

ISO 20022 element	**Type** (party or agent)	**Structured** only structured elements	**Fully unstructured** only AdrLine elements	**Hybrid** Mix of structured elements with minimum structured TownName & Country and up to 2 x 70 char AdrLine
Previous Instructing Agent 1	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Previous Instructing Agent 2	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Previous Instructing Agent 3	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Intermediary Agent 1	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Intermediary Agent 2	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Intermediary Agent 3	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Ultimate Debtor	Party	Preferred	Not allowed (new element)	Allowed from NOV25 onwards
Initiating Party	Party	Preferred	Not allowed (new element)	Allowed from NOV25 onwards
Debtor	Party	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Debtor Agent	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Creditor Agent	Agent	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Creditor	Party	Preferred	To be decommissioned by NOV26	Allowed from NOV25 onwards
Ultimate Creditor	Party	Preferred	Not allowed (new element)	Allowed from NOV25 onwards

2 Global Policy and Standards-Setting Drivers

2. Global Drivers > *Overview*

PMPG
Payments Market Practice Group

Global Policy & Standards-Setting Bodies

FATF — FINANCIAL ACTION TASK FORCE

Revision of **FATF** Rec.16

BIS

CPMI harmonised ISO 20022 data requirements for **enhancing cross-border payments** (G20)

the Wolfsberg Group

Updated Payments Transparency Principles

Local legislation & central banks policies

Bank of England

§ EU Reg. 847

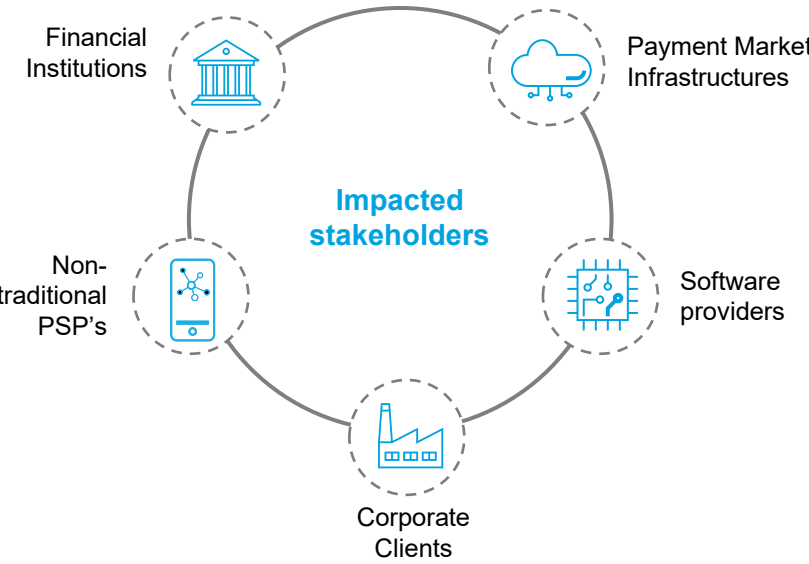
EUROPEAN CENTRAL BANK

US Travel Rules

Hong Kong Monetary Authority

MAS Monetary Authority of Singapore

Etc…



Swift

HVPS+ HIGH VALUE PAYMENTS SYSTEMS
High-Value Payments Systems guidelines

PMPG Payments Market Practice Group

CBPR+
Cross-Border Payments & Reporting guidelines

Supporting industry groups & standardization bodies

2. Global Drivers > *FATF Recommendation 16*

FINANCIAL ACTION TASK FORCE

Revised recommendation 16

Full implementation expected by 2030

Note : Implementation guidance is still under development

Requirement for cross-border payments above threshold (>EUR/USD 1,000):

- Name + address (originator)
- Name + town name & country (beneficiary)
- Account number or unique reference
- Legal person: LEI, BIC, or official ID (if available)
- Natural person: Date of birth (DOB) (originator)

Principles & Flexibility:

- Use structured data where possible (ISO 20022 compatible)
- For beneficiary address, FATF requires only town name and country
- Allow fallback IDs or year if full DOB unavailable

FATF Rec. 16 enhances transparency and trust in cross-border payments through structured, reliable originator and beneficiary data.

2. Global Drivers > *G20 / BIS / CPMI*

CPMI – Committee for Payments & Market Infrastructures
Harmonised ISO 20022 data requirements for enhancing cross-border payments

Published in October 2023
https://www.bis.org/cpmi/publ/d218.htm

The G20 has made faster, cheaper, more transparent and more inclusive cross-border payments a priority and has set targets to achieve this by end-2027.

- Requirement #9 – To identify all **entities** involved in a cross-border payment in a standardized and structured way
- Requirement #10 – To identify all **persons** involved in a cross-border payment in a standardized and structured way
- Requirement #11 – To provide a **common minimum level** of postal address information **structured** to the extent possible

Solution

Provide the name and a minimum of key postal address attributes such as Country and Town Name, using the **appropriate and explicit structured message elements** (see Annex 2 and 3 for minimum data requirement for postal address information). For entities, e.g. corporations, the Name and Postal Address

Link to G20 targets

The use of structured addresses will **speed up** overall processing of cross-border payments, especially where it will facilitate **screening** processes and **prevent the need for manual interventions** (e.g. for sanctions checks), in turn **reducing costs** through enhanced straight through processing (STP). Furthermore, it will provide increased **transparency** about the parties involved in the cross-border payment.

2. Global Drivers > *The Wolfsberg Group*

Updated Wolfsberg Payment Transparency Standards

Published in October 2023
https://wolfsberg-group.org/news/50

Ensuring minimum levels of transparency and providing clarity about where these responsibilities lie to all payment service providers.

[…]

Address information **should be sufficient** to identify clearly the location of the party/parties for sanctions screening and AML/CTF monitoring. It should **include country and other aspects of address** in accordance with the resident country conventions such as city, state/province/municipality, street name, building number and building name, and postal code.

Having only a post office (P.O.) box as an address should be avoided except where no alternative exists due to market practices/limitations and is supported by local regulations.

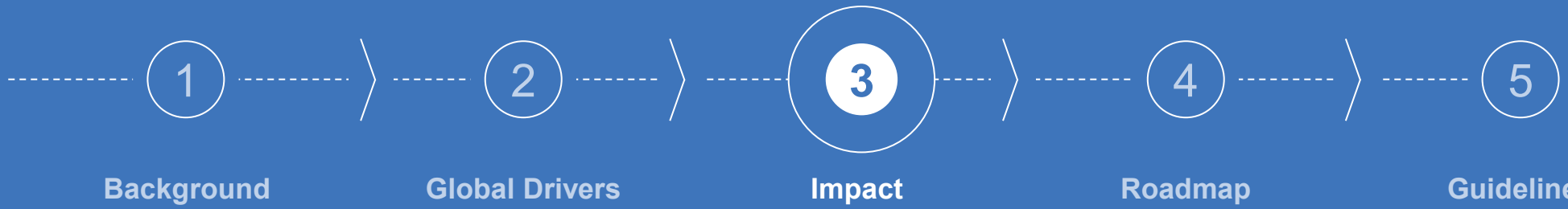
Address should be **fully structured**, when possible, and at a minimum employ a **hybrid structure** (structured town and country name, but potentially unstructured for street name, building number, etc. due to local naming conventions).

[…]

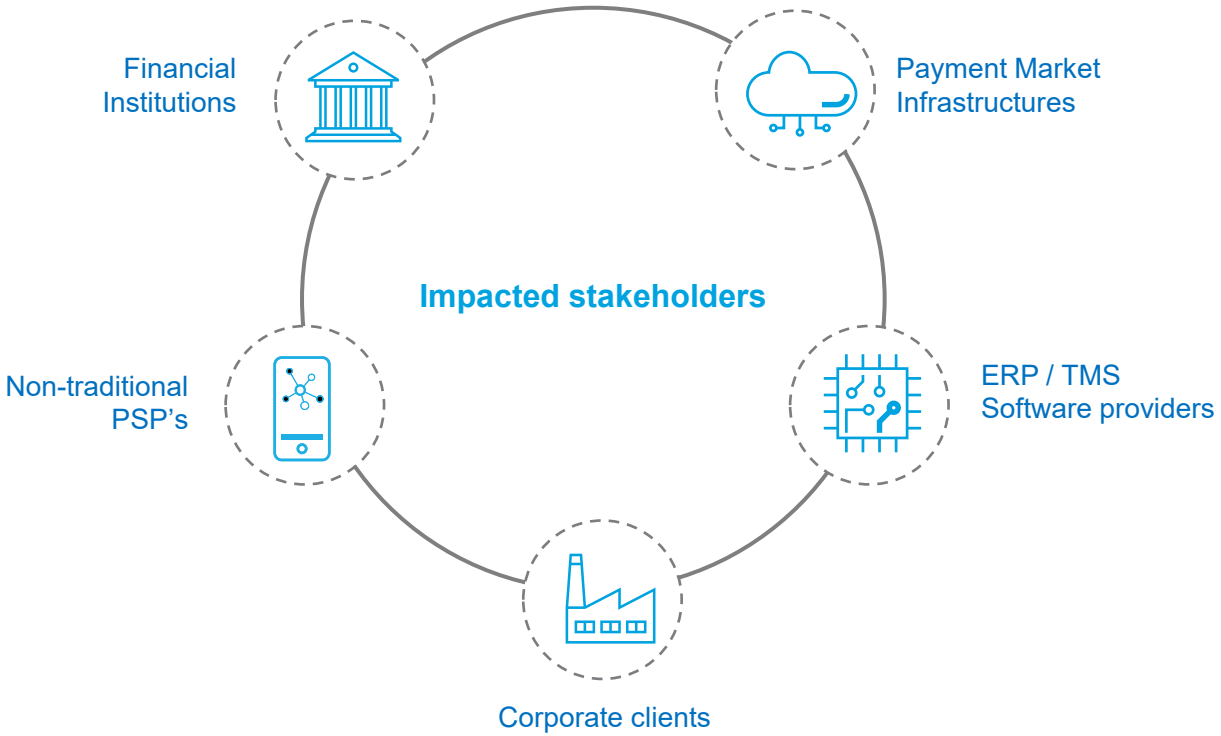
3

Impact

Various stakeholder groups will need to contribute their part to ensure provision and adequate handling & interpretation of hybrid addresses



3. Impact > *Overview*



The **key success factor** for a global migration to structured customer data in payments is that **all actors are aware of their responsibilities and take the required steps to comply with these requirements**.

As high quality data can only be guaranteed at the "source of the information", it must be **sourced at the origin** of a payment transaction to avoid labor and cost-intensive repair to structure data for subsequent processing.

This underlines the crucial role of the originating parties, i.e., the Debtor and Debtor Agent of a payment:

- The **Debtor** is responsible for the provision of high-quality (structured) information of the Creditor and Ultimate Parties (Ultimate Debtor & Ultimate Creditor). It also has a responsibility for ensuring all required information on Creditor is included.
- The **Debtor Agent** is responsible for delivering the required, accurate and structured customer data of the debtor.

But the journey doesn't end here…

High-quality data will only be as good as the surrounding processes that are consuming the rich data. Systems involved in the validation, processing, screening and monitoring of payments need to be enhanced to embrace the additional data structure. There will be a paradigm shift from interpreting free-text information towards a future to where it is possible to make sense of unambiguous data.

This chapter describes how the different stakeholder groups will be impacted by the new hybrid address along the lifecycle of a payment.

3. Impact > *Financial Institutions*

Financial Institutions

Financial Institutions (FIs) play a pivotal role - not only as payment processing agents, but they also carry the responsibility to proactively educate and guide their clients on adhering to the prescribed target address format.

The degree of impact and obligation differs based on one's position within the payment chain, with the Debtor Agent bearing the most significant responsibility.

Key responsibilities :

Clear Communication and Planning:

- Engage in transparent communication with clients regarding the migration plan.

Client Data Collection and Validation:

- Request Debtors to provide essential details of the counterparty (be it Creditor, Ultimate Debtor, or Ultimate Creditor), including at least the country and town name in a structured format, irrespective of the initiation channel.
- Equip clients with updated payment specifications and interfaces that mandate the inclusion of minimum address data in the prescribed format.
- Scrutinize and validate customer-entered data for accuracy, ensuring alignment, if required, with the ISO 20022 data structure.
- Maintain client static data in an organized format, emphasizing the inclusion of at least the country and town name.

Process Adaptation and Optimization:

- Modify mapping procedures to consistently present Debtor information in outgoing payments in either a fully structured or hybrid format.
- Ensure seamless transmission of Beneficiary/Creditor details to subsequent Parties in the payment chain without alterations.
- Refine processing, screening, and monitoring mechanisms to harness the full potential of structured customer data in payment messages.

Key deliverables:

- **Customer Education**: Inform both customers and vendors about upcoming requirements, associated timelines, and repercussions of non-compliance with payment standards.
- **Customer Testing Support:** Coordinate and oversee customer testing across all payment initiation channels to ensure seamless integration.
- **Data Quality Assurance**: Uphold stringent standards for data accuracy and completeness at payment initiation , encompassing front-end interfaces and client channels.
- **Data Format Alignment**: Verify and align customer data to conform with the specified target format (fully structured or hybrid).
- **Implementation Preparedness**: Allocate adequate time and resources for the seamless integration of necessary system modifications, including channel enhancements, validation tools, formatting guidelines and updates to general terms and conditions.

By prioritizing the dialogue with clients and emphasizing the importance of structured address data, financial institutions can pave the way for a successful migration process.

3. Impact > *Payment Service Providers*

Payment Service Providers (PSPs)

Technological advances and efforts by Regulators to increase competition has seen the emergence of non-bank Payment Service Providers (PSPs) particularly in the retail (P2P) payments space. As such, they play a significant role in the end-to-end payment chain.

Some PSPs operate in a closed-loop system using proprietary formats. These are outside of the scope of this discussion. Other PSPs are direct participants of PMIs with a number recently connecting to Swift. These PSPs have a role similar to Financial Institutions, thus the requirements of FIs would also apply to these entities.

Many PSPs have indirect participation to the PMI through the services of an Agent Bank and play a critical role as they are accountable for the data quality from the debtor client.

Key responsibilities:

Engagement with their Agent Bank:

- To understand the Agent Bank's requirements in order to meet PMI usage guidelines, payment screening and regulatory reporting obligations

Client Data Collection and Validation:

- Educate and require Debtor clients to provide complete details of all parties/agents in the chain, including a minimum of town name and country name in a structured format.
- Where feasible, provide Debtors with an address look-up functionality to minimise manual data input.
- Where there are client inputs, validate these for accuracy, ensuring alignment with the ISO 20022 data structure.
- Maintain client static data in ISO structure as much as possible, recording town name and country.

Update of processes :

- Update procedures to present Party information as complete as possible and in the structured or hybrid format, also taking into consideration the requirements of the Agent Bank.

Key deliverables:

- **Agent Bank Engagement**: work collaboratively with Agent Banks to ensure message instructions meet their requirements for them to comply with PMI usage guidelines, regulatory requirements and those of any downstream Correspondents.
- **Client Engagement –** Educate clients on requirements, associated timelines, and consequences of non-compliance with payment data standards.
- **Data Quality**: Ensure high standards for data accuracy and completeness at client payment initiation. Validate and structure customer inputs of data to conform with either fully structured or hybrid models. Where possible, minimise client manual data input by providing address look-up software or reference files.
- **Implementation**: Ensure sufficient time to updated all impacted systems, business process, and data records as well as for the training of staff.

Active dialogue with Agent Banks and Debtor clients is key to ensuring required data in structured format is provided to ensure seamless end-to-end processing.

3. Impact > *Payment Market Infrastructures*

Payment Market Infrastructures

To foster seamless operations, Payment Market Infrastructures (PMIs) should facilitate the exchange of payments in the ISO 20022 target format (or its equivalent). Recognizing their pivotal role as catalysts for change and compliance in the global economy, PMIs must also promote market preparedness beyond local payment processing.

Key Responsibilities:

Format Enablement:

- Ensure the adoption of the ISO 20022 target format (or its equivalent), aligning with CBPR+ and HVPS+ standards.
- Revise current standards and publish the updated Usage Guidelines.
- Deploy the new standard/Usage Guideline in a timely manner to avoid friction in cross-border payments.

Data Accuracy & Testing Support:

- Deploy network validation mechanisms to verify data accuracy, ensuring alignment with the target format.
- Encourage and facilitate testing for both target formats — fully structured and hybrid — by offering dedicated testing and validation portals.

Advocacy and Progress Monitoring:

- Advocate completion of the adoption of structured party data that complies with the target format by November 2026.
- Provide regular updates and dedicated reports on industry's progress of the compliance.

Payment Market Infrastructures are encouraged to consider adherence to the High-Value Payments Plus (HVPS+) Harmonization Charter. The HVPS+ Group maintains a set of HVPS+ message Usage Guidelines which acts a template for MIs to base their own message collection on to achieve interoperability and harmonization.

Key deliverables:

- **Collaboration and Alignment**: Engage with market to develop a roadmap aligned with CBPR+ and HVPS+ standards.
- **Communication:** Clearly and proactively communicate requirements and timelines to all affected stakeholders, including 3rd party vendors.
- **Updated Usage Guidelines/Standards**: Amend, publish and implement Usage Guidelines/equivalent standards.
- **Testing Support:** Enable, coordinate and oversee industry testing to ensure seamless migration.
- **Community Progress**: Monitor and report on the usage of the different address options

By outlining these responsibilities and addressing potential challenges, the adoption of structured data can be effectively promoted, ensuring a smooth transition and enhanced data management within the financial ecosystem.

3. Impact > *Corporate Clients*

Corporate clients

Whilst the Debtor Agent data is the responsibility of the FI, corporates and individual payment originators are responsible for sourcing the Creditor data in the required format. FIs need to ensure that channels can support the MX address formats for all parties in the payment.

Whilst address data is a hot topic for banks, end users need to be educated about the new address formats. FIs should have a dialogue with payment originators on how to uplift the name and address data in any preformats that the FI supports via its channels. Special attention should be given to legacy file and message formats.

While the pain.001 V9 supports the structured and hybrid address data, older versions or non-ISO based file format might be a challenge. FIs should analyze the data structure and quality of the address data provided by corporate customers (file and MT 101) and discuss if these need to be upgraded. If payment initiation continues via MT101, a mutually-agreed mapping rule will need to be deployed.

Third-party tools should be considered to enrich Creditor data if the source format in the customer's ERP system cannot be fixed. Use of the LEI and populating the name and address fields for Creditor and Ultimate Parties via the GLEIF database could be another option, depending on the industry.

FIs offering multibank payment initiation services will need to review not only the impact of any data mapping or enrichment to their own systems, but also how it will impact other banks receiving the pain.001 in a relay mode. Testing might not just be required with internal payment processes, but also with downstream banks.

Lastly, API channels will need to be reviewed and upgraded and tested with corporate customers. Pre-validation APIs that also perform address data validation should be considered.

Key points to cover:

- Liaise with house bank(s) on roadmap and formatting requirements
- Analyze data quality of Creditor and Ultimates in database & payments. For records that do not include Town Name and Country, prioritize collecting this information.
- Ensure that minimum structured data elements are mapped into pain.001
- If not using pain.001, review legacy payment format and discuss with house bank(s) if a format upgrade is required.
- Provide a tool and strategy to migrate pre-formats stored on the bank's EB platform to the new format
- Review multi-banking, third-party tools
- Consider moving from MT 101 to pain.001 SCORE
- Avoid over-population of ISO 20022 fields
- If the exact sub-element is not known, use the hybrid format and put it in the unstructured address line (AdrLine)
- Do not duplicate structured data elements in the unstructured data elements

Important for corporates using MT channels (MT 101/MT 103)

As of **SR2026**, Option K (or no-letter option) in party fields will be treated as **Name only** under Swift translation rules.
If address information must be included, **Option F must be used** to enable correct translation to hybrid postal address in ISO 20022 messages.

3. Impact > *ERP/TSM Software Providers*

ERP / TSM[1] Software Providers

ERP and TSM vendors have created tools to support different address formats, but, as these are optional and require set-up, corporate customers might have opted to implement a simplified address format that captures country (ISO 2-letter code) and town in a structured manner and stores any other address component in two or more free format lines of text.

As with corporate customers, it will be important for FIs to engage with the ERP and TSM vendor community to provide education and discuss a pathway on how legacy address formats can be uplifted to a more structed version.

This also presents an opportunity to build out the Swift pre-validation service to check address data quality or even provide a centralized enrichment service.

Key points to cover:

- Engage with FI's and end clients on roadmap
- Offer validation portals for fully structured and hybrid address
- Roadmap, timing
- Review with ERP/TSM provider what their plan is to support the new data requirements for cross-border payments
- Which versions of the software can support the new format?

- https://www.placekey.io/blog/address-matching
- https://www.placekey.io/blog/address-matching-python
- https://www.codeproject.com/Articles/1096978/Smart-TextDiff-Utility-for-Intel-Platform

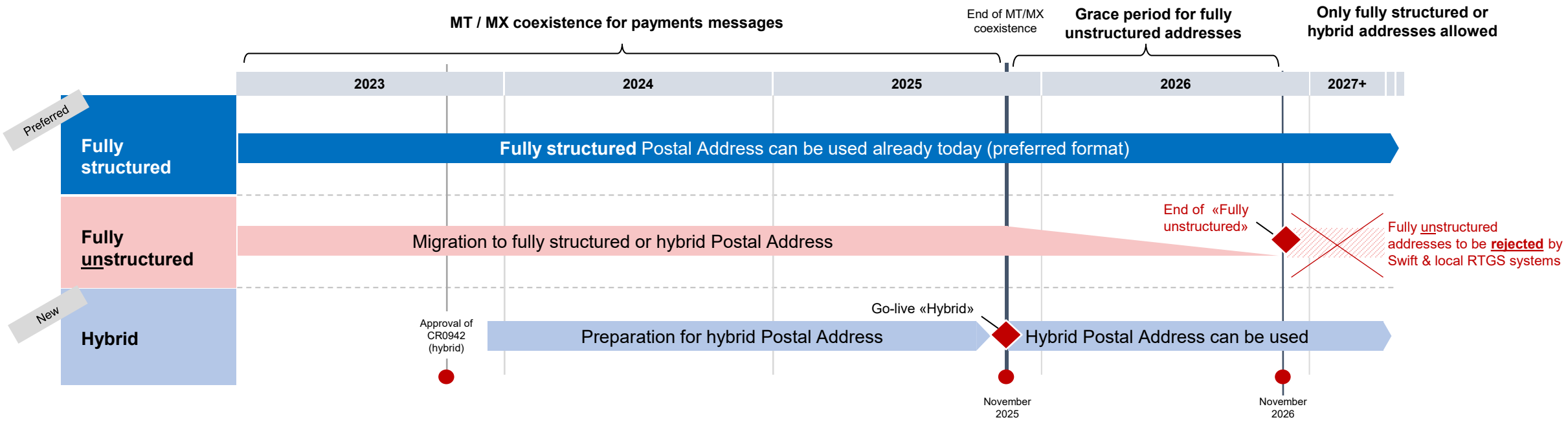
Address data validation and structuring is as a critical part of a corporate data management strategy

[1] ERP: Enterprise Resource Processing, TSM: Treasury Service Managers

4 Roadmap

Whilst the hybrid address has been available since NOV25, the fully unstructured addresses will be sun-set as of NOV26

4. Roadmap



- **No end-date** for hybrid address option
- **Go-live** of hybrid option must happen at the same time in Swift MX (CBPR+) and local RTGS systems (HVPS+)
- **The decommissioning** of fully unstructured addresses must happen at the same time in Swift MX (CBPR+) and local RTGS systems (HVPS+)
- Proposed changes apply for all **payments MX message types** containing a Postal Address (pacs.008/009/004, pain.001 relay)
- Proposed changes apply for **all elements** in these message types with Postal Address (debtor, creditor, ultimates* and agents*)

** Exception: for the elements 'ultimate debtor', 'ultimate creditor' & 'initiating party', the fully unstructured option will not be allowed*

5 Guidelines

5. Mapping principles

Mapping scheme 1 **Hybrid address** from MX to MT 〉 **Summary**

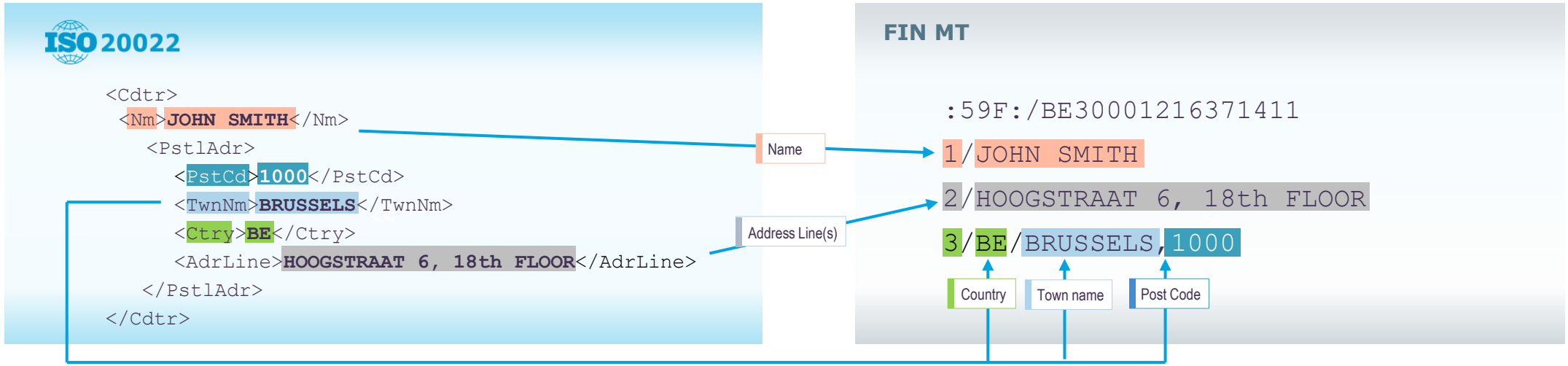
Despite the global adoption of ISO 20022 in payments, there are still market infrastructures that will operate on legacy systems based on Swift FIN messages for a given period beyond the sunsetting of MT 103 & MT 202 as of November 2025 for cross-border payments.

When these institutions need to interface with modern systems using ISO 20022, a mapping process becomes essential to convert ISO 20022 payments messages into the native Swift FIN format. This applies both for the in-flow translation, where intermediaries must downgrade to local format, and on-premise translation (screening/monitoring, processing). The following mapping principles shall ensure seamless communication and integration between the old and new systems.

Mapping rules

- The Debtor & Creditor hybrid address should be mapped into MT fields using **option F**
- Hybrid addresses of Bank parties should be mapped into MT fields using **option D**
- "**Name**" shall be mapped to the sub-field 1 (suffix: 1/)
- "**AdrLine**" shall be mapped into the sub-field 2 (suffix 2/)
- "**Country**", "Post Code" and "TownName" shall be mapped into the sub-field 3 (suffix: 3/)

Please refer to the next page for the mapping priorities of additional structured address attributes for the case where they are available.



5. Mapping principles

Mapping scheme 1 **Hybrid address** from MX to MT 〉 **Priorities**

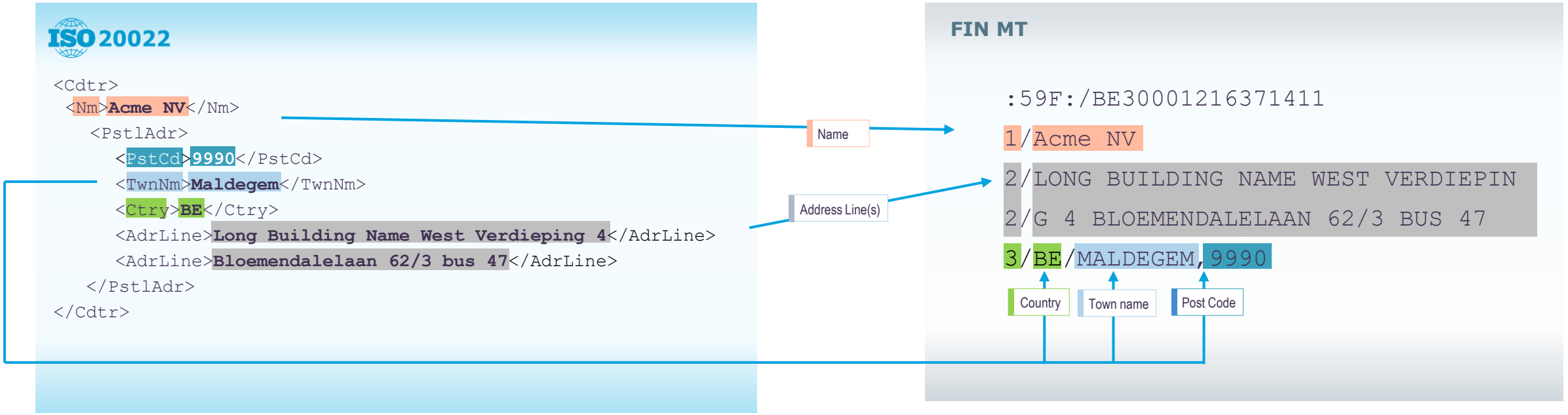
Element description	ISO20022 tag	Occurrences	Data type	Target field/sub-field in SWIFT FIN	Priority fully structured within sub-field	Priority for Hybrid within sub-field
Debtor	<Dbtr>	[1..1]				
Name	<Nm>	[0..1]	text{1,140}	F Option Subfield 1 (two occurrences if no LEI is present, 1 occurrence if LEI is present)	**1**	**1**
Postal Address	<PstlAdr>	[0..1]				
Department	<Dept>	[0..1]	text{1,70}	F Option Subfield 2	**7**	**8**
Sub Department	<SubDept>	[0..1]	text{1,70}	F Option Subfield 2	**8**	**9**
Street Name	<StrtNm>	[0..1]	text{1,70}	F Option Subfield 2	**1**	**1**
Building Number	<BldgNb>	[0..1]	text{1,16}	F Option Subfield 2	**2**	**2**
Building Name	<BldgNm>	[0..1]	text{1,35}	F Option Subfield 2	**3**	**4**
Floor	<Flr>	[0..1]	text{1,70}	F Option Subfield 2	**4**	**5**
Post Box	<PstBx>	[0..1]	text{1,16}	F Option Subfield 2	**5**	**6**
Room	<Room>	[0..1]	text{1,70}	F Option Subfield 2	**6**	**7**
Post Code	<PstCd>	[0..1]	text{1,16}	F Option Subfield 3	**3**	**3**
Town Name	<TwnNm>	[0..1]	text{1,35}	F Option Subfield 3	**2**	**2**
Town Location Name	<TwnLctnNm>	[0..1]	text{1,35}	F Option Subfield 3	**5**	**5**
District Name	<DstrctNm>	[0..1]	text{1,35}	F Option Subfield 3	**6**	**6**
Country Sub Division	<CtrySubDvsn>	[0..1]	text{1,35}	F Option Subfield 3	**4**	**4**
Country	<Ctry>	[0..1]	text[A-Z]{2,2}	F Option Subfield 3	**1**	**1**
Address Line	<AdrLine>	[0..1]	text{1,70}	F Option Subfield 2	**n/a**	**3**
Address Line	<AdrLine>	[0..1]	text{1,70}	F Option Subfield 2	**n/a**	**3**

	SWIFT FIN sub-field (option F)
1/	**<Nm>** (mandatory) (use '+' in case of space limitations)
2/	Prio 1: <StrtNm> Prio 2: <BldgNb> Prio 3: <AdrLine> (first occurrence) Prio 3: <AdrLine> (second occurence) Prio 4: <BldgNm> Prio 5: <Flr> Prio 6: <PstBx> Prio 7: <Room> Prio 8: <Dept> Prio 9: <SubDept> (use '+' in case of space limitations)
3/	Prio 1: **<Ctry>** (mandatory) Prio 2: **<TwnNm>** (mandatory) Prio 3: <PstCd> Prio 4: <CtrySubDvsn> Prio 5: <TwnLctnNm> Prio 6: <DstrctNm> (use '+' in case of space limitations)

5. Mapping principles

Mapping scheme 1 **Hybrid address** from MX to MT

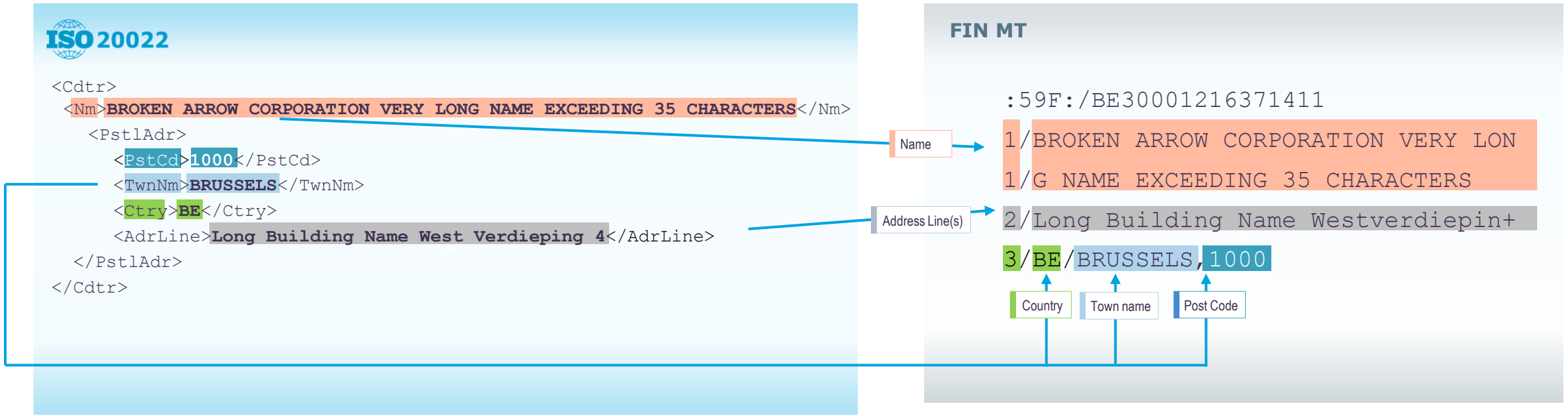
Example 1A: Long hybrid address mapping from MX to MT



5. Mapping principles

Mapping scheme 1 **Hybrid address** from MX to MT

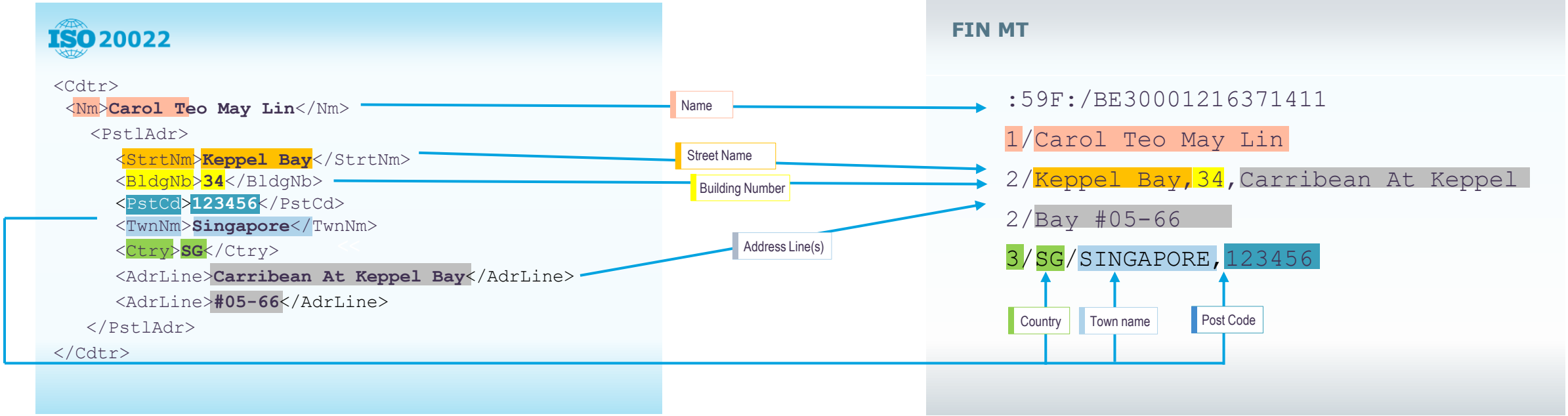
Example 1B: Long name mapping from MX to MT



5. Mapping principles

Mapping scheme 1 **Hybrid address** from MX to MT

Example 1C: Prioritization of structured and hybrid address information from MX to MT



5. Mapping principles

Mapping scheme 2 | MX hybrid to MX unstructured – where hybrid is not yet supported 〉 **Summary**

Although fully structured and hybrid postal addresses represent the target formats, some market infrastructures or local systems may not yet support hybrid addresses. Financial institutions may therefore be exposed to interoperability issues.

In such cases, mapping rules are required to ensure interoperability and continuity of payment processing until full support of hybrid addresses is achieved across all relevant systems.

Example:

1. A payment initiated via CBPR+ with hybrid postal address data needs to be forwarded to a market infrastructure that does not yet support hybrid address option.

Mapping rules

- As long as the target MX market infrastructure does not yet allow using hybrid, the simultaneous usage of structured elements and AdrLine is not allowed.
- Hence, both the structured and unstructured address elements must be mapped into the **AdrLine elements**
- To ensure cross-border interoperability, use up to 3 occurrences of AdrLine (each max. 35 characters) in the output
- Separate the elements with a “,” (comma)

Please refer to the next page for the mapping priorities of additional structured address attributes for the case where they are available.

5. Mapping principles

Mapping scheme 2 — MX hybrid to MX unstructured – where hybrid is not yet supported 〉 **Priorities**

Element description	ISO20022 tag	Occurrences	Data type	Target AdrLine mapping within MX unstructured	Priority for mapping within AdrLine
Debtor	<Dbtr>	[1..1]			
Name	<Nm>	[0..1]	text{1,140}		
Postal Address	<PstlAdr>	[0..1]			
Department	<Dept>	[0..1]	text{1,70}	**3** (or truncate)	**7**
Sub Department	<SubDept>	[0..1]	text{1,70}	**3** (or truncate)	**8**
Street Name	<StrtNm>	[0..1]	text{1,70}	**3** (or truncate)	**1**
Building Number	<BldgNb>	[0..1]	text{1,16}	**3** (or truncate)	**2**
Building Name	<BldgNm>	[0..1]	text{1,35}	**3** (or truncate)	**3**
Floor	<Flr>	[0..1]	text{1,70}	**3** (or truncate)	**4**
Post Box	<PstBx>	[0..1]	text{1,16}	**3** (or truncate)	**5**
Room	<Room>	[0..1]	text{1,70}	**3** (or truncate)	**6**
Post Code	<PstCd>	[0..1]	text{1,16}	**3** (or 2)	**3**
Town Name	<TwnNm>	[0..1]	text{1,35}	**3** (or 2)	**2**
Town Location Name	<TwnLctnNm>	[0..1]	text{1,35}	**3** (or 2)	**5**
District Name	<DstrctNm>	[0..1]	text{1,35}	**3** (or 2)	**6**
Country Sub-Division	<CtrySubDvsn>	[0..1]	text{1,35}	**3** (or 2)	**4**
Country	<Ctry>	[0..1]	text[A-Z]{2,2}	**3** (or 2)	**1**
Address Line	<AdrLine>	[0..1]	text{1,70}	**1**	**1**
Address Line	<AdrLine>	[0..1]	text{1,70}	**2**	**2**

MX address elements of output

<Nm> (mandatory)

AdrLine 3 (if not yet filled)	Prio 1: <StrtNm> Prio 2: <BldgNb> Prio 3 <BldgNm> Prio 4: <Flr> Prio 5: <PstBx> Prio 6: <Room> Prio 7: <Dept> Prio 8: <SubDept> (use '+' in case of space limitations)
AdrLine 3 (or 2 if not yet filled)	Prio 1: **<Ctry>** (mandatory) Prio 2: **<TwnNm>** (mandatory) Prio 3: <PstCd> Prio 4: <CtrySubDvsn> Prio 5: <TwnLctnNm> Prio 6: <DstrctNm> (use '+' in case of space limitations)
AdrLine 1 (and 2 if available)	Prio 1: <AdrLine> (first occurrence) Prio 2: <AdrLine> (second occurrence) (use '+' in case of space limitations)

5. Mapping principles

Mapping scheme 2

MX hybrid to MX unstructured – where hybrid is not yet supported

Example 2A: Prioritization of hybrid address information from **MX hybrid** to **MX fully unstructured**

ISO 20022

```
<Cdtr>
  <Nm>JOHN SMITH</Nm>
    <PstlAdr>
      <PstCd>1000</PstCd>
      <TwnNm>BRUSSELS</TwnNm>
      <Ctry>BE</Ctry>
      <AdrLine>HOOGSTRAAT 6, 18th FLOOR</AdrLine>
    </PstlAdr>
</Cdtr>
```

ISO 20022

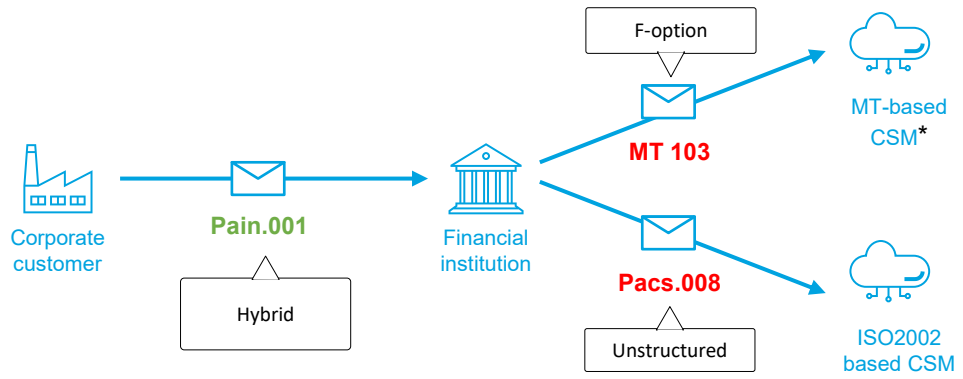
```
<Cdtr>
  <Nm>JOHN SMITH</Nm>
    <PstlAdr>
      <AdrLine>HOOGSTRAAT 6, 18th FLOOR</AdrLine>
      <AdrLine>BE,BRUSSELS,1000</AdrLine>
    </PstlAdr>
</Cdtr>
```

Name	Department	Sub Department	Street Name	Building Number
Building Name	Floor	Post Box	Room	Post Code
Town name	Town Location Name	District Name	Country Subdivision	Country

5. Mapping principles

Illustration 1: Mapping from pain.001 to inter-bank 〉 General use cases & rules

Where hybrid is not supported



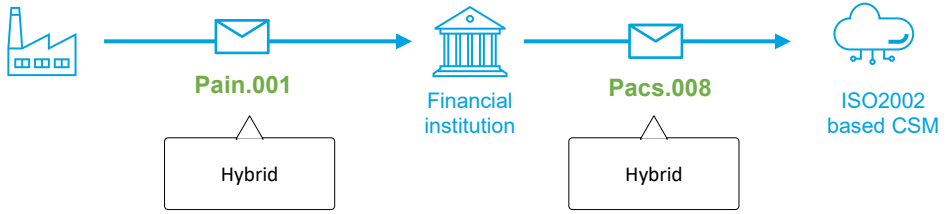
Mapping scheme 1

Mapping scheme 2

Financial institutions allowing such customer-to-bank messages are responsible to ensure appropriate mapping from pain.001 to a valid inter-bank pacs.008 message :

- ➔ if forwarded into a MT-based system: semi-structured (option F)
- ➔ If forwarded to ISO20022: use unstructured AdrLines if hybrid is not supported by target infrastructure

Where is hybrid is supported



Standard ISO20022 mapping (1:1)

Once hybrid is supported by the receiving infrastructure, the hybrid addresses data in pain.001 should be forwarded as hybrid in the inter-bank message.

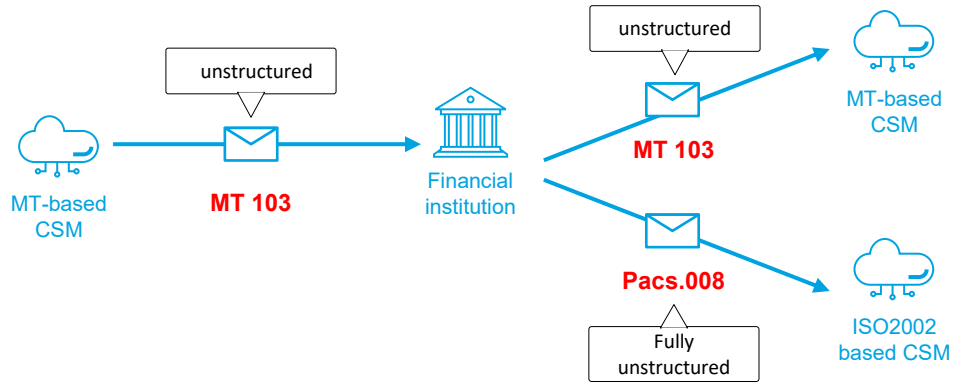
*CSM = Clearing & Settlement Mechanism

5. Mapping principles

Illustration 2: Intermediary bank mapping

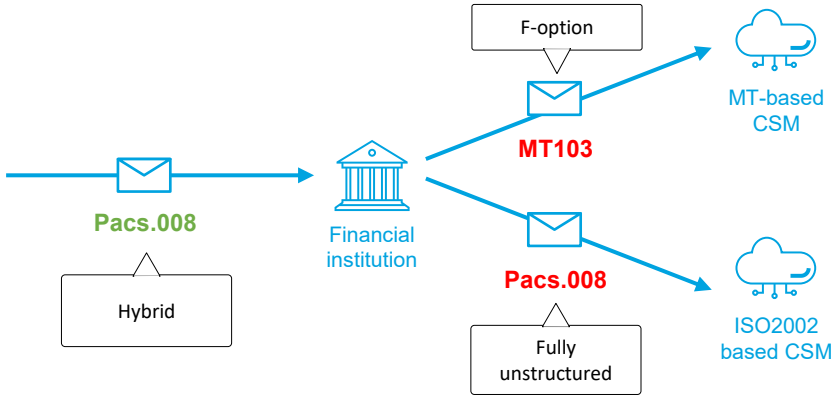
General use cases & rules

Where hybrid is not supported



Standard mapping of unstructured address

Unstructured address data from MT103 should be forwarded as unstructured MT103 / fully unstructured pacs.008



Mapping scheme 1

Mapping scheme 2

Financial institutions exposed to market infrastructures allowing usage of hybrid are responsible for appropriate mapping from pacs.008 to a valid inter-bank pacs.008 message :

- ➔ if forwarded into a MT-based system: semi-structured (option F)
- ➔ If forwarded to ISO20022: use unstructured AdrLines if hybrid is not supported by target infrastructure

5. Mapping principles

PMPG Guidance for interoperability with non-compliant market infrastructures

Despite the adoption of structured and hybrid postal addresses as the target standard in CBPR+, HVPS+, some market infrastructures may continue to operate on formats that allow or require fully unstructured address information.

Financial institutions interacting with such infrastructures must ensure appropriate mapping to maintain interoperability while remaining compliant with CBPR+ requirements. This applies in particular where address data needs to be transformed between structured/hybrid and unstructured formats in cross-border payment flows.

Mapping rules

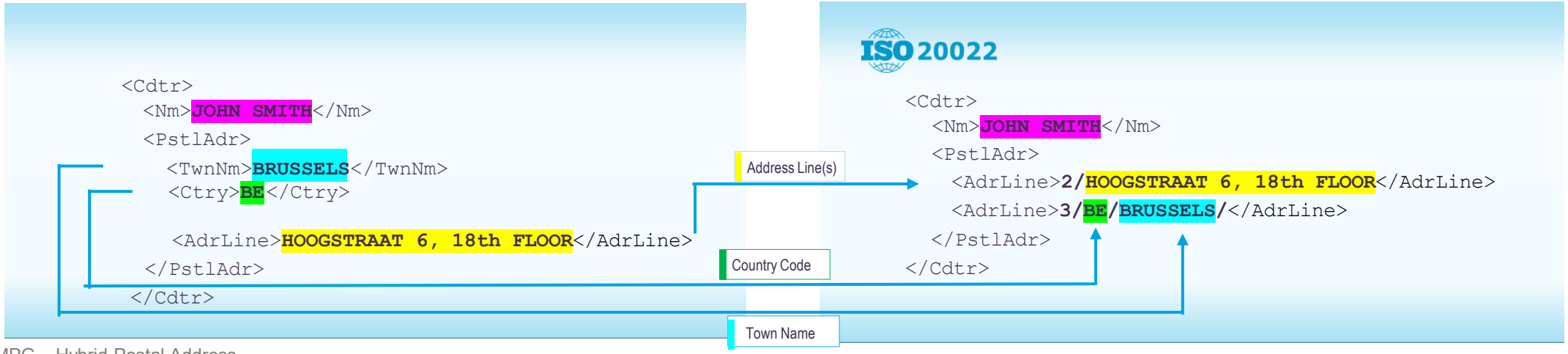
Inbound from non-compliant Market Infrastructure (Unstructured → Hybrid)

- Extract and populate **<TwnNm>** and **<Ctry>** where reliably derivable
- Place remaining content in **<AdrLine>**
- Avoid duplication of structured elements
- Where <TwnNm> and/or <Ctry> cannot be reliably derived, apply appropriate repair or enrichment processes prior to forwarding

Outbound to non-compliant Market Infrastructures (Hybrid → Unstructured)

- Map structured and unstructured elements to **<AdrLine>**
- Use up to the allowed number of address lines (e.g. 3x35 characters for MT or MI constraints)
- Where supported, use semi-structured formats (e.g. F-option) to preserve address element granularity and facilitate reverse mapping to hybrid
- Ensure no loss of critical address information

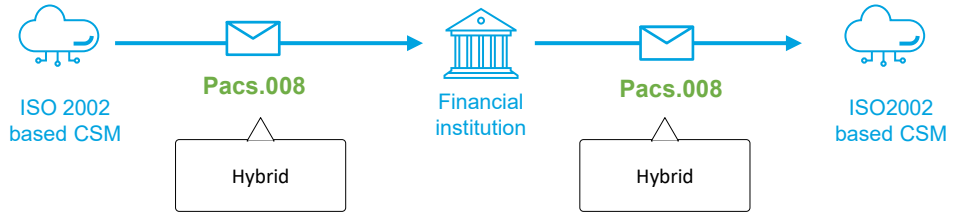
Examples : MX Hybrid to Unstructured (Illustrative F-option)



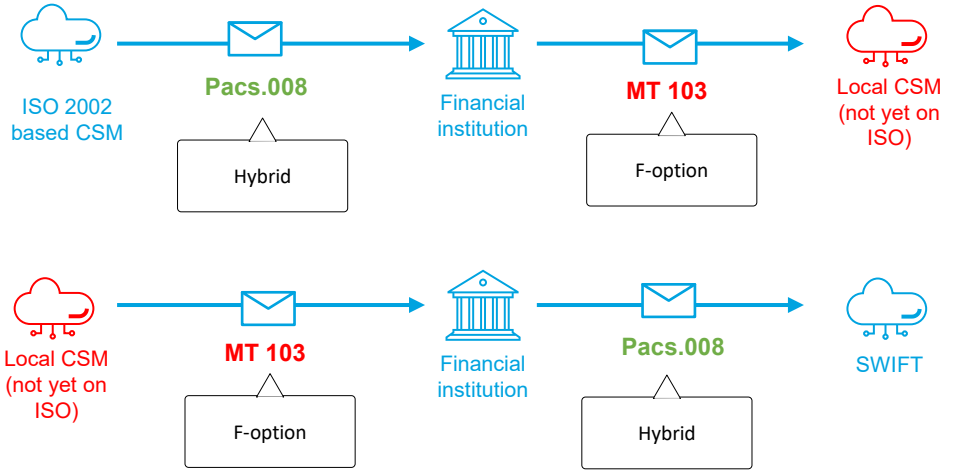
5. Mapping principles

Illustration 3: Intermediary bank mapping 〉 General use cases & rules

Where hybrid is supported



Once the receiving infrastructure supports hybrid, the hybrid address data in the pacs.008 should be forwarded as the hybrid address of the inter-bank message.



These guidelines could help to prevent negative impacts to the payment processing in the payment journey

- MX payments without the correct address format cannot be sent to cross-border CBPR+
- Exceptional or manual amendments could be needed with longer delivery time and incur repair fees
- Payments could be rejected or returned
- Delays could cause missing value dates
- Additional customer enquiries and investigations with counterparty banks

6. Town Name – special cases

1

Town Name *is not available*

How to proceed if no Town Name or City is available?

There are rare certain cases where a town or city name may not be available, particularly in remote areas. To address this, the PMPG suggests allowing a country subdivision (e.g., province, state, region, or county) to serve **as the next smallest identifying entity** when a town name is not clearly defined.

For clarity and consistency, the town name and the country subdivision (even if they have the same value) should be entered respectively if the same name applies at both levels. This ensures accurate geographic identification while accommodating regional variations in address conventions. The repetition of country subdivision indicates this formatting is intentional.

Examples

Sarah Johnson
101 Desert Road
TwnNm Navajo County
CtrySubDvsn Arizona
Ctry US

123 Pingan Avenue
TwnNm Beijing
CtrySubDvsn Beijing
Ctry CN

Patrick O'Connor
789 Shamrock Lane
TwnNm County Kerry
Ctry IE

Priya Singh
456 Banyan Road
TwnNm District Kangra
CtrySubDvsn Himachal Pradesh
Ctry IN

2

Town Name *is very long* *(exceeding 35 characters)*

How to handle very long Town Names?

For Town Name with >35 characters, the PMPG suggests truncating them to **something identifiable**. For example, while Welwyn Garden City is less than 35 characters, it could be abbreviated to “Welwyn Gdn Cty” for clarity. We believe that the industry is likely to move away from using “NOTPROVIDED” for compliance reasons, and it may eventually become a red-flag issue.

With that in mind, we recommend repeating the state/province in the Town Name element. In cases where there’s no clear town or city, the province can serve as the next smallest identifying entity, making it appropriate to list both the Town Name and State. This ensures clarity and emphasizes that both are associated with the address, much like the example “New York NY”.

Example

a village on the Isle of Anglesey, Wales

Full name: Llanfairpwllgwyngyllgogerychwyrndrobwllllantysiliogogogoch

58 characters (!)

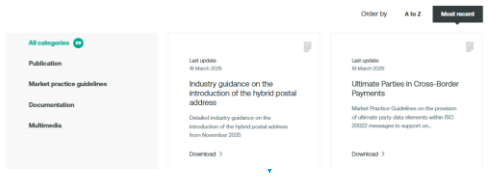
Common abbreviations
Llanfairpwllgwyngyll
Llanfair Pwllgwyngyll
Llanfairpwll
Llanfair PG

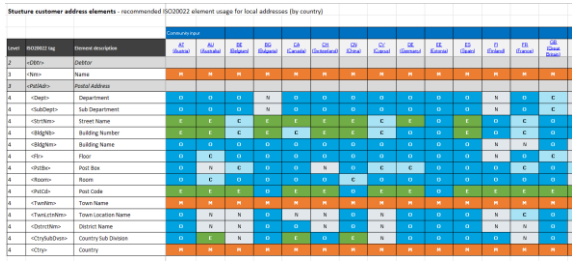
6. Country mapping

The PMPG country mapping inventory provides a recommended ISO20022 element usage for local addresses

Please download the latest version from the
[PMPG Document Centre]

Swift Payments Market Practice Group document centre





M	Mandatory by scheme
E	**Expected** by local market practice
O	**Optional** element
C	**Conditional** (-> see comment)
N	**No** (element should not be used)

7. Transitional Cutover Handling

Return & Warehouse Payments Across SR 2026 〉 Summary

Although the hybrid postal address becomes effective in SR 2026, transactions may straddle the cutover weekend. A pacs.008 could have been initiated prior to SR 2026 using a fully unstructured postal address, while the related pacs.004 return is generated after go-live, when fully unstructured addresses are no longer permitted.

Institutions generating return messages must therefore comply with the post-SR 2026 format rules (Structured or Hybrid only), creating temporary format discontinuity between the original payment and the return leg. The following guidance outlines the recommended handling of this transitional scenario.

Mapping rules

- Fully unstructured postal addresses must not be used in payment messages generated post-SR 2026
- Applies to:
  - Return messages (e.g. pacs.004)
  - Warehoused or held over payments released after SR 2026
  - All parties in the message (including Detor, Creditor and Agents)

Best effort structuring (primary approach)

- Extract and populate **<TwnNm>** and **<Ctry>** where reliably derivable* from the original message
- Place remaining address content into **<AdrlLine>** (max. 2x70 characters)
- Do not duplicate structured elements in **<AdrLine>**

Examples : Illustrative comparison : pre- vs. post-SR 2026 format (not a message flow)

ISO 20022

```
<Cdtr>
  <Nm>JOHN SMITH</Nm>
  <PstlAdr>
    <AdrLine>2/HOOGSTRAAT 6, 18th FLOOR</AdrLine>
    <AdrLine>3/BE/BRUSSELS/</AdrLine>
  </PstlAdr>
</Cdtr>
```

Town Name

Country Code

Address Line(s)

```
<Cdtr>
  <Nm>JOHN SMITH</Nm>
  <PstlAdr>
    <TwnNm>BRUSSELS</TwnNm>
    <Ctry>BE</Ctry>
    <AdrLine>HOOGSTRAAT 6, 18th FLOOR</AdrLine>
  </PstlAdr>
</Cdtr>
```

*When not reliably derivable, please see next page (Transitional Bridging)

7. Transitional Cutover Handling

Transitional Bridging (Exceptional)

Where the required structured elements cannot be reliably derived from the **original pre-SR2026** message due to system, data or policy limitations, institutions may apply a standardized transitional keyword indicator.

This mechanism is intended solely to ensure operational continuity during the immediate post-cutover stabilization period and applies only to return messages and warehouse payments generated after SR 2026 go-live.

The standardized keyword signals to the receiving institution that the address information originates from a pre-SR2026 message and may not represent fully structured or reliably validated party data.

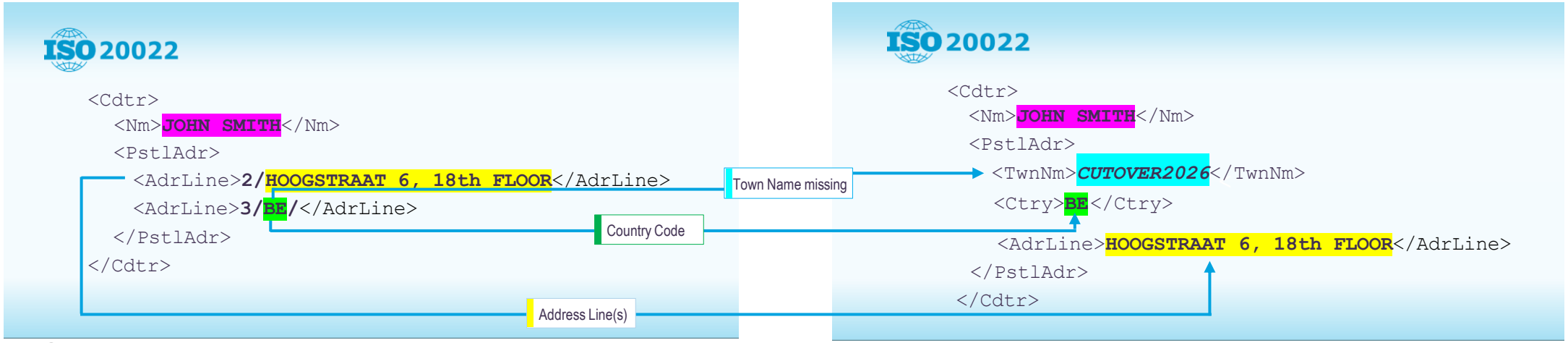
Summary

Mapping rules

- Fully unstructured addresses must not be recreated
- **<TwnNm>** may contain the standardized value **CUTOVER2026**
- **<Ctry>** may, as a last resort, be temporarily derived from the Creditor Agent BIC and may not reflect the actual party location
- Carry forward original unstructured content in **<AdrLine>;** avoid duplication of structured elements
- Applies only to transactions initiated pre-SR 2026
- Strictly limited to maximum of **three months** post-go-live
- Must not be used for newly initiated payments

***Purpose**: Enable automated identification of transitional legacy transactions and prevent unnecessary rejection or repair during cutover stabilization*.

Examples : Illustrative comparison : pre- vs. post-SR 2026 format (not a message flow)



7. Transitional Cutover Handling

Mapping scheme 3

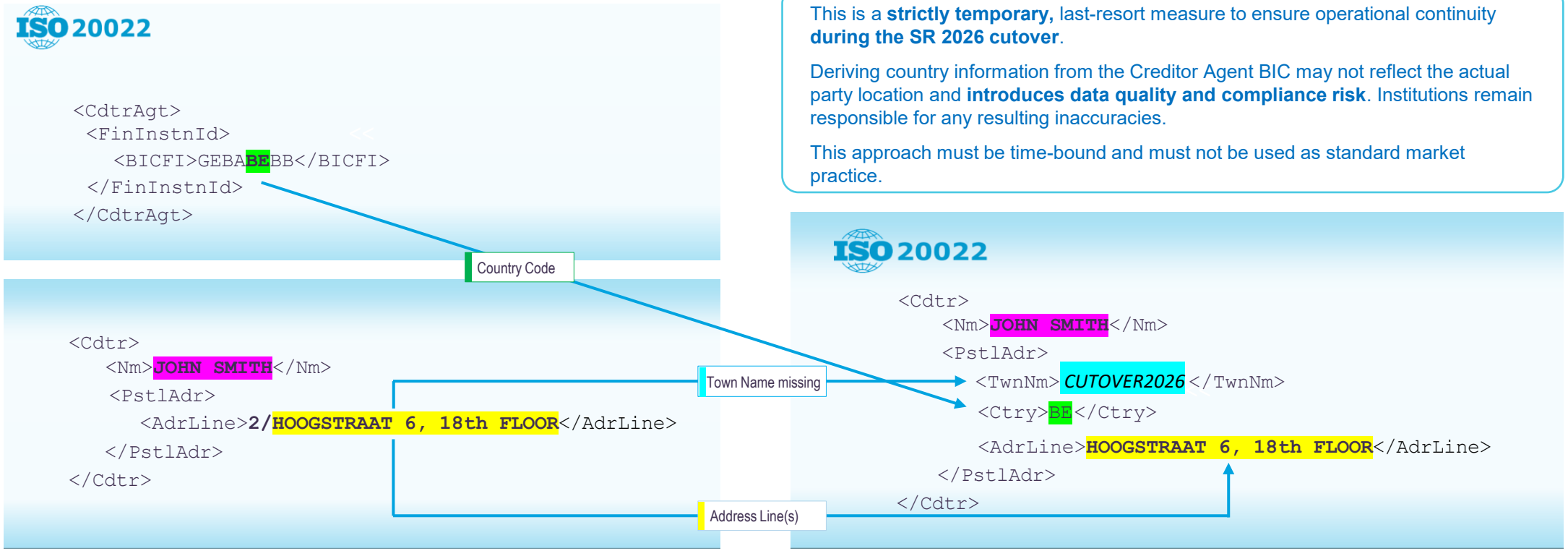
Transitional Bridging (Exceptional & Time-Bound)

Example 3a: Missing Town Name and Country (Last-Resort Scenario)

This is a **strictly temporary,** last-resort measure to ensure operational continuity **during the SR 2026 cutover**.

Deriving country information from the Creditor Agent BIC may not reflect the actual party location and **introduces data quality and compliance risk**. Institutions remain responsible for any resulting inaccuracies.

This approach must be time-bound and must not be used as standard market practice.



7. Transitional Cutover Handling

Mapping scheme 3

Transitional Bridging (Exceptional & Time-Bound)

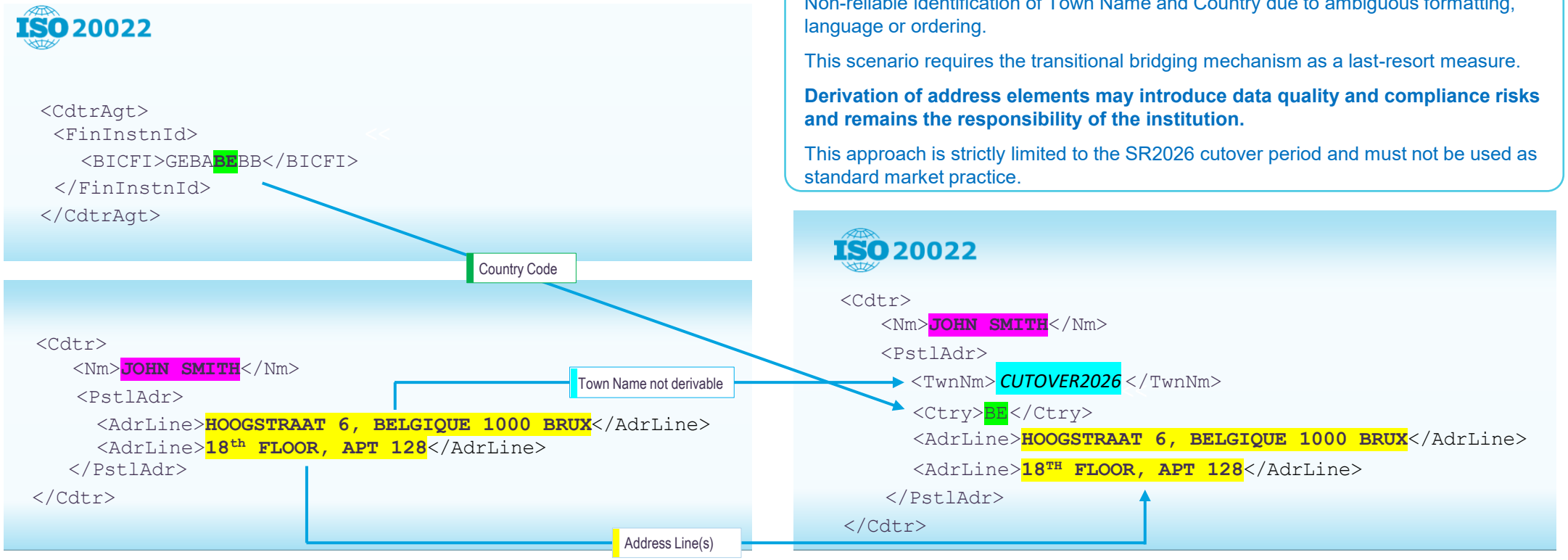
Example 3a: Ambiguous Unstructured Address Content – Non-Reliable Derivation

Non-reliable identification of Town Name and Country due to ambiguous formatting, language or ordering.

This scenario requires the transitional bridging mechanism as a last-resort measure.

Derivation of address elements may introduce data quality and compliance risks and remains the responsibility of the institution.

This approach is strictly limited to the SR2026 cutover period and must not be used as standard market practice.



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