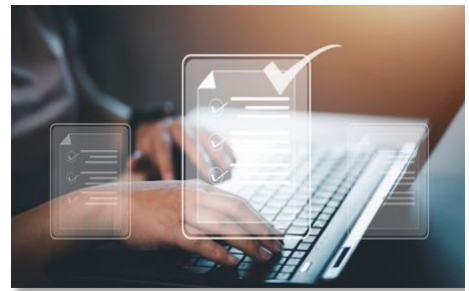




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Greece's Electronic Pledge Registry Is Now Live Unlocking Legal Certainty and Digital Efficiency

On **15 July 2025**, the Hellenic Cadastre (Ktimatologio) launched its long-anticipated Electronic Pledge Registry, a pivotal step toward modernising secured transactions in Greece. Built on Law 5123/2024, the new platform enables certified legal professionals to register, amend, and cancel non-possessory pledges, such as over movables, claims, and registered shares, entirely online.



Following the implementing Joint Ministerial Decision (KYA 41802 ΕΞ 7024/2024), the system became fully operational and aligns Greece with EU legal and commercial standards. The new process eliminates paper-based procedures and simplifies legal formalities, allowing for private or electronic documents without notarial acts or physical share certificates, unless contractually required.

Legal and Commercial Benefits

Real-Time Transparency and Legal Certainty

- All entries are time-stamped and immediately visible to registered users, ensuring clarity on the existence, scope, and priority of rights, minimising disputes and improving lender confidence.

Simplified Process & Faster Enforcement

- No notarial intervention is needed. Creditors may enforce their rights just ten business days after default, with registry entries serving as full legal proof of timing and entitlement.

24/7 Online Accessibility

- The registry operates continuously, enabling remote, real-time registration and extract requests, particularly useful for cross-border or time-sensitive deals.

Efficiency in Cost and Time

- The digital process removes courier costs, manual filings, and physical document handling, expediting closings in syndicated or high-volume transactions.

Enhanced Cross-Border Compatibility

- The platform aligns Greece with European standards for secured lending, bolstering the appeal of Greek collateral to international financiers.



Key Steps and Workflow

- **Certified users** (lawyers, notaries) access the platform securely using their Tax Identification Number (AFM). They are required to register all pledge-related acts, including the creation, modification, or deletion of pledges over movables, claims, and other rights, as well as actions previously managed through hypothec registries or governed by Laws 4512/2018, 3156/2003, 5072/2023, and 4738/2020. From the system's launch onward, all new entries must be recorded exclusively in the Electronic Registry, while older records remain accessible only through the legacy physical books.
- **Submission** is completed through an online form and must include a Signed Publication Summary (with verified signatures from both parties), a Collateral Annex initialled on each page, and a true copy of the pledge agreement, along with a Greek translation if the agreement is in English.
- **Users** can register and manage entries, request official extracts and certificates in PDF format (including an authentication code), and track the status of each submission in real time.
- **Payment** is completed electronically and must be confirmed for submission to proceed. Cadastre performs formal checks and may request corrections within five working days.
- **Access** is governed by Greek law 5123/2024 and Decision of the Board of the Hellenic Cadastre no. 354/5/16.05.2025 (Gov. Gazette B' 2882/10.06.2025) and available to certified professionals, public authorities, and transaction parties..



All entries are securely stored in the national Electronic Pledge Registry Book, managed by the Hellenic Cadastre. This system represents a fundamental transformation in Greece's secured transactions framework: centralising data, enhancing transparency, and reinforcing legal certainty in a digital environment.



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