7. Overall, the treatment of mortgage receivables as real estate under the tied assets regulations is a recognition of the unique characteristics and risks associated with these assets, and a reflection of the regulatory framework's aim to ensure that tied assets are managed in a way that is safe, liquid, and profitable for insurance companies and their policyholders.
Answer 2:
Mortgage receivables are treated under tied assets regulations according to specific criteria to ensure they are secure and adequate to cover the claims of insured persons. Here's how they are managed:

Criteria for Including Mortgage Receivables in Tied Assets:
1. **Permissible Property Types**: The mortgaged property must qualify under the specified categories (residential buildings, commercial buildings, and permitted buildings under building law).

2. **Valuation**: Mortgages must be tied to properties that are easily realizable and whose valuation is subject to minimal uncertainty. The mortgage receivables are evaluated at nominal value but must be secure, implying that the underlying properties have reliable, sustainable value.

3. **Loan-to-Value Ratio**: The lending value of the property should not exceed the maximum allowed loan-to-value ratio, ensuring that the mortgage does not exceed the realizable value of the property.

4. **Location**: The property associated with the mortgage must be located within jurisdictions that allow for the swift and uncomplicated realization of the asset, typically within the same country as the insurer.

Limitations and Additional Conditions: