

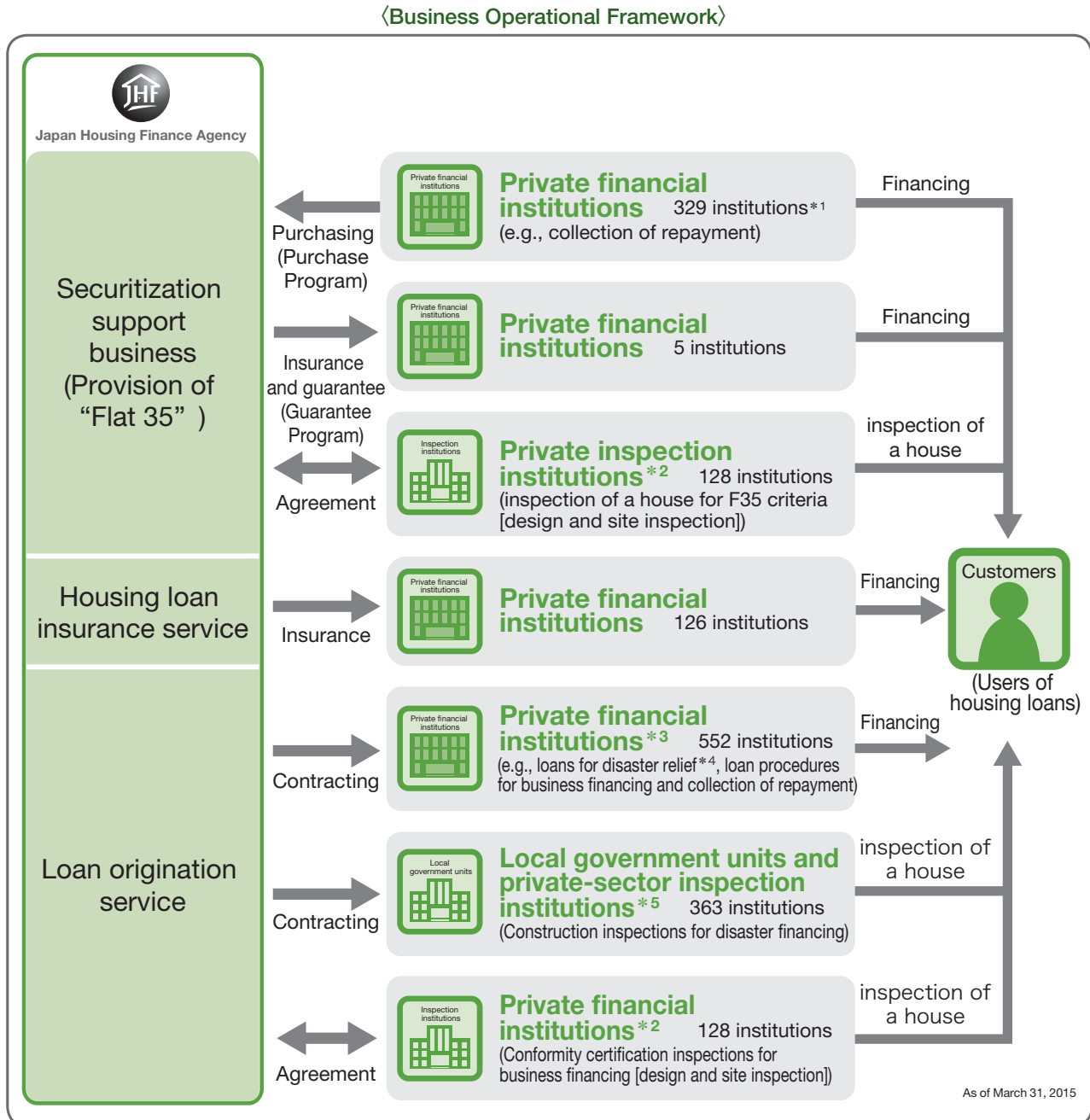
Financial Data

Business Operational Framework	24
Key Performance Indicators	25
Financial Statements	
• Overall Agency	26
Risk Management Loans	
• 2010 fiscal year - 2014 fiscal year risk management loans	31
• 2014 fiscal self-assessment and risk management loans	32
Product Outline	
• Product outline of Flat 35 (Purchase Program)	33
• Product outline of Flat 35 (Loan Refinance)	34
• Product outline of Loans for Recovery from Disasters (Great East Japan Earthquake)	35
• Product outline of Town Development Loan (Short-Term Project Loan)	36
• Product outline of Loans for Construction of Rental Housing	37
• Product outline of Loans to Renovate Shared Parts of Condominiums[for condominium associations (in the case of Condominium Management Center Guarantee)]	38
Corporate Data	
• History of Former GHLC and JHF	39
• Related Data	39
• Executives and Organization Chart	40
• For Inquiries	41
• Head Office and Regional Offices	41

Business Operational Framework

Business operation is efficiently performed through a network of related organizations.

By contracting out some operations to private financial institutions, private inspection institutions, local government units and so on, JHF efficiently implements its business operations.



- * 1 This includes three institutions to which JHF outsources only collection of loan payments related to the securitization support business, and from which JHF does not purchase housing loans. JHF also contracts with three collection agencies for recovery of defaulted loans.
- * 2 Private inspection institutions are specified inspection institutions and registered housing performance evaluation institutions that have concluded an agreement of conformance certificate services with JHF. Architects who are registered with the Japan Association of Architectural Firms and Japan Federation of Architects & Building Engineers Associations also perform conformance certificate inspections for existing houses and renovations.
- * 3 This excludes seven institutions to which JHF outsources only group insurance business. In addition to private financial institutions, JHF contracts with four collection agencies for recovery management of defaulted loans.
- * 4 Applications for disaster relief housing loans and loans for housing lot recovery for recovery from disasters concerning the Great East Earthquake are contracted out to 126 institutions as of March 31, 2015.
- * 5 This refers to designated construction inspection institutions and registered housing performance evaluation institutions that have agreements with JHF.

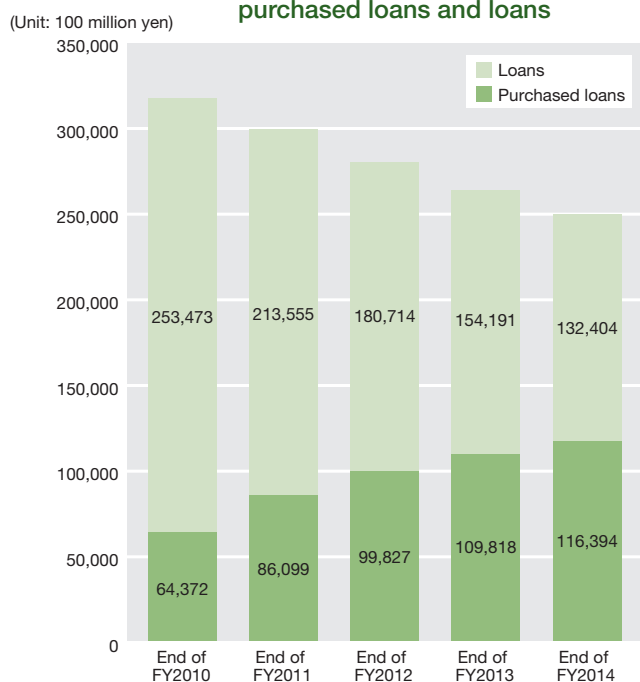
Key Performance Indicators

The key performance indicators are summarized in the table below.

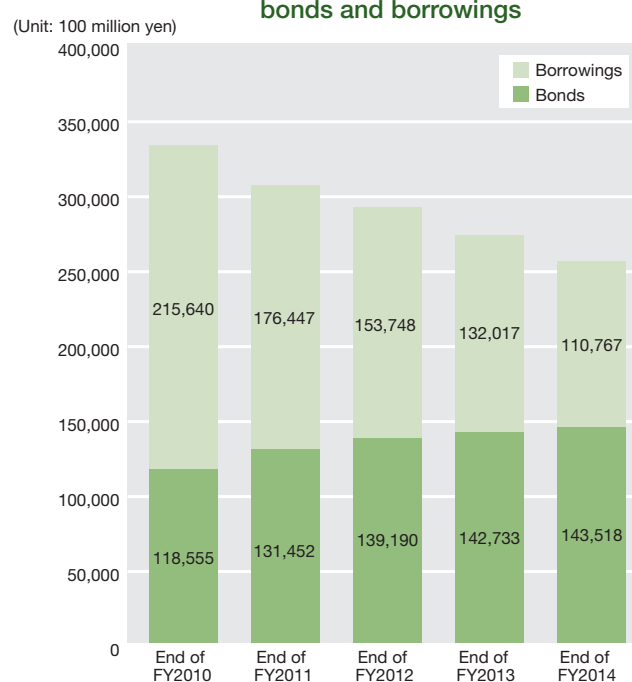
(Unit: 100 million yen)

Category	End of FY2010	End of FY2011	End of FY2012	End of FY2013	End of FY2014
Ordinary income	12,545	12,031	10,490	10,009	9,438
Interest on purchased loans and loans	10,365	9,481	8,547	7,687	6,941
Ordinary expenses	12,985	10,823	8,479	7,644	6,827
Interest expense on borrowings and bonds	9,151	8,910	6,715	5,999	5,247
Net income (△ loss)	△ 366	1,323	2,092	2,459	2,824
Outstanding balance of purchased loans	64,372	86,099	99,827	109,818	116,394
Outstanding balance of loans	253,473	213,555	180,714	154,191	132,404
Outstanding balance of borrowings	215,640	176,447	153,748	132,017	110,767
Outstanding balance of bonds	118,555	131,452	139,190	142,733	143,518
Capital	6,977	6,567	6,706	7,050	7,117

Outstanding balance of purchased loans and loans



Outstanding balance of bonds and borrowings



The FY2014 financial statements for Japan Housing Finance Agency (JHF) were created based on the Article 38 of the Act on General Rules for Independent Administrative Agency and approved by the minister in charge.

Overall Agency

In FY2014, the gross profit of the overall agency was 282.4 billion yen, which was an increase of 36.5 billion yen from FY2013.

In the securitization support account, the gross profit was 78.9 billion yen, an increase by 21.7 billion yen from the previous fiscal year resulting from increase in purchased loans and proper loan management.

In addition, there is a tendency in the credit risk of the securitization support business that it takes more time for cost (loss) to manifest than for profit. In order to prepare for this, the gross profit of this fiscal year is set as reserves of Article 44, Paragraph 1 of Act on General Rules for Independent Administrative Agency.

With the Outstanding Loan Management Account, the gross profit of this fiscal year was 176 billion yen with increase by 10.5 billion yen from the previous year by proper loan management of loans of which outstanding balance decreased by advancement in the collection of loans. By this, the loss brought forward was 108.4 billion yen.

Balance Sheet

(Unit: million yen)

Item	FY2013	FY2014	Item	FY2013	FY2014
(Assets)			(Liabilities)		
Cash and due from banks	324,242	359,245	Borrowings	13,201,740	11,076,683
Cash	2	1	FILP borrowings	13,110,940	10,988,483
Due from banks	179,763	203,979	Borrowings from private institutions	90,800	88,200
Agency deposit entrusted	144,477	155,265	Bonds	14,273,287	14,351,756
Receivable under resale agreement	—	—	Mortgage-backed securities	10,897,390	11,046,213
Money in trust	711,692	766,644	General lien bonds	2,192,100	2,221,100
Securities	2,195,057	1,846,653	Property accumulation saving scheme-tied housing bonds	400,700	345,700
Government bonds	394,908	386,729	Housing land bonds	784,333	739,275
Local government bonds	194,878	185,137	Bond issue premiums (△)	△ 1,236	△ 531
Government guaranteed bonds	151,360	182,241	Insurance policy reserves	64,574	57,083
Corporate bonds	395,894	386,531	Reserve for outstanding claims	304	21
Stock	16	16	Policy reserves	64,271	57,063
Certificates of deposit	1,058,000	706,000	Subsidies reserves	705,852	759,625
Purchased loans	10,981,806	11,639,364	Subsidies payable for emergency measures to facilitate housing finance	450,976	398,494
Loans	15,419,090	13,240,377	Subsidies payable for promotion projects for development of high-quality housings	2,009	113,441
Loans on bills	49,984	44,774	Subsidies payable for emergency measures including loans for recovery from disasters	252,868	247,691
Loan on deed	15,369,107	13,195,603	Other liabilities	543,951	537,931
Other assets	408,127	337,339	Accrued expenses	83,191	68,146
Claims for indemnity	12,069	10,286	Advanced earnings	39,963	37,484
Transferred claims (pension)	91,199	78,772	Financial derivative products	199,652	153,295
Accrued revenues	56,615	49,803	Financial derivative product gain carried forward	10,609	8,846
Financial derivative products	191,304	146,274	Accounts payable	200,212	260,100
Financial derivative product loss carried forward	39,647	33,572	Other liabilities	10,324	10,060
Accrued insurance premiums	375	302	Bonus payment reserves	586	594
Other assets	16,918	18,330	Allowance for retirement benefits	28,499	12,988
Tangible fixed assets	33,258	32,830	Allowance for refund of guarantee fees	17,934	12,747
Buildings	15,616	15,825	Reserves for mortgage transfer registration	3,765	1,464
Accumulated depreciation (△)	△ 4,291	△ 4,758	Guarantee obligation	555,391	483,120
Accumulated impairment loss (△)	—	△ 12	Total liabilities	29,395,580	27,293,992
Lands	19,360	19,360			
Accumulated impairment loss (△)	—	△ 106	(Net assets)		
Construction in process account	488	950	Capital	705,048	711,735
Other tangible fixed assets	3,316	3,521	Government injection monies	705,048	711,735
Accumulated depreciation (△)	△ 1,231	△ 1,948	Capital surplus	△ 151	△ 257
Accumulated impairment loss (△)	—	△ 0	Capital surplus	△ 151	△ 151
Guarantee obligation reversal	555,391	483,120	Accumulated impaired loss not included in profit and loss (△)	—	△ 106
Reserve for possible loan losses (△)	△ 372,276	△ 270,287	Surplus carried forward (or loss carried forward)	157,564	431,318
			Valuation and conversion adjustments	△ 1,653	△ 1,502
			Deferred gains or losses on hedges	△ 1,653	△ 1,502
			Total net assets	860,808	1,141,294
Total assets	30,256,388	28,435,286	Total liabilities and net assets	30,256,388	28,435,286

Income Statement

(Unit: million yen)

Item	FY2013	FY2014
Ordinary income	1,000,897	943,767
Income from asset management	784,672	709,319
Interest on purchased loans	182,015	189,244
Interest on GHLC originated loans	586,674	504,863
Changes on claims for indemnity, etc.	120	104
Interest on transferred claims (pension)	3,461	2,987
Interest and dividends on securities	12,238	12,074
Interest on receivables under repurchase agreement	62	0
Interest on deposits	102	46
Income from underwriting insurance	93,137	92,725
Net insurance premium revenue	1,849	2,061
Reimbursement of unused reserve for outstanding claims	499	283
Reimbursement of unused policy reserve	3,352	7,208
Fee from riders on group credit life insurance	75,165	69,073
Revenue from group credit life insurance	3,625	2,833
Dividends on group credit life insurance	8,648	11,267
Income from service transactions	806	736
Guarantee fee	193	170
Other income from services	613	566
Income from subsidies	76,522	78,859
Subsidies for emergency measures to facilitate housing finance	57,500	53,996
Subsidies for promotion projects for development of high-quality housing	14,487	19,361
Subsidies for emergency measures including loans for recovery from disasters	4,535	5,503
Income from other operating activities	39	48
Contract termination fees	39	48
Other ordinary income	45,720	62,079
Reversal of reserve from possible loan losses	35,674	51,438
Reversal of reserve from refund of guarantee fees	3,619	3,531
Reversal of reserve from mortgage transfer registration	161	—
Income from written-off claims recovered	4,356	4,418
Other ordinary income	1,910	2,692
Ordinary expenses	764,446	682,748
Fund raising expenses	600,201	524,969
Interest on borrowings	376,310	308,715
Interest on bonds	223,593	216,008
Other interest paid	297	246
Insurance underwriting expenses	103,089	96,495
Net insurance paid	4,677	2,784
Group credit insurance premium paid	94,547	90,862
Payment of group credit life insurance claims	3,864	2,849
Service transaction expenses	25,105	24,699
Service expenses	25,105	24,699
Other operating expenses	9,903	8,879
Amortization of bond issuing expenses	5,672	4,521
Financial derivative products expenses	4,231	4,358
Business expenses	24,137	25,542
Business expenses	24,137	25,542
Other ordinary expenses	2,012	2,164
Mortgage transfer registration reserves carried over	—	95
Other ordinary expenses	2,012	2,069
Ordinary income	236,451	261,018
Extraordinary income	336	12,747
Gain on disposal of tangible fixed assets	1	—
Other extraordinary income	335	12,747
Reimbursement from insolvent customers based on restructuring plan	335	730
Profit from return of substitution part of Employees' Pension Funds	—	12,017
Extraordinary losses	63	12
Loss on disposal of tangible fixed assets	63	—
Impairment loss	—	12
Net income	236,724	273,754
Transfer from reserve of previous mid-term target	9,181	8,686
Gross income	245,906	282,440

Cash Flows Statement

(Unit: million yen)

Item	FY2013	FY2014
I . Cash flow from operating activities		
Outlays on the purchase of loans	△ 1,867,994	△ 1,612,291
Loan disbursement	△ 154,259	△ 148,897
Outlays on personnel expenses	△ 10,134	△ 13,539
Outlays on insurance	△ 4,677	△ 2,784
Outlays on group credit life insurance premium	△ 94,907	△ 91,150
Outlays on payment on group credit life insurance claims	△ 3,840	△ 2,888
Other operating outlays	△ 50,676	△ 44,783
Income from collection of purchased loans	845,546	1,004,991
Income from collection of loans	2,751,690	2,288,823
Income from interest on purchased loans	182,197	189,193
Income from interest on loans	594,361	511,536
Loan origination fees and other revenues	124	89
Income from insurance premiums	1,835	2,140
Income from riders on group credit life insurance	72,345	66,677
Income from group credit life insurance	4,088	2,649
Dividends received from group credit life insurance	7,702	8,648
Income from other operations	29,368	27,091
Income from treasury subsidies	14,588	130,869
Income from decrease of money in trust accompanying the repayment of treasury subsidies	0	—
Outlays on the repayment of treasury subsidies	△ 130	△ 2,009
Subtotal	2,317,225	2,314,367
Interest and dividends received	69,660	72,554
Interest paid	△ 681,593	△ 604,971
Cash flow from operating activities	1,705,292	1,781,950
II . Cash flow from investing activities		
Outlays on acquisition of securities (bonds)	△ 474,824	△ 76,359
Income from redemption of securities (bonds)	64,500	70,961
Net change in securities (certificates of deposits) (△ indicates negative amount.)	133,000	352,000
Outlays on acquisition of tangible fixed assets	△ 563	△ 701
Gain on disposal of tangible fixed assets	2,265	—
Net change in receivables under repurchase agreement (△ indicates negative amount.)	34,992	—
Outlays on increase of monetary trusts	—	△ 112,800
Income from decrease of monetary trusts	61,795	59,689
Other income	0	2
Cash flow from investing activities	△ 178,836	292,792
III . Cash flow from financing activities		
Income from long-term borrowings from private institutions	90,800	88,200
Outlays on payment of long-term borrowings from private institutions	△ 110,200	△ 90,800
Income from issuance of bonds (after deducting insurance expense)	1,838,095	1,436,676
Outlays on redemption of bonds	△ 1,484,011	△ 1,357,241
Income from FILP borrowings	67,500	49,500
Outlays on payment of FILP borrowings	△ 2,221,134	△ 2,171,957
Outlays on payment of lease obligation	△ 557	△ 722
Income from government injection monies	34,511	6,689
Outlays for return to the national treasury concerning unnecessary estates	△ 1,227	△ 84
Cash flow from financing activities	△ 1,786,224	△ 2,039,739
IV . Increase (or Decrease) in cash	△ 259,767	35,004
V . Opening balance of cash	584,009	324,242
VI . Closing balance of cash	324,242	359,245

Statement of Administrative Cost Calculations

(Unit: million yen)

Item	FY2013	FY2014
I . Operating expenses		
(1) Expenses recorded in income statement		
Fund raising expenses	600,201	524,969
Insurance underwriting expenses	103,089	96,495
Service transaction expenses	25,105	24,699
Other operating expenses	9,903	8,879
Business expenses	24,137	25,542
Other ordinary expenses	2,012	2,164
Loss on disposal of tangible fixed assets	63	—
Impairment loss	—	12
Subtotal	764,509	682,760
(2) (Deduction) Non-subsidy revenues, etc.		
Income from asset management	△ 784,672	△ 709,319
Income from insurance underwriting	△ 93,137	△ 92,725
Income from service transactions, etc.	△ 806	△ 736
Income from other operating activities	△ 39	△ 48
Other ordinary income	△ 45,720	△ 62,079
Gain on disposal of tangible fixed assets	△ 1	—
Reimbursement from insolvent customers based on restructuring plan	△ 335	△ 730
Profit from return of substitution part of Employees' Pension Funds	—	△ 12,017
Subtotal	△ 924,711	△ 877,655
Total operating expenses	△ 160,202	△ 194,895
II . Impairment loss not recorded in income statement	—	106
III . Differences on removal/sales not recorded in income statement	444	—
IV . Expected increase in retirement benefits not recorded in allowances	△ 11	△ 4
V . Opportunity costs		
Opportunity costs related to items such as central and local government injection monies	4,440	2,837
VI . (Deduction) Payment for corporation tax and return to the national treasury	—	△ 83
VII . Administrative cost	△ 155,328	△ 192,039

Significant Accounting Policies (Overall Agency)

1. Depreciation

A straight line method is applied. The usual live terms of major assets are give below:
 Building: 2 – 50 years
 Other tangible fixed assets: 2 – 43 years
2. Criteria for reporting Reserves
 - (1) Reserves for Possible Loss on Loans

Borrowers are categorized into six groups, normal borrowers, borrowers requiring caution other than those requiring management, borrowers requiring management, borrowers with high probability of default, substantially defaulted borrowers, and borrowers in default, and reserves are recorded as below in order to cover loss on purchased loans and loans:

 - a. For "substantially defaulted borrowers" and "borrowers in default," the difference between the balance of the loan and the expected recoverable amount from the collateral is recorded for each loan.
 - b. For "borrowers with high probability of default," the expected recoverable amount from the collateral is deducted from the balance, and the amount considered necessary out of the remaining amount is recorded.
 - c. For "borrowers requiring management" and "borrowers requiring caution other than those requiring management" concerning loans of which cash flow in collection of loan principle and receipt of interest can be rationally estimated, the difference between the amount of the cash flow discounted by an agreed interest rate and the book value is recorded.
 - d. For loans other than listed above, an amount is recorded based on the expected loss rate calculated by past loan losses during a particular period.
 - (2) Allowance for Bonuses

In order to pay bonuses to directors and employees, the amount of expected bonus payments for the following year that is attributable to the current year is recorded.
 - (3) Allowance for Retirement Benefits

In order to pay retirement benefits to directors and employees, an allowance is recorded based on the retirement benefit obligations and projected pension assets at the end of the particular business year.

For past service liabilities, the amount equally divided in a straight-line method by a set number of years within the average number of working years remaining of directors and employees at the time the liability was generated (10 years) is recorded as expense.

The amount of actual difference equally divided in a straight-line method by a set number of years within the average number of working years remaining of directors and employees at the time the difference is generated (10 years) is recorded as expense starting from the business year following the year the difference is generated.

As October 1, 2014, the Minister of Health, Labour and Welfare approved exemption of returning the previous portion for the substitution part of Employees' Pension Funds. For this, 12,017,271,720 yen was recorded as a special profit from return of substitution part of Employees' Pension Funds.
 - (4) Allowance for Refund of Guarantee Fees

Out of guarantee fees that parties who receive loans that are part of the account for loans for property accumulation saving scheme-tied houses and the outstanding loan management account, as well as those who receive loans related to transferred claims (from pension) described in Notes 1 (2) for the housing loan account, paid when entrusting a guarantee to the Housing Loan Guarantee Corporation on their loans as stipulated by Article 6, Paragraph 1 of the Supplementary Provisions of the Japan Housing Finance Agency Law (Law No. 82 of 2005, hereafter referred to as the JHF Law), the expected amount of refund is recorded in order to cover the necessary expenses for refund of prepaid fees.
 - (5) Reserve for Mortgage Transfer Registration

The estimated cost to cover registration fees for future mortgage transfers of the Government Housing Loan Cooperation (GHLC)-originated loans and purchased loans inherited from GHLC as stipulated by Article 3, Paragraph 1 of the Supplementary Provisions of the JHF Law and transferred claims (from pension) described in Notes 1 (2) is recorded.
3. Criteria for Recording Mandatory Policy Reserves

In order to pay for future liabilities related to insurance relations stipulated by Article 3 of the Home Mortgage Insurance Law (Law No. 63 of 1955), the amount calculated by the method designated by the competent minister in accordance with Article 13 of the Ministerial Ordinance related to the Japan Housing Finance Agency (Ministry of Finance and Ministry of Land, Infrastructure, Transport and Tourist Ministerial Ordinance No. 1 of 2007; hereafter referred to as "the Ministerial Ordinance") ("Calculation method designated by the competent minister based on Article 13 of the Ministerial Ordinance Related to Business Operation and Accounting and Finances of the Japan Housing Finance Agency (Finance No. 245 and National Housing Material No. 30: May 7, 2015)) is recorded.
4. Criteria and Method for Valuing Marketable Securities (including marketable securities invested as trust assets in the money in trust)
 - (1) Securities held to maturity

The amortized cost method (straight-line method) is applied.
 - (2) Other securities

The purchase price is recorded.
5. Method for Valuing Financial Derivative Products (Derivative Transactions)

The market value method is applied.
6. Treatment of Interest Rate Swap Transactions
 - (1) Interest rate swap transactions on the securitization account

For gains and losses from interest rate swaps contracted to hedge the pipeline risk of JHF bonds issued to procure funds needed to purchase mortgages from lenders, the amount calculated by the method designated by the competent minister pursuant to the stipulations of Article 12 of the Ministerial Ordinance ("Method designated by the competent minister based on Article 1a of the Ministerial Ordinance Related to Business Operation and Accounting and Finances of the Japan Housing Finance Agency" (Finance No. 174 and National Housing Material No.122: April 1, 2007)) is recorded as gains from deferred derivative products and losses from deferred derivatives products.
 - (2) Interest rate swap transactions on the housing loan account

Deferred hedge accounting is used to account for interest rate swap transactions contracted to hedge the pipeline risk of JHF bonds issued to procure funds for loans to finance rental housing constructions.

Hedge effectiveness is assessed based on the variation in the amount of hedged objects and hedging instruments.
7. Depreciation of Bond Issue Premiums

Bond issue premiums are amortized using a straight-line method over the maturity of the bond.
8. Method for Recording Opportunity Costs in the Statement of Administrative Cost Calculations

Taking into account the interest on 10-year government bonds at the end of March 2015, 0.400% was applied for calculating the opportunity costs for central government investments and local government investments.
9. Accounting for Leases

Finance leases with a total lease fee of 3 million yen or larger are accounted for as regular purchases. Finance leases with a total lease fee less than 3 million yen are accounted for as normal leases.
10. Accounting for Consumption Tax

The tax inclusive method is applied.

Notes (Overall Agency)

1. Matters Relating to the Balance Sheet

(1) Collateralized assets

Purchased loans and loans are entrusted as collateral for mortgage backed securities.
(Unit: yen)

	Assets entrusted as collateral		Collateral related to liabilities	
	Item	Amount	Item	Amount
Securitization Account	Purchased loans	11,004,854,787,922	MBS	9,137,930,001,425
Housing Loan Account	Loans	26,902,868,936	MBS	30,487,690,229
Outstanding Loan Management Account	Loans	2,037,069,553,206	MBS	1,877,795,278,346
Total		13,068,827,210,064		11,046,212,970,000

(2) Transferred claims (from pension)

Based on Article 7, Paragraph 1, Item 3 of the Supplementary Provisions of the Japan Housing Finance Agency Law (Law No. 82 of 2005; hereafter referred to as the "JHF Law"), the balance of claims transferred from the Welfare and Medical Service Agency is recorded.

(3) Gains and losses from deferred derivative products

Gains and losses on interest rate swaps stipulated by Article 12 of the Ministerial Ordinance Related to Business Operation and Accounting and Finances of Japan Housing Finance Agency (Ministry of Finance and Ministry of Land, Infrastructure and Transportation Ministerial Ordinance No. 1 of 2007).

2. Matters Relating to the Cash Flows Statement

(1) Breakdown of closing balance of cash on the balance sheet by item

Cash and due from bank: 359,245,457,234 yen

Closing balance of cash: 359,245,457,234 yen

(2) Material non-cash transactions

The value of assets and liabilities related to finance leases, which are significant non-cash transactions, newly recorded during FY2014 were both 203,190,457 yen.

(3) Personnel expense expenditures

Outlays for special premium to the Employees' Pension Fund, 121,651,004 yen and outlays for collective contributions for Corporate Pension Fund, 3,360,781,500 yen are recorded as personnel expense expenditures.

3. Matters Relating to Statement of Administrative Cost Calculations

The expected increase in retirement benefits not included in allowances is related to parties succeeded from the central government.

4. Matters Relating to Retirement Benefits

(1) Overview of the retirement benefit plan

The defined-benefit systems include the Employees' Pension Funds plan, Defined-benefit Corporation Pension plan and lump-sum retirement allowance plan. In addition to the defined-benefit systems, there is also an established defined-contribution system.

As of October 1, 2014, the Minister of Health, Labour and Welfare approved exemption of returning the previous portion for the substitution part of Employees' Pension Funds. With this, the system was transferred from the Employees' Pension Funds plan to Defined-benefit Corporation Pension plan and Defined-contribution Pension plan. 12,017,271,720 yen is recorded as a special profit from return of substitution part of the Employees' Pension Funds.

(2) Matters relating to retirement benefit obligations

Category	As of March 31, 2015
Retirement benefit obligation (A)	△30,396,840,841
Pension assets (B)	16,606,452,690
Unfunded retirement benefit obligations (C) = (A) + (B)	△13,790,388,151
Unrecognized prior service obligations (D)	△2,152,202,686
Unrecognized actuarial differences (E)	2,954,253,685
Net amount recorded in balance sheet (F) = (C) + (D) + (E)	△12,988,337,152
Prepaid pension costs (G)	0
Reserve for retirement benefit (F) - (G)	△12,988,337,152

(3) Matters relating to retirement benefit expenses

Category	From April 1, 2014 to March 31, 2015
Service cost	641,109,101
Interest cost	488,082,203
Expected return on plan assets	△308,764,781
Amortization of prior service obligations	△257,403,868
Amortization of actuarial differences	429,891,210
Others	19,202,762
Net pension expenses	1,012,116,627

(Note) Contribution payment amount to the defined-contribution pension is recorded in "Others."

(4) Matters relating to basis for calculating retirement benefit obligations

Category	As of March 31, 2015
a. Discount rate	0.6%
b. Expected rate of return	2.5%
c. Method for attributing the projected benefits to periods of services	Straight-line method
d. Number of years for disposal of past service liabilities	10 years (Past service liabilities equally divided by a set number of years within the average number of working years remaining of directors and employees at the time the liability was generated are recorded as expenses or income.)
e. Amortization of recognized actuarial differences	10 years (Actual differences equally divided by a set number of years within the average number of working years remaining of directors and employees at the time the difference is generated in the fiscal year are recorded as expenses or income in the year following the fiscal year.)

5. Impairment losses on fixed assets

(1) Assets in which impairment is recognized

Impairment of the employee dormitories (buildings and lands) in the table below is recognized in this fiscal year as the likelihood of use has significantly decreased and disposal is planned.

Impairment related to the buildings is recorded to the income statement, and impairment related to the lands is processed as impairment loss out of profit and loss, so it is not recorded in the income statement.

JHF branch	Dormitory	Location	Book value			Impairment	
			Buildings	Lands	Total	Buildings	Lands
1 Head office	Daida Dorm	Setagaya-ku	740,484	155,000,000	155,740,484	0	82,000,000
2 Tokai	Kanda Dorm	Chikusa-ku, Nagoya-shi	4,800,000	65,300,000	70,100,000	11,446,561	14,700,000
3 Kyushu	Nishijin Dorm No. 2	Sawara-ku, Fukuoka-shi	1,000,000	44,000,000	45,000,000	506,726	9,400,000
		Total	6,540,484	264,300,000	270,840,484	11,953,287	106,100,000

(Note 1) Book values above are those at the end of this fiscal year.

(Note 2) Impairment amounts were calculated based on assessments of real estate appraisals measured by the net sale values.

(2) Assets in which impairment is indicated

Indications of impairment of the employee dormitories (buildings and lands) in the table below were recognized since they are to be abolished by the end of FY2016. As regular maintenance is done on these dormitories and they have functions pursuant to their usage, their impairment is not recognized.

JHF branch	Dormitory	Location	Book value		
			Buildings	Lands	Total
1 Kita-Kanto	Kounin Dorm	Maebashi-shi	20,799,308	42,800,000	63,599,308
2 Kita-Kanto	Minami-cho Dorm	Maebashi-shi	52,648,127	51,300,000	103,948,127
3 Kita-Kanto	Minami-cho Dorm No. 2	Maebashi-shi	77,114,985	44,200,000	121,314,985
4 Head office	Wakamatsu Dorm	Shinjuku-ku	155,053,672	485,000,000	640,053,672
5 Head office	Umegaoka	Setagaya-ku	34,802,996	226,000,000	260,802,996
6 Head office	Shoan Dorm	Suginami-ku	22,460,625	202,000,000	224,460,625
7 Head office	Asaka Dorm	Asaka-shi	100,708,807	104,000,000	204,708,807
8 Chugoku	Sanjo Dorm	Nishi-ku, Hiroshima-shi	25,959,007	62,300,000	88,259,007
9 Shikoku	SaHo Dorm	Takamatsu-shi	9,075,000	27,500,000	36,575,000
10 Minami-Kyushu	Suizenji Dorm No. 1	Chuo-ku, Kumamoto-shi	45,055,644	50,000,000	95,055,644
11 Minami-Kyushu	Obiyama Dorm	Chuo-ku, Kumamoto-shi	18,404,558	23,600,000	42,004,558
		Total	562,082,729	1,318,700,000	1,880,782,729

(Note) Book values above are those at the end of this fiscal year as the date of abolishment is not fixed at the last day of the year.

6. Financial Products

(1) Matters relating to the situation of financial products

a. Policy on financial products

To support financing of private financial institutions providing monies required for housing construction, JHF conducts loan claim assignment business as well as lending business for financing construction of disaster recovery buildings to supplement lending by private financial institutions. In order to conduct these businesses, JHF procures funds by issuance of FILP (Fiscal Investment and Loan Program) bonds and borrowings from financial institutions and the FILP.

b. Description of financial products and their risk

The financial assets that JHF holds are mainly mortgages to individuals in Japan, which are exposed to credit risk that is caused by contractual default by borrowers. Most of the mortgages are long-term fixed rate loans, which are exposed to market risk including prepayment risk, refinancing risk, and pipeline risk. The securities held by JHF are mainly bonds, which are held to maturities and exposed to credit risk of the issuers and market risk.

JHF's sources of fundings are FILP bonds and borrowings, which are exposed to liquidity risk that can cause failures in fund raising under certain adverse market conditions.

c. Risk management system relating to financial products

(a) Efforts for risk management

In order to build a systematic, cross-sector risk management system, JHF has designated a specific executive and department to control overall risk management. It has also designated executives and departments that deal with individual risks both quantitatively and qualitatively and committees to support them. Specifically, the Credit Risk Management Committee has been established to manage credit risk and the ALM Risk Management Committee to deal with market risk, liquidity risk, and counterparty credit risk. These committees monitor status of each risk and deliberate planning and proposals related to management of each risk.

In addition, JHF assigns an executive and a department responsible for inclusive risk management in order to manage the risks from a comprehensive point of view and maintains a system to understand and evaluate assessment of individual risks and management of the risks as a whole and periodically report the results to the board of directors. As JHF's overall risk management, financial resilience to both credit risk and asset liability management risk is verified by conducting a lifetime income simulation with both risks taken into consideration in a cross-section way based on the same cash flow scenario incorporating the interest rate scenario and the probability of default scenario.

JHF also set up and implemented Risk Management Basic Manual that stipulates basics including definitions of individual risks, purposes of risk management, and framework and methods of risk management as well as risk management regulations that stipulates risk management framework and methods for individual risks. Individual risks are managed according to these regulations with their characteristics taken into account, and comprehensive risk management to understand and evaluate these individual risks inclusively is implemented.

(b) Credit risk management

In JHF, the section responsible for credit risk management secures independence from the sales promotion department and has an established framework to appropriately conduct purchase loan screening, loan screening, management and servicing of loans retained by JHF, and self-assessment. In order to check and manage credit risk correctly, the agency categorizes holding credits based on their risk profiles, analyzes the attributes of the borrowers contained in the portfolio by category, and estimates the amount of possible future losses and cost of dealing with credit risk.

(c) Market risk management

JHF has established a market risk management department independent from the market department to appropriately manage prepayment risk, refinancing/reinvestment risk, and pipeline risk. JHF manages prepayment risk by estimating prepayment amount utilizing prepayment models and by procuring funds with combination of securitization and issuance of various maturity bonds. Refinancing/reinvestment risk and pipeline risk are managed by estimating the cash flow of assets and debts with future interest fluctuation taken into consideration, forecasting the periodical profit and loss according to the cash flow, and periodically monitoring risk indexes such as the duration.

(d) Liquidity risk management

In JHF, a risk management department, which is independent of the financing management department sets short-term liquidity standards and other financing management indicators to implement monitoring. Administrative categories are also established according to cash management tightness, and actions are predetermined depending on the category. In addition, it secures financing methods such as emergency borrowing facilities and prepares responsive measures to deal with situations that may affect the financing position.

(e) Counterparty credibility risk management

JHF's risk management division, which is independent from the funding management division, sets the counterparty credibility risk management indicators and implement monitoring. The credit risk management methods are established for issuers of bonds held by JHF and the financial institutions that are the counterparties in interest rate swap transactions.

d. Supplementary explanation of the matters relating to mark-to-markets of financial products
Market values of financial products include values based on market prices and rationally calculated values if market prices are not available. As certain preconditions are applied for calculation of these values, the values may change depending on the preconditions.

(2) Matters relating to the mark-to-markets of financial products

The values of major financial products on the balance sheet as of the end of the fiscal year, their market prices, and differences between them are outlined in the table below. The values of products whose market prices are difficult to obtain are not included in the table (refer to Note. 2).

	Book value on the value sheet	Market price	Difference	(Unit: yen)
(1) Cash and due from banks	359,245,457,234	359,245,457,234	0	
(2) Money in trust	766,644,064,162	771,695,207,214	5,051,143,052	
(3) Securities				
Securities held to maturity	1,140,637,225,212	1,188,043,681,714	47,406,456,502	
Other securities	706,000,000,000	706,000,000,000	0	
(4) Purchased loans	11,639,363,830,770			
Reserve for possible loan losses (*1)	△ 54,589,028,095			
	11,584,774,802,675	12,375,316,082,649	790,541,279,974	
(5) Loans	13,240,376,683,440			
Reserve for possible loan losses (*1)	△ 202,676,161,819			
	13,037,700,521,621	14,466,749,798,087	1,429,049,276,466	
(6) Claims for indemnity (*1)	3,846,304,821	3,846,304,821	0	
(7) Transferred claims (from pension) (*1)	77,384,365,286	85,695,453,973	8,311,088,687	
Total assets	27,676,232,741,011	29,956,591,985,692	2,280,359,244,681	
(1) Borrowings	11,076,682,670,000	11,844,541,873,512	767,859,203,512	
(2) Bonds (*2)	14,351,756,153,414	15,130,913,411,696	779,157,258,282	
(3) Accounts payable	260,100,070,000	260,100,070,000	0	
Total liabilities	25,688,538,893,414	27,235,555,355,208	1,547,016,461,794	
Financial derivative products (*3)	(7,021,086,912)	(7,021,086,912)	0	
Total financial derivative products	(7,021,086,912)	(7,021,086,912)	0	

- (*1) Accounts on general and individual reserves for possible loan losses for purchased loans and loans are deducted. Since reverses for possible loan losses for claims for indemnity and transferred claims (from pension) are less important, their values are subtracted directly from the amounts on the balance sheet.
(*2) Since bond issue premiums are less important, the values are subtracted directly from the amounts on the balance sheet.
(*3) The values of financial derivative products listed as assets or liabilities are indicated in bloc. The changes in values of assets or liabilities caused by transactions are indicated on a net basis, and if the sum of them results in negative, the item is indicated in parentheses.

(Note 1) Method of calculating the market price of financial products

Assets

(1) Cash and due from banks

As all dues from banks had no fixed maturity date and the market price was close to the book value, the book value was applied as the market price.

(2) Money in trust

The market price was based on values provided by counterparty financial institutions.

(3) Securities

The market price of bonds was based on market prices including quotation by market makers released by industry groups. As certificates of deposits have a short contract period and their market price was close to the book value, the book value was applied as the market price.

(4) Purchased loans

The future cash flow of purchased loans was estimated in terms of their type, borrowers and maturities. The future cash flow was then discounted at a rate that would be applied to a similar newly purchased mortgage to calculate the market value.

Regarding loans of borrowers in default, substantially defaulted borrowers, and borrowers with high probability of default, as the sum of loan losses was estimated based on an expected recoverable amount from the collaterals, the market price was close to the amount on the balance sheet on the settlement day with the current expected irrecoverable amount subtracted, and this price was applied as the market price.

(5) Loans

The future cash flow of loans was estimated in terms of their type, borrowers, and maturities. The future cash flow was then discounted at a rate that would be applied to a similar newly originated loan to calculate the market price.

Regarding loans of borrowers in default, substantially defaulted borrowers, and borrowers with high probability of default, as the sum of loan losses was estimated based on an expected recoverable amount from the collaterals and guarantees, the market price was close to the amount on the balance sheet on the settlement day with the current expected irrecoverable amount subtracted, and this price was applied as the market price.

As for loans on bills, because the maturities are short and the market value was close to the book value, the book value is applied as the market value.

(6) Claims for indemnity

As the sum of loan losses was estimated based on an expected recoverable amount from the collaterals, the market price was close to the amount on the balance sheet on the settlement day with the current expected irrecoverable amount subtracted, and this price was applied as the market price.

(7) Transferred claims from pension

The future cash flow of transferred claims from pension was estimated in terms of their type, borrowers, and maturities. The future cash flow was then discounted at a rate that would be applied to a similar newly transferred loan to calculate the market price.

Regarding loans of borrowers in default, substantially defaulted borrowers, and borrowers with high probability of default, as the sum of loan losses was estimated based on an expected recoverable amount from the collaterals, the market price was close to the amount on the balance sheet on the settlement day with the current expected irrecoverable amount subtracted, and this price was applied as the market price.

Liabilities

(1) Borrowings

The total amount of principal and interest was discounted at a rate that would be applied to a similar new borrowing to calculate the market price.

Because the contracted term for borrowings at private financial institutions about account for loans for property accumulation saving scheme-tied houses was short and the market price was close to the book value, the book value was applied as the market price.

(2) Bonds

The prices of mortgage-backed securities and general lien bonds were based on market prices including quotation by market makers released by industry groups.

Regarding property accumulation saving scheme-tied housing bonds, the total amount of principle and interest is discounted at a rate that would be applied to a similar new bond issue to calculate the market price.

For housing land bonds, estimated future cash flow was discounted at a rate that would be applied to a similar new bond issue to calculate the market price.

(3) Accounts payable

Because the term when the outstanding payment was unpaid was short and the market price was close to the book value, the book value was applied as the market price.

Financial derivative products

Financial derivative products JHF executes are an interest-rate swap agreement, and the market price was calculated based on the discount present value.

(Note 2) Unlisted stocks (value on the balance sheet: 16,150,000 yen) have no market price, which makes it difficult to estimate their market price. Accordingly, the market price is not required to be disclosed.

7. Securities

(1) Securities held to maturity

(Unit: yen)

Category	Type	Book value on the balance sheet	Market price	Difference
Securities whose market price exceeds the book value on the balance sheet	Government bonds	386,658,083,847	410,872,464,085	24,214,380,238
	Municipal bonds	166,252,605,170	177,079,189,109	10,826,583,939
	Government guaranteed bonds	63,783,933,781	64,894,032,400	1,110,098,619
	Corporate bonds	273,603,122,659	284,946,352,000	11,343,229,341
	Subtotal	890,297,745,457	937,792,037,594	47,494,292,137
Securities whose market price does not exceed the book value on the balance sheet	Government bonds	71,131,296	71,015,000	△ 116,296
	Municipal bonds	18,884,080,200	18,881,736,900	△ 2,343,300
	Government guaranteed bonds	118,456,834,577	118,451,079,700	△ 5,754,877
	Corporate bonds	112,927,433,682	112,847,812,520	△ 79,621,162
	Subtotal	250,339,479,755	250,251,644,120	△ 87,835,635
Total		1,140,637,225,212	1,188,043,681,714	47,406,456,502

(2) Other securities

(Unit: yen)

Category	Type	Book value on the balance sheet	Acquisition cost	Difference
Securities whose book value on the balance sheet does not exceed the acquisition cost	Others	706,000,000,000	706,000,000,000	0

None of the book values on the balance sheet exceeds its acquisition cost.

8. Important Liability Incurring Activities

There is nothing to report.

9. Important Subsequent Events

There is nothing to report.

10. Payment to the National Treasury in Connection with Unnecessary Assets

(1) Outline of assets returned to the national treasury as unnecessary assets

a) Type

Cash and deposits

b) Book value

Cash and deposits: 83,639,158 yen

(2) Cause of becoming unnecessary assets

For the capital executed by FY2013, the assets above were recognized to have become unnecessary for conducting the business without uncertainty considering the future expected business volume.

(3) Method of return to the National Treasury

Payment into the National Treasury was made in accordance with the stipulations of Article 46-2, Paragraph 1 of the Act on General Rules for Independent Administrative Agency (Act No. 103 of 1999).

(4) Amount paid into the National Treasury

83,639,158 yen

(5) Date of return to the National Treasury

February 20, 2015

(6) Amount of reduction in capital

1,700,000 yen

Risk Management Loans

Japan Housing Finance Agency is not a corporation to which Banking Act (1981 Law No. 59) is applied. However, it has disclosed risk management loans by referring to the disclosure standards in private financial institutions from 1997 fiscal year. In addition, after 2000 fiscal year it has disclosed risk management loans based on the criteria in self-assessment results.

It should be noted that among these risk management loans not all of the disclosed outstanding balance is to be uncollectible, as the recovery from the first rank of mortgage and other collateral can be achieved.

2010 fiscal year - 2014 fiscal year risk management loans

(Unit : 100 million yen,%)

Classification	FY 2010			FY 2011			FY 2012		
	Outstanding loan etc*	Purchased loan	Total	Outstanding loan etc*	Purchased loan	Total	Outstanding loan etc*	Purchased loan	Total
Insolvent debtor loan(A)	1,920	42	1,961	1,245	51	1,296	1,050	64	1,113
Delinquent loan(B)	7,748	361	8,108	5,940	390	6,330	5,423	379	5,801
Delinquent loan more than 3 months(C)	1,482	151	1,634	1,415	174	1,590	1,284	185	1,469
Sub-total(D)=(A)+(B)+(C)	11,150	554	11,704	8,600	615	9,215	7,756	628	8,384
Ratio(D)/(G)×100	4.36	0.86	3.66	4.00	0.71	3.06	4.26	0.63	2.98
Restructured loan(E)	15,118	310	15,428	13,836	422	14,259	12,195	460	12,654
Total(F)=(A)+(B)+(C)+(E)	26,268	864	27,132	22,436	1,037	23,474	19,951	1,087	21,038
Ratio(F)/(G)×100	10.28	1.34	8.48	10.44	1.20	7.80	10.97	1.09	7.47
Principal balance(G)	255,587	64,372	319,959	214,972	86,099	301,071	181,920	99,827	281,747

(Unit : One hundred million yen,%)

Classification	FY 2013			FY 2014		
	Outstanding loan etc*	Purchased loan	Total	Outstanding loan etc*	Purchased loan	Total
Insolvent debtor loan(A)	883	83	966	757	85	842
Delinquent loan(B)	4,215	380	4,595	3,542	379	3,921
Delinquent loan more than 3 months(C)	1,118	171	1,289	966	146	1,111
Sub-total(D)=(A)+(B)+(C)	6,216	634	6,850	5,265	609	5,875
Ratio(D)/(G)×100	4.00	0.58	2.58	3.95	0.52	2.35
Restructured loan(E)	10,357	465	10,822	8,333	444	8,777
Total(F)=(A)+(B)+(C)+(E)	16,573	1,099	17,672	13,599	1,053	14,652
Ratio(F)/(G)×100	10.68	1.00	6.67	10.20	0.90	5.87
Principal balance(G)	155,224	109,818	265,042	133,294	116,394	249,688

Note: The total may not match due to rounding.

For disclosure standards of risk management loans, they are to be disclosed based on the asset self-assessment results.

* "Outstanding loan etc" means loans and reimbursement loans relating to loans other than purchased loans.

Note:

1 Insolvent debtor loan(A)

Loan principal outstanding amount of the borrowers who are categorized as insolvent debtors as a result of asset self-assessment.

2 Delinquent loan(B)

Loan principal outstanding amount loaned to borrowers who are categorized as actual insolvent debtors and potential insolvent debtors as a result of asset self-assessment.

3 Delinquent loan more than 3 months(C)

Loan principal outstanding amount which has become overdue and has passed the repayment period by more than three months, and which does not fall into Insolvent debtor loan(A) nor Delinquent loan (B).

4 Restructured loan(E)

Loan principal outstanding amount for which the beneficial arrangements for debtors such as reduction of interest rate, deferral of interest payments, and principle repayment grace (hereinafter "change of repayment conditions") were carried out in advance with the aim for the debtor's management reconstruction or support, and which does not fall into Insolvent debtor loan (A) nor Delinquent loan (B).

However, among the amount which has passed 4 years since the repayment conditions were changed, the amount which has been repaid normally is not included in restructured loans as its credit risk becomes equal to normal loans. The total loan principal outstanding amount which falls into this category and therefore is not included in restructured loans is 163.6 billion yen.

It should be noted that the disclosed restructured loan amount includes loans whose repayment conditions have been changed due to the request of the government's economic measures etc.

5 Reference

For loans of the Japan Housing Finance Agency, not all of the disclosed outstanding balance is to be uncollectible as the recovery from the first rank of mortgage and other collateral can be achieved.

[Restructured loans]

JHF carries out loan repayment counselling with care and encourage the continuation of repayment by changing repayment conditions in accordance with the circumstances of individual customers who obtained houses using our loans such as "Flat 35 (purchased program)," and who has found it temporarily difficult to repay the loan due to various circumstances, such as changes in the living environment or even in the case of large-scale natural disasters such as the Great Hanshin-Awaji Earthquake or the Great East Japan Earthquake, so that customers can continue to live in a house which is the foundation of life.

In addition, based on the cabinet decision of October 1998, for the loan repayment difficulty due to employer's bankruptcy etc, JHF provides special measures and the mitigation measures of lending conditions in accordance to the national policy.

Our restructured loans, which account for about 60% of the risk management loans, were caused by the implementation of the repayment terms amendment as a measure to fulfill the above-mentioned policy objectives. Moreover, restructured loans have a lower credit loss ratio compared to other risk management loans, and we believe it is unlikely to lead to the proliferation of bad debts.

JHF supports customers by changing repayment conditions so they can continue to live in their houses as long as they can. At the same time, JHF is committed to maintain sound financial conditions.

2014 fiscal self-assessment and risk management loans

(Unit: 100 million yen)

	Self-assessment debtor classification	Self-assessment loan classification				Reserve funds (Reserve ratio)	Risk management loans
		Unclassified	Classification II	Classification III	Classification IV		
Outstanding loans etc	Insolvent debtors 762	Preserved part by collateral/ security 376	Full amount other than preserved part by collateral/ security is reversed 385		Individual bad debt reserve funds 385 (100%)	Insolvent debtors loan amount 757	
	Actual insolvent debtors 1,518	Preserved part by collateral/ security 746	Full amount other than preserved part by collateral/ security is reversed 773			773 (100%)	Delinquent loan amount 3,542
	Potential insolvent debtors 2,042	Preserved part by collateral/ security 1,285	Part other than preserved part by collateral/ security is reversed is reserved by the expected loss rate of next three years 757			268 (35.4%)	
	Attention needed debtors Management needed debtors 9,407	Reserved by the expected loss rate of next three years based on past bad debt result rate 9,407			General bad debt reserve funds 515 (5.5%)	Amount of delinquent loan more than 3 months 966	
	Other attention needed debtors 5,657	Reserved by the expected loss rate of next one year based on past bad debt result rate 5,657				68 (1.2%)	Restructured loan amount 8,333
	Normal debtors 114,314	Reserved by the expected loss rate of next three years based on past bad debt result rate 114,314			104 (0.1%)		
Purchased loans	Insolvent debtors 86	Preserved part by collateral/ security 41	Full amount other than preserved part by collateral/ security is reversed 45		Individual bad debt reserve fund 45 (100%)	Insolvent debtors loan amount 85	
	Actual insolvent debtors 354	Preserved part by collateral/ security 156	Full amount other than preserved part by collateral/ security is reversed 198			198 (100%)	Delinquent loan amount 379
	Potential insolvent debtors 29	Preserved part by collateral/ security 16	Part other than preserved part by collateral/ security is reversed is reserved by the expected loss rate of next three years 13			4 (26.8%)	
	Attention needed debtors Management needed debtors 596	Reserved by the expected loss rate of next three years based on past bad debt result rate 596			General bad debt reserve fund 36 (6.1%)	Amount of delinquent loan more than 3 months 146	
	Other attention needed debtors 266	Reserved by the expected loss rate of next one year based on past bad debt result rate 266				10 (3.9%)	Restructured loan amount 444
	Normal debtors 115,163	Reserved by the expected loss rate of next three years based on past bad debt result rate 115,163			253 (0.2%)		

Note

- Amount less than the unit has been rounded.
- The reserve ratio is an reserve rate for the balance after deducting the preserved amount by collateral and securities for “actual insolvent debtors/ debtors” and “potential insolvent debtors.” It is a reserve rate for loans for “attention needed debtors” and “normal debtors.”
- Major differences between self-assessment and risk management loans
 - ・ The applicable loans are loans, reimbursement loans, accrued interest on loans, accrued interest on purchased loans, suspense payments, and advance receivables in self-assessment, whereas they include loans, purchased loans, and reimbursement loans in risk management loans.
 - ・ The debtor classification in self-assessment are classified by repayment situations and financial contents etc of debtors, whereas risk management loans are classified based on repayment situations of debtors excluding the amount of loans to insolvent debtors and delinquent loans.
- For the calculation of reserve funds of purchased loans, the increase in new purchased loans in recent years and the change in the future portfolio, in addition to bad debt results during a certain period in the past, etc, are taken into account.

Product outline of Flat 35 (Purchase Program)

As of April 1, 2015

Application requirements	<ul style="list-style-type: none"> Those aged less than 70 at the time of application (if the two-generation loan repayment scheme (there are certain requirements) is applied, this loan applies also to people aged 70 years and over). Those who have Japanese nationality, the right of permanent residency in Japan, or a special permanent residence status. Those whose repayments on all loans*, including Flat 35, satisfy the annual DTI (debt to income) ratios set in the following table (income may be combined, but the repayment period may be shortened). <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Annual income</th> <th>Less than 4 million yen</th> <th>4 million yen or more</th> </tr> </thead> <tbody> <tr> <td>DTI</td> <td>30% or less</td> <td>35% or less</td> </tr> </tbody> </table> <p>* Besides loans under the Flat 35 program, all loans include those for other housing, cars, education and credit-card loans (including cash advances and purchases of goods by payment in installments) (including income of the co-borrowers, if any).</p> <ul style="list-style-type: none"> In the case that the house and its lot covered by loan is co-owned, the applicant must retain a certain portion of the ownership of the property. <p>(Note 1) The income, in principle, must be based on income stated in the official certificate for the year before the fiscal year in which the application is made (in the case of FY 2015, the income must be based on income between January and December 2014 in principle.). The income stated in the official certificate is as follows: ① For those with only salary income ② For those other than the above, amount of incomes (a total income from business, real estate, and interest, salary income, and dividend income)</p> <p>(Note 2) The number of applicants is limited to two people including a co-borrower.</p>	Annual income	Less than 4 million yen	4 million yen or more	DTI	30% or less	35% or less
Annual income	Less than 4 million yen	4 million yen or more					
DTI	30% or less	35% or less					
Purpose of the loan	<ul style="list-style-type: none"> Loans for construction/purchase of a new home or purchase of an existing home for occupation by the applicant or relatives Loans for construction/purchase of a house for weekends (a second house) to be used by the applicant 						
House covered by loan	<ul style="list-style-type: none"> Houses that satisfy the technical criteria set by JHF Have either of the following floor area:*1 <table border="1" style="width: 100%; text-align: center;"> <tbody> <tr> <td>Detached house, terrace house including semi-detached house and flat**2</td> <td>70 m² or more</td> </tr> <tr> <td>Apartment complex (condominium and similar)</td> <td>30 m² or more</td> </tr> </tbody> </table> <p>* 1 In the case of a multipurpose house such as dwelling with shop, the floor area of the residential space must be larger than that of the non-residential space (shop, office, etc.). * 2 Terrace house style, including semi-detached houses: an architectural style other than a condominium style (a building where two or more houses share corridors, stairs, halls, etc.) that has a row of two or more houses sharing side walls. Flat style: an architectural style other than a condominium style which has two or more stories and on each of the stories is a suite of rooms for one house.</p> <ul style="list-style-type: none"> Costs of housing construction (including the land purchased for the house), or a purchase price of 100 million yen and under (including consumption tax). No conditions on the size of land for the house 	Detached house, terrace house including semi-detached house and flat**2	70 m ² or more	Apartment complex (condominium and similar)	30 m ² or more		
Detached house, terrace house including semi-detached house and flat**2	70 m ² or more						
Apartment complex (condominium and similar)	30 m ² or more						
Amount of the loan	<ul style="list-style-type: none"> One to 80 million yen (in increment of 10 thousand yen), provided that the total LTV (loan to value) ratio is 100% or less of construction or purchase cost (excluding costs for the nonresidential space)*. 						
Duration of the loan	<ul style="list-style-type: none"> 15 years (10 years if the applicant and/or a co-borrower is aged 60 and over at the *1,2 time the application is filed) or over, and whichever is shorter between 1) and 2) below (increment: 1year) ① 80 years minus the age of the applicant at the time the application is filed with the part of the period less than one year counted as one year. * 1 If there is a co-borrower who uses over 50% of his/her income for debt repayments, the loan term shall be based on the age of whichever is higher between that of the applicant and that of the co-borrower. * 2 If the two-generation loan repayment scheme (there are certain requirements) is applied, the loan term shall be based on the age of the successor regardless of any co-borrower. ② 35 years <p>(Note 1) The loan is not available if whichever shorter between ① and ② is less than 15 years (10 years if the applicant and/or a co-borrower is aged 60 and over). (Note 2) Customers who have selected a loan of 20 years or less cannot change the period to 21 years or more during the repayment period.</p>						
Borrowing rate	<ul style="list-style-type: none"> Fixed rate*1 The borrowing rate differs according to its loan duration (20 years and under, or 21 years and over) and its loan-to-value ratio (90% or lower, or over 90%). * 1 Under Flat 35S, the interest rate is reduced for a certain period (please visit the Flat 35 website (www.flat35.com) for more information). * 2 Loan-to-value ratio is calculated with the following formula: $\text{Loan-to-value ratio} = \frac{\text{Borrowing amount of [Flat 35]}}{\text{Construction or purchase cost of a house (including the land purchased for the house)}}$ * 3 Different interest rates are set by different financial institutions. Information on the rates is available at financial institutions and the Flat 35 website (www.flat35.com). * 4 The interest rate applied is that on the date of disbursement, not of application. The disbursement date shall be determined by the financial institution. * 5 Some financial institutions offer the same borrowing rate regardless of the loan duration and the loan-to-value ratio. 						
Amortization	<ul style="list-style-type: none"> Monthly principal and interest equal repayment or monthly principal equal repayment. Recipients may choose to repay with bonuses every six months to the limit of 40% of the loan and in the unit of 10,000 yen. 						
Collateral	<ul style="list-style-type: none"> JHF holds a first-lien mortgage on the house and land to which the loan is extended. <p>(Note) Fees for closing the mortgage (registration license tax, compensation for an escrow agents, etc.) shall be paid by the borrower.</p>						
Guarantor	<ul style="list-style-type: none"> Not required. 						
Group credit life insurance	<ul style="list-style-type: none"> The use of JHF credit life insurance is recommended. It is strongly recommended to prepare for unexpected adverse events. <p>(Note) A special contract premium shall be paid by the customer. Some customers may not be able to be accepted depending on their health conditions.</p>						
Fire insurance	<ul style="list-style-type: none"> Customers of the scheme must until the end of repayment of the loans take out fire insurance (meaning either a fire insurance provided by an insurance company selected at the discretion of the customer or a mutual aid fire insurance stipulated by laws; the same hereinafter) for the dwelling that is the purpose of borrowing the loan. The insurance amount must at least equal the loan amount* and the subject of indemnification must be fire damage to the building. ※ If the loan amount exceeds the amount (evaluation amount) calculated by evaluation criteria stipulated by an insurance company, the evaluation amount shall be applied. Insurance period, payment method of fire insurance premiums and handling of the pledge to the fire insurance claims vary by the financial institution offering the loan. <p>(Note) A fire insurance premium shall be paid by the customer. JHF's special fire insurance is not applicable.</p>						
Fees for the Origination of the loan Fees for the inspection of the property	<ul style="list-style-type: none"> Origination fees *1,2 may differ between financial institutions offering loans. Different institutions/experts that certify suitability impose different fees for inspecting properties.*2 * 1 Information on origination fees is available at financial institutions and the Flat 35 website (www.flat35.com). * 2 Origination fees and property inspection fees shall be paid by the borrower. 						
Guarantee Fee and Prepayment Fee	<ul style="list-style-type: none"> Not required. <p>(Note) When the loan is prepaid partially, the day of the payment shall be on the monthly payment day. In addition, the amount of prepayment shall be 100,000 yen or more through "Su・My Note" (Internet Service for customers during their repayment period), or 1,000,000 yen or more at counters of financial institutions.</p>						

Please note that the loan application may be rejected according to the results of underwriting conducted by the originating financial institution or JHF which purchases the loan. In addition, if loan-to-value ratio exceeds 90%, JHF more carefully examines repayment certainty and other matters than cases with the ratio of 90% or lower.

Product outline of Flat 35 (Loan Refinance)

As of April 1, 2015

<p>Application requirements</p>	<ul style="list-style-type: none"> In principle, the applicant for loan refinance is the same person as the borrower of the outstanding loan. However, a co-borrower can be added at the time of refinancing (the number of borrowers is limited to two people). <ul style="list-style-type: none"> If a borrower is added or if the proportion of the ownership to the house is changed at the time of refinancing, please consult with the local tax office or a tax accountant on housing loan tax credit and tax. In the case that the house or its lot covered by loan is co-owned, the applicant must retain a certain portion of the ownership. Those aged less than 70 at the time of application (if the two-generation loan repayment scheme is applied (there are certain requirements), this loan applies also to people aged 70 years and over). Those who have Japanese nationality, the right of permanent residency in Japan, or a special permanent residence status. Those whose repayments on all loans, including* Flat 35, satisfy the annual DTI (debt to income) ratios set in the following table (income may be combined) <table border="1" data-bbox="331 376 866 427"> <thead> <tr> <th>Annual income</th> <th>Less than 4 million yen</th> <th>4 million yen or more</th> </tr> </thead> <tbody> <tr> <td>DTI</td> <td>30% or less</td> <td>35% or less</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Besides loans under the Flat 35 program, all loans include those for other housing, cars, education and credit-card loans (including cash advances and purchases of goods by payment in installments) (including the income of the co-borrower, if any). Those who have not missed a repayments on an outstanding loan for at least one year from the loan agreement date (+) to the refinance application date. <ul style="list-style-type: none"> The loan agreement date is the date when a new borrower is registered in case the original borrower is changed due to inheritance or other reason (excluding the addition of a borrower). <p>(Note 1) The property subject to the loan must be owned by the applicant and must be occupied by the applicant or relatives. * Eligible for loan refinancing are also dwellings used as second residences (dwellings that are used during temporary long-distance job transfers or on weekends but are not rented out) provided that the applicant is the owner and the dwelling is used by the applicant. (Note 2) The income of the year before the year of application (between January and December 2014 in the case of FY 2015) shall be examined in principle. The income stated in the official certificate is as follows: ① For those with only salary income, amount of salary income; or ② For those other than the above, amount of incomes (a total income from business, real estate, and interest, salary incomes, and dividend income)</p>	Annual income	Less than 4 million yen	4 million yen or more	DTI	30% or less	35% or less
Annual income	Less than 4 million yen	4 million yen or more					
DTI	30% or less	35% or less					
<p>Purpose of the loan</p>	<ul style="list-style-type: none"> Refinancing for the housing loan of either ① or ② outlined below <ul style="list-style-type: none"> Construction/purchase of a house that is owned and occupied by the applicant <ul style="list-style-type: none"> Eligible for loan refinancing are also dwellings used as second residences (dwellings that are used during temporary long-distance job transfers or on weekends but are not rented out) provided that the applicant is the owner and the dwelling is used by the applicant. Construction/purchase of a house that is owned by the applicant and occupied by relatives Loans other than housing loans, e.g., multi-purpose loans and investment loans, are not eligible for refinancing, nor are housing loans for housing improvements. 						
<p>Requirements for the housing loan and house that are subject to refinancing</p>	<ul style="list-style-type: none"> The amount of the original loan taken out at the acquisition of a house shall meet the following requirements: <ul style="list-style-type: none"> 80 million yen or less The total LTV (loan to value*¹,*² ratio is 100% or less. The cost for acquiring the lot is included. <ul style="list-style-type: none"> The charges incurred at the acquisition of the house is excluded. The cost for the construction or purchase of a house (including the lot purchased for the house) is 100 million yen or less (including consumption tax). Have either of the following floor area : *¹ <table border="1" data-bbox="331 860 1046 911"> <tbody> <tr> <td>Detached house, terrace house including semi-detached house and flat*²</td> <td>70 m² or more</td> </tr> <tr> <td>Apartment complex (condominium and similar)</td> <td>30 m² or more</td> </tr> </tbody> </table> <ul style="list-style-type: none"> In the case of a multipurpose house such as dwelling with shop, the floor area of the residential space must be larger than that of the non-residential space (shop, office, etc.). Terrace house style, including semi-detached houses: an architectural style other than a condominium style (a building where two or more houses share corridors, stairs, halls, etc.) that has a row of two or more houses sharing side walls. Flat style: an architectural style other than a condominium style which has two or more stories and on each of the stories is a suite of rooms for one house. No conditions on the size of land for the house Houses that satisfy the technical criteria etc. set by JHF. 	Detached house, terrace house including semi-detached house and flat* ²	70 m ² or more	Apartment complex (condominium and similar)	30 m ² or more		
Detached house, terrace house including semi-detached house and flat* ²	70 m ² or more						
Apartment complex (condominium and similar)	30 m ² or more						
<p>Amount of the loan</p>	<ul style="list-style-type: none"> One to 80 million yen. The lower of the outstanding amount of the current housing loan or 200% of the* assessment rate of collateral by JHF (in increment of 10 thousand yen) <ul style="list-style-type: none"> The following costs can be included: ① costs for stamp duty affixed on the loan contract; ② origination fees for the refinance; ③ costs for registration and inundation of mortgage (registration license tax); ④ compensation for escrow agent who files the mortgage; ⑤ special premium for JHF's group credit life insurance (for the first year); and ⑥ costs for Flat 35 criteria inspection (fees for inspection of s house). 						
<p>Duration of the loan</p>	<ul style="list-style-type: none"> 15 years (10 years if the applicant and/or a co-borrower is aged 60 and over* 1, 2 at the time the application is filed) or over, and whichever is shorter between ① and ② below for the upper limit (unit: 1year) <ul style="list-style-type: none"> 80 years minus the age of the applicant at the time the application is filed* 1, 2, with the part of the period less than one year counted as one year. <ul style="list-style-type: none"> If there is a co-borrower who uses over 50% of his/her annual income for debt repayments, the loan term shall be based on the age of whichever is higher between that of the applicant and that of the co-borrower. If the two-generation loan repayment scheme is applied (there are certain requirements), the loan conditions shall be based on the age of the successor regardless of any co-borrower. 35 years less the month elapsed on the outstanding mortgage rounded at one year increment <ul style="list-style-type: none"> Starting date of the calculation is the date of closing on the outstanding mortgage This treatment may not be applicable at some financial institutions. Please ask the financial institution originating the loan. Loan refinancing is not applicable if whichever shorter between ① and ② is less than 15 years (10 years if the applicant and/or a co-borrower is aged 60 and over). Borrowers who have selected a loan term of 20 years or less cannot change the term to 21 years or more during the repayment period. 						
<p>Borrowing rate</p>	<ul style="list-style-type: none"> Fixed rate The borrowing rate*^{1,2} applicable to loans of 20 years and under is different from the rate applicable to loans of 21 years*³ and over. <ul style="list-style-type: none"> Different interest rates are set by different financial institutions. Information on the rates is available at financial institutions and the Flat 35 website (www.flat35.com). The interest rate applied is that on the date of disbursement, not of application. The disbursement date when the recipient takes out the loan shall be determined by the financial institution. Some financial institutions offer the same borrowing rate regardless of the duration of the loan. 						
<p>Amortization</p>	<ul style="list-style-type: none"> Monthly principal and interest equal repayment or monthly principal equal repayment. Recipients may choose to repay with bonuses every six months to the limit of 40% of the loan and in the unit of 10,000 yen. 						
<p>Collateral</p>	<ul style="list-style-type: none"> JHF holds a first-lien mortgage on the house and land to which the loan is extended. Fees for filing the mortgage at the title recording office (registration license tax, compensation for an escrow agent, etc.) shall be paid by the borrower. 						
<p>Guarantor</p>	<ul style="list-style-type: none"> Not required. 						
<p>Group credit life insurance</p>	<ul style="list-style-type: none"> The use of JHF credit life insurance is recommended. It is strongly recommended to prepare for unexpected adverse events. If the group credit life insurance is applied to the loan to be refinanced, the insurance will be terminated at the time of refinancing. Those who wish to have JHF credit life insurance must take out a new policy. However, some customers may not be able to take out a new policy depending on the results of inspections by insurance companies. A special contract premium shall be paid by the customer. Some customers may not be able to be accepted depending on their health conditions. If customers who have JHF credit life insurance withdraw due to the discretionary early redemption, JHF refunds the customers the amount equivalent to unexpired guaranteed months of their prepaid fees as JHF set for a special contract premium. However, this may not be the case according to the period of withdrawal, etc. 						
<p>Fire insurance</p>	<ul style="list-style-type: none"> Customers of the scheme must until the end of repayment of the funds take out fire insurance (meaning either a fire insurance provided by an insurance company selected at the discretion of the borrower or a mutual aid fire insurance stipulated by laws; the same hereinafter) for the dwelling that is the purpose of borrowing loan. The insurance amount must at least equal the outstanding loan amount* and fire damage to the building must be the subject of indemnification. If the loan amount exceeds the amount (evaluation amount) calculated by evaluation criteria stipulated by an insurance company, the evaluation amount shall be applied. Insurance period, payment method of fire insurance premiums and handling of the pledge to the fire insurance claims vary by the financial institution offering the loan. If the fire insurance that was already taken out before refinancing meets requirements prescribed as above, the customer can keep the policy. A fire insurance premium shall be paid by the customer. JHF's special fire insurance is not applicable. 						
<p>Fees for loan origination and property inspection</p>	<ul style="list-style-type: none"> Origination fees*^{1,2} may differ between financial institutions offering loans. Fees for the inspection of the property are*³ necessary to certify the conformity with technical standards prescribed by JHF in a document. Different institutions/ experts that certify suitability impose different fees for inspecting properties*⁴. <ul style="list-style-type: none"> Information on origination fees is available at financial institutions and the Flat 35 website (www.flat35.com). Origination fees and property inspection fees shall be paid by the borrower. 						
<p>Guarantee Fee and Prepayment Fee</p>	<ul style="list-style-type: none"> Not required. When the loan is prepaid partially, the day of the payment shall be on the monthly payment day. In addition, the amount of prepayment shall be 100,000 yen or more through "Su - My Note" (Internet service for customers during their repayment period), or 1,000,000 yen or more at counters of financial institutions. 						
<p>Special matters in the case of refinance</p>	<ul style="list-style-type: none"> Flat 35 S is not applicable to loan refinancing. 						

Please note that the loan application may be rejected according to the results of underwriting conducted by the originating financial institution or JHF which purchases the loan.

Product outline of Loans for Recovery from Disasters (Great East Japan Earthquake)

As of April 1, 2015

Purpose	Fund to build, purchase or repair own housing or housing of parents damaged by disaster ※Also covers housing to be leased to people affected by disasters. ※Cannot be used to refinance housing loans.
Loan Amount	<p>The loan amount is the lower amount of the total of each required amount or the total loan limit of the following (in increment of ¥100,000, at least ¥100,000)</p> <p>◆Construction</p> <p>①Basic loan amount (construction fund) : ¥16.5 million ^(Note 1) (Land acquisition fund) : ¥9.7 million ^(Note 2) (Land leveling fund) : ¥4.4 million (construction fund) : ¥5.1 million</p> <p>②Special additional amount (Note 1) The loan limit when living with an affected relative is ¥22.8 million. "Living with an affected relative" refers to circumstances in which the candidate borrower and their lineal relative, previously living apart from the borrower, were both affected and now live together in a newly built house. (Note 2) The basic loan amount (Land acquisition fund) is up to ¥5.8 million when the candidate borrower obtains a leasehold right. Although the deposit for a fixed-term leasehold is also eligible for loans provided certain conditions are met, the basic loan amount (Land acquisition fund) in such cases is up to ¥3.8 million. ※The total basic loan amount (construction fund) and special additional amount (construction fund) is up to the construction cost. ※The basic loan amount (Land acquisition fund) and basic loan amount (Land leveling fund) are each up to the required cost amount. ※The basic loan amount (Land acquisition fund) and basic loan amount (Land leveling fund) can be borrowed together with the basic loan amount (construction fund) ※The cost to remove damaged houses can be included in the construction cost. ※The basic loan amount (Land acquisition fund) is available only when the candidate borrower obtains land after the disaster. ※The basic loan amount (Land leveling fund) is available for removing accumulated soil, earth cut, earth fill, or retaining wall construction, etc. ※The loan amount for those who receive subsidies for housing construction from national or municipal governments may be reduced.</p> <p>◆Purchase</p> <p>●Purchase a new house</p> <p>①Basic loan amount (purchase fund) : ¥26.2 million ^{(Note 1), (Note 2)} ②Special additional amount (purchase fund) : ¥5.1 million</p> <p>●Purchase an existing (second-hand) house</p> <p>①Basic loan amount (purchase fund); good existing houses, good existing condominiums: ¥26.2 million ^{(Note 1), (Note 2)} existing houses, existing condominiums: ¥23.2 million ^{(Note 1), (Note 2)} ②Special added amount (purchase fund): ¥5.1 million</p> <p>(Note 1) Out of the basic loan amount (purchase funds), 9.7 million yen of the basic loan amount (land acquisition funds) is included. Out of the basic loan amount (purchase funds), the limit to the basic loan amount (land acquisition funds) shall be 5.8 million yen, in the case when you get the leasehold right. Financing limit of the basic loan amount (purchase funds) shall be the above-mentioned amount of money which has been reduced by 3.9 million yen. The deposit for a fixed-term leasehold of land shall also be financed if certain conditions are met in the case of acquiring the leasehold. However, the loan limit of basic loan amount (purchase funds) shall be the amount of money that has been reduced by 5.9 million yen from the above-mentioned amount of money, as 3.8 million yen will be the limit for the basic loan amount (land acquisition funds) in this case. (Note 2) In the case of disaster-affected relatives living together and holding the ownership of its land, 32.5 million yen will be the limit for new housing purchase, re-use plus housing and re-use plus condominiums, and 29.5 million yen for re-use housing and re-use condominiums. Affected relatives living together refers to lineal relatives who had been estranged and affected, and when you live in newly constructed housing. ※ For the total amount of the basic loan amount (purchase funds) and special additional amount (purchase funds), the purchase price shall be the limit. ※ For basic loan amount (purchase funds), the basic loan amount (land acquisition funds) alone cannot be utilized by itself. ※ For applicants who are eligible to receive subsidies for residential construction from local governments, nation, etc, the loan amount may be reduced</p> <p>◆Repair</p> <p>Basic loan amount (repair fund) : ¥7.3 million (Relocation fund) : ¥4.4 million ^(Note) (Land leveling fund) : ¥4.4 million ^(Note) Special additional amount : ¥2.3 million</p> <p>(Note) When the candidate borrower borrows both a basic loan (relocation fund) and basic loan (Land leveling fund), the total is up to ¥4.4 million. ※The loan limits of basic loan account (repair fund), basic loan amount (Land leveling fund), and basic loan amount (relocation fund) is the required amount in each case. ※The basic loan amount (repair fund) is also available for extension work and gate repairs carried out alongside the repair of the damaged part. ※The basic loan amount (Land leveling fund) is available for removing accumulated soil, cut earth, earth fill, or retaining wall construction, etc. ※The basic loan amount (Land leveling fund) and the basic loan amount (relocation fund) can be borrowed alongside the basic loan amount (repair fund). ※The special additional amount (Land leveling fund) can be borrowed for the portion that exceeds the basic loan amount (Land leveling fund). ※The loan amount for those who receive subsidies for housing repair from national or municipal governments may be reduced. ※The loan amount may not be that the candidate borrower is expecting following the screening.</p>
Repayment Period	<p>The maximum repayment period is the shorter one of ① or ② below (one-year units).</p> <p>①Maximum repayment period under the application category and structure of housing</p> <p>◆Construction or purchase of new house</p> <ul style="list-style-type: none"> Fireproof, semi-fireproof, wooden (durability): 35 years, wooden (ordinary): 25 years <p>◆Purchase of an existing (second-hand) house</p> <ul style="list-style-type: none"> Good existing house or condominium: 35 years Existing house or condominium: 25 years <p>◆Repair: 20 years</p> <p>※The principal repayment deferment period (payment of interest only) can be set for up to five years (in one-year units) from the date of execution of the loan agreement when building or purchasing a house and the repayment period is extended for the deferment period. The principal repayment deferment period (payment of interest only) can be set for up to one year from the date of execution of the repair loan agreement (with no extension of the repayment period.)</p> <p>②Maximum repayment period based on age</p> <p>"80 years old" — the highest age of applicant or combined-income earner (Note) (months and days less than one year are rounded up) (Note) Only applicable when more than 50% of the income of the combined-income earner is used toward the total combined income.</p>
Interest Rate	<p>Fixed interest rate (entire-term)</p> <p>※The applicable loan interest rate is as of the day of applying for the loan. ※As the basic loan interest increases in stages, monthly repayment increases after the first five years and ten years (only after the first five years in case of repair). ※Visit the JHF website to find out the interest rate.</p>
Repayment Method	<p>Equal monthly instalments of the principal and interest or equal monthly instalments of the principal</p> <p>※Payment at bonuses every six months (40% or less of basic loan amount or special added amount (in units of ¥0.5 million) can be used together. However, the payment during the deferment period is monthly when the principal payment is deferred. ※When the loan amount is less than ¥1.3 million, combined payment methods with the bonus payment cannot be used.</p>
Mortgage	<p>A first rank mortgage shall be imposed on the building and site subject to the JHF.</p> <p>※Although the mortgage for JHF shall be imposed on the building when the loan is for repair, the mortgage may be imposed on site following screening. ※The cost of imposing a mortgage shall be borne by the borrower (fees for judicial scrivener, etc.).</p>
Guarantor	Not needed (A surety is needed to borrow the disaster-recovery loan to rent the property to affected persons.)
Property Inspection	<p>JHF requires the candidate borrower to have the housing inspected to ensure it complies with JHF technical standards. This is free of charge. ※The inspection is carried out by the municipal government, etc.</p>
Group Credit Life Insurance	<p>Borrowers are eligible to purchase JHF group credit life insurance, which is strongly recommended. ※The special contract insurance premium shall be paid by the borrower.</p>
Fire Insurance	<p>Borrowers must buy special fire insurance or other fire insurance that meets the conditions provided by JHF on the building subject to our loan. JHF also require a first pledge on the right to claim fire insurance money to be created for the same. ※The fire insurance premium shall be borne by the borrower.</p>
Fees to Change Repayment Method	Not needed.
Fees for Advanced Payment	Not needed.
Fund receipt	<p>In the case of construction, you can choose from any of the following methods:</p> <p>①The final funds only ②Intermediate funds (Note 1) + the final funds ③Advanced fund for land (Note 2) + the final funds ④Advanced fund for land (Note 2) + intermediate funds (Note 1) + the final funds</p> <p>(Note 1) Funds may be received after prescribed procedures; after site visits (at the time of completion of framework) for intermediate funds, and after the housing construction is completed for final funds. (Note 2) It refers to the basic loan amount (land acquisition funds) received after booking for a loan for advanced fund for land and before the site review application.</p> <ul style="list-style-type: none"> For basic loan amount (land acquisition funds), either advanced fund for land, intermediate funds, or final funds can be selected to be received. The amount received is 100% of the basic loan amount (land acquisition funds). For basic loan amount (construction funds), either 60% or 80% of the intermediate fund can be selected to be received. The outstanding balance may be received in the final funds. For basic loan amount (leveling funds) either the intermediate funds or final funds can be selected to be received. The receipt amount is 100% of the basic loan amount (ground leveling funds). Special additional amount may only be received as the final funds. <p>In the case of purchase or repair, the final funds can only be received.</p>
Loan Fee	Not needed
Reapplication	<p>When the interest rate declines during the loan procedures below the level at the time of application, the applicant may cancel the application and reapply to benefit from the lower interest rate (reapplication). However, since reapplications are screened based on the prevailing circumstances, there may be cases in which loans cannot be received or the amount is reduced following the screening. Fully confirm the warning provided in the Reapplication for Loans for Disaster Recovery in the Guide to Loans for Disaster Recovery <Great East Japan Earthquake> before commencing reapplication procedures.</p>

Please visit the JHF website for details.

About JHF

Activities of JHF

Corporate Governance

Details of JHF Business

Financial Data

Product outline of Town Development Loan (Short-Term Project Loan)

As of April 1, 2015

Types of Town Development Loan		Construction and Purchase Fund
Redevelopment Project		●Fund needed for projects by redevelopment associations, etc., during the period from project design and planning to construction completion and transfer of the site and floor space retained by the project execution body
Eligible Borrower		●Individual or small and medium-sized corporations or associations implementing reconstruction projects (urban redevelopment associations, associations of disaster prevention area development, condominium rebuilding associations, etc.)
Zone Requirement		●Both the following conditions must be satisfied. Visit the JHF website for details. ①The zone shall be a residential, commercial or semi-industrial zone. ②The zone shall be a fire control or semi-fire control zone.
Project Requirement / Structural Requirement		●[Project requirement]The projects listed below are eligible for the loan. Visit the JHF website for details. ① Condominium rebuilding project ② Joint rebuilding project ③ Rental structure rebuilding project ④ Comprehensive design and coordinated rebuilding project ⑤ Rebuilding project to comply with district plan, etc. ●[Structural Requirement]Projects must meet all the following conditions. Visit the JHF website for details. ① The ratio of total area of the residential portion must exceed 50 percent of the total building area. ② The building must be either a fireproof or semi-fireproof structure. ③ More than 50 percent of the legal floor-area ratio must be used. ④ The floor area per residential unit must be 30m ² or more and 280m ² or less. ⑤ It must comply with the technical requirements provided by JHF.
Loan Amount	Eligible Project Cost	●Survey, design and planning cost, land or leasehold acquisition cost, construction cost, repair cost, contribution of participating members, etc. ※The purchase fund is available for projects for which the purchaser is originally planning to obtain it from the beginning of the project.
	Maximum Loan Ratio	●100% of the eligible project cost (Projects have JHF screening after loan applications and the loan amount may not be the expected following the screening of the evaluation of collateral, etc.) ※The loan amount is in units of 100,000 yen and at least one million yen
Interest Rate	Interest-Rate Level	●0.77% ※The interest rate is reviewed monthly. The rate above is as of April 1, 2015. Visit the JHF website for the latest rate.
	Interest-Rate Decision	●The interest rate is that of the date of the fund delivery. (However, the interest rate at the time of refinancing applies when refinancing by renewing the bill.) ※The interest rate applies until the delivery date of the second half in April of the following fiscal year to that of the fund delivery (as designated by JHF). However, in case of refinancing, it applies until one day before the delivery of the second half in April of the following year. ※The interest rate after refinancing applies until the date of the fund delivery in the second half in April in the following fiscal year to that of the refinancing. (In case of further refinancing, it applies until one day before the delivery of the second half in April.)
Loan Repayment maturity		●The date is within two years of completion of the building and designated by JHF in accordance with each project.
Loan Repayment Method		●The principal and interest are repaid on the date designated by JHF upon discussion with JHF in accordance with the transfer condition of the site and floor space retained by the project execution body, etc. The repayment amount is calculated by JHF based on the sales price of the housing units subject to the loan (sales price when JHF approved the project plan and consumption tax is included) multiplied by the loan ratio ^{※1} and the repayment ratio ^{※2} set individually based on the JHF calculation and in accordance with the number of sold units ("50% + (loan ratio (%) - 50%) x 2" until 30% of housing units subject to the loan are sold ^{※3, ※4} and the same ratio as the loan ratio after 30% is sold in principle). Contact JHF for details. ※1 The loan ratio is the ratio of the JHF loan amount to the total sales price of housing units (consumption tax included) subject to the loan when JHF approved the project plan. ※2 The repayment ratio refers to the ratio of repayment amount to the sales price of housing units (consumption tax included) subject to the loan when JHF approved the project plan. ※3 The repayment ratio is 100% when the loan ratio is 75% or more and the same as the loan ratio when the loan ratio is below 50%. ※4 When there is minimal concern over repayment because of the debt guarantee by companies in good standing and provision of a separate mortgage, the loan ratio can be the repayment ratio. ●The principal and interest are to be paid in lump sum on the date in April designated by JHF every year. If lump-sum repayment is not possible because the project period exceeds the repayment date, the bill can be renewed on the repayment date for refinancing to continue borrowing. When refinancing on the repayment date, the loan shall be repaid with the loan based on the loan commitment of the following fiscal year on the repayment (refinancing) date. The accrued interest shall be paid on the same date or added to the principal. Contact JHF for the specific repayment amount and other details.
Repayment Resources: Examples		●The sales proceeds of the site and floor space retained by the project execution body, settlement money of right holders, subsidies, etc.
Loan Contract Form		●Promissory note
Collateral		●The first fixed mortgage shall be imposed on the land and building and the first pledge and assignment security right, etc. shall be imposed on the claims of the project executing body for JHF. It is individually consulted based on the project contents. The expense of imposing a mortgage (registration license tax and fees for judicial scrivener, etc.,) shall be borne by the borrower.
Guarantor		●Following loan screening, the borrower may be required to obtain surety with sufficient guarantee capacity. ※An individual can serve as the cosigner only when the applicant is the operator of the corporation. ※When a corporation serves as the cosigner, guarantees of guarantee agencies approved by JHF at the time of application are available in addition to a eligible corporation. ※A guarantee fee must be paid to a guarantee agency.
Building Technical Requirement		●The building must satisfy the technical requirements provided by JHF. (Visit the JHF website for details.) ※The building needs to be inspected by a conformance certifying agency and inspection fees are levied. The fees differ according to the conformance certifying agency.
Fire Insurance		●The building shall have fire insurance when JHF deems it necessary. (The first pledge is imposed on the right to claim insurance money for JHF when it deems the pledge necessary.) ※Fire insurance premiums shall be borne by the borrower.
Fees for Partial Advanced Payment		●¥5,250
Fees to Change Repayment condition		●¥5,250

※ JHF screens loan applications based on its own procedures and there may be cases in which applicants' expectations are not satisfied following the screening.

(Note) The guarantee agencies approved by JHF as of April 1, 2015, and their fees are listed below:

- ・ Shutoken Funen Kenchiku Kosha and Jutaku Kaiyo Kaihatsu Kosha: 1% of loan amount p. a. (paid annually)
- ・ Zenkoku Shigaichi Saikaihatsu Kyokai: 0.2 to 0.75% of loan amount p. a. (paid annually) (There are other requirements to be guaranteed.)

Product outline of Loans for Construction of Rental Housing

As of April 1, 2015

Loan Amount	<ul style="list-style-type: none"> ● Up to 100% of the cost of construction projects eligible for the loan (in units of ¥100,000) ※ The expectations of the applicants may not be met following screening of land and building evaluation and balance of payments plan, etc.
Loan Period	<ul style="list-style-type: none"> ● Within 35 years (in one-year units) ※ A one-year principal repayment deferment period (payment of interest only) can be set from the date of loan delivery for loans for serviced rental housing construction for the elderly. (The repayment period is not extended.)
Interest Rate	<ul style="list-style-type: none"> ● There are two schemes — 35-year fixed interest rate or 15-year fixed interest rate. ● The borrowing rate differs between the two schemes above. ● The borrowing interest differs when the advanced repayment scheme is used. ※ The borrowing interest is determined about two months after the end of the acceptance period. ※ The interest-rate scheme cannot be changed after application. ※ When an applicant chooses a 15-year fixed interest rate, the subsequent rate is reviewed 15 years after concluding the contract. The interest rate for the remaining repayment period is fixed after review and the rate for the shortest fixed period (although it needs to exceed the repayment period) among JHF interest schemes at the review is applied. ※ 35-year fixed interest rate and 15-year fixed interest rate can be combined. ※ Visit the JHF website or JHF office for details of the borrowing interest.
Repayment Method	<ul style="list-style-type: none"> ● Equal monthly instalments of the principal and interest or equal monthly instalments of the principal.
Collateral	<ul style="list-style-type: none"> ● A first mortgage shall be imposed on the building and site subject to the JHF loan. ※ Another mortgage may be requested in addition to the building and site subject to the loan following the screening of land and building evaluation and balance of payments plan, etc. ※ The expense of imposing a mortgage (registration license tax and fees for judicial scrivener, etc.) shall be borne by the borrower.
Guarantor	<ul style="list-style-type: none"> ● The borrower must have an individual (limited to the operator of the corporation when the applicant is a corporation) or corporate cosigner with sufficient guarantee capacity. ※ The cosigner in the application may not be approved following JHF screening. ※ When a corporation serves as the cosigner, guarantee of guarantee agencies approved by JHF at the time of application is available in addition to an eligible corporation. (A guarantee fee is required separately to use a guarantee agency. Rejection is possible following screening by the guarantee agency. See the Reference at the end of the Guide to Loans for Rental Housing to check the guarantee agencies approved by JHF.) ※ No cosigner is required for loans to construct serviced rental housing for the elderly (communal facility type.)
Fire Insurance	<ul style="list-style-type: none"> ● The building subject to the loan shall have fire insurance that satisfies JHF requirements and a first pledge shall be imposed on the right to claim insurance money or mutual aid money for JHF. ※ The insurance that satisfies JHF requirements refers to fire insurance or fire mutual aid fire insurance that satisfy the requirements. ※ The fire insurance premium shall be borne by the borrower.
Property Inspection	<ul style="list-style-type: none"> ● The building shall have design and completion site inspections by a conformance certifying agency. ※ The property inspection fees shall be borne by the borrower. (The fees differ according to the conformance certifying agency.)
Fees to Change Repayment Method	<ul style="list-style-type: none"> ● ¥5,250 (tax included) is charged per change. ※ When 35- and 15-year fixed interest rates are combined, the fees are charged for each interest scheme for which the borrower expects to change the repayment conditions.
Fees for Advanced Payment	<p>[Advanced payment of total loan amount] No fees needed.</p> <p>[Advanced payment of partial loan amount] Fees differ according to the repayment scheme.</p> <ul style="list-style-type: none"> · The amount of monthly instalments is unchanged after advanced payment and the borrowing period is shortened: ¥3,150 (tax included) · Cases other than above: ¥5,250 (tax included) <p>※ When 35- and 15-year fixed interest rates are combined, the fees are charged for each interest scheme of advanced payment.</p>
Fund receipt	<ul style="list-style-type: none"> ● The fund can be received in portions when construction commences (within 30%), completion of roof work (within 30%), and completion (within 30%) and final payment. ※ The amount of intermediate fund when construction commences and on completion of roof work depends on the land evaluation value by JHF. ※ The fund cannot be received in the case of loans to construct serviced rental housing for the elderly unless the housing is registered as such pursuant to Article 5.1 of the Act to Secure a Stable Supply of Elderly Persons' Housing (Law No. 26 of 2001, hereinafter referred to as the "Act on Elderly Housing".)
Loan Fee	Not needed
Compliance of Beginning of Construction	<ul style="list-style-type: none"> ● The loan commitment may be canceled if the construction does not start by the time limit, and JHF sees no rational reason for it.
Registration of Serviced Housing for the Elderly	<ul style="list-style-type: none"> ● To borrow loans to construct serviced rental housing for the elderly, all the units of the housing subject to the loan must be registered as such pursuant to Article 5.1 of the Act on Elderly Housing and a copy of the document confirming completion of registration shall be submitted to JHF before submitting the construction agreement on completion of the construction (or at the application to provide initial intermediate funds when fund payment is requested.) ● When borrowing loans to construct serviced rental housing for the elderly, the registration as such needs to be renewed every five years pursuant to Article 5.2 of the Act on Elderly Housing for all the housing units subject to the loan and a copy of the document confirming completion of the renewal shall be submitted to JHF immediately after the renewal until the repayment is completed.
Contract with Residents of Serviced Rental Housing for the Elderly	<ul style="list-style-type: none"> ● When borrowing loans to construct serviced rental housing for the elderly, the contract concerning the residency of all the units of the rental housing subject to the loan shall be a building lease contract and no other type of contract can be concluded until the loan repayment is completed.
Submission of Income-Tax Returns	<ul style="list-style-type: none"> ● Applicants (cosigners also included hereinafter) for loans must submit the following document to JHF every year at its request (third parties commissioned by JHF included hereinafter.) The document concerns the "applicant" and the "corporation he/she operates" when he/she is an individual and "applicant", "representative of the applicant" and "corporations operated by the applicant's representative" when it is a corporation. When JHF requests a survey or report on the matters, the request shall be met immediately. · Copy of corporate financial statements (set of balance sheet, profit-and-loss statement, and statement of account items, etc.) · Copy of income-tax returns or corporate-tax returns with receipt seal of the taxation office · Copy of repayment schedule for any loans other than JHF loans · Survey report on the project of the building for which the loan is provided · Other document designated by JHF <p>The above documents must be submitted to JHF also by the business operator that leases the entire building or service provider.</p>

About JHF

Activities of JHF

Corporate Governance

Details of JHF Business

Financial Data

Product outline of Loans to Renovate Shared Parts of Condominiums [for condominium associations (in the case of Condominium Management Center Guarantee*)]

*To apply for this loan, it is required to be guaranteed by a guarantee institution or individuals recognized by JHF.
(Visit the JHF website for details)

As of April 1, 2015

Purpose	●Fund for condominium associations to reform shared parts of condominium
Loan Amount	●Lower amount of 80% of construction cost or ¥1.5 million (¥5 million for earthquake resistant improvement work)×the number of housing units (in unit of ¥0.1 million. ¥1 million as the minimum (less than ¥0.1 million is rounded off). Note that monthly repayment amount should be 80% or less of monthly-accumulated funds for future extensive repairs. ※If repaying other loans at the same time, the total amount of repayment including this loan should be 80% or less of monthly-accumulated funds for future extensive repairs. ※Visit the JHF website for details.
Repayment Period	●Between 1 year and 10 years (in unit of a year)
Interest Rate	●fixed-rate interest that is applicable at the time of application ※Regarding the interest rate, please visit the JHF website.
Repayment Method	●Equal monthly instalments of the principal and interest or equal monthly instalments of the principal.
Mortgage	●Not needed
Guarantor	●Guarantee institution that JHF recognizes (Condominium Management Center) ※Guarantee fees are requested. Visit the JHF website for details.
Fire Insurance	●Insurance and pledge are not needed.
Submission of completion report	●After the completion of the construction work, please submit the completion report on reform of shared parts to JHF.
Fund receipt	●It takes around 1 to 1.5 months after conclusion of loan agreement following the completion of the construction work.
Loan Fee	●Not needed.
Prepayment penalty	[Prepayment of all amount of loans] ●No fees are required. [Prepayment of a part of loans] ●Amount of fees depends the way of prepayment · Shortening redemption period without changing the amount of monthly installment after prepayment: ¥3,150 · Others: ¥5,250

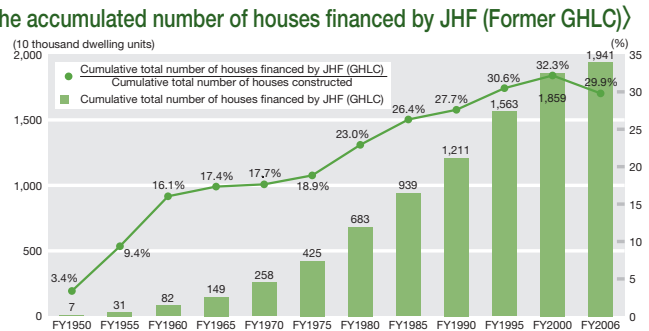
History of Former GHLC and JHF

Year	Historical matter	Year	Historical matter
June 1950	· Establishment of the GHLC	May 2011	· Expansion of loans for recovery from disasters and loan modification for the people affected by the Great East Japan Earthquake (e.g. 0% of interest-rate for the first 5 years, a grace period for repayment, etc.)
March 2001	· Launch of MBS (Mortgage-backed Securities) issuance.	November 2011	· Launch of a loan program for serviced rental housing for the elderly.
October 2003	· Launch of securitization business (Purchase Program) (the current "Flat 35 (Purchased Program)").	December 2011	· Expansion of interest-rate reduction for the first 5 years for housing with high energy-saving performance concerning "Flat 35S" ($\Delta 0.3\% \rightarrow \Delta 0.7\%$ ($\Delta 1.0\%$ for the disaster-affected area)) (until the end of October 2012, as a provisional measure)
October 2004	· Launch of Securitization business (Guarantee Program) (the current "Flat 35" (Guarantee Program))	April 2012	· Commencement of the second mid-term target period (5 years until March 2017).
June 2005	· Launch of support scheme to facilitate for acquiring high-quality housing through the securitization business (Purchase Program) (the current "Flat 35S (Purchased Program)").	February 2015	· Expansion of interest-rate reduction for the first 5 years for housing (the first 10 years for long-life quality housings) concerning "Flat 35S" ($\Delta 0.3\% \rightarrow \Delta 0.6\%$) (will be terminated on the end of January 2016)
July 2005	· Promulgation of JHF Law		
September 2006	· Launch of SB (General Collateral Bonds) issuance		
April 2007	· Abolition of GHLC. · Establishment of JHF · Commencement of the first mid-term target period (5 years until March 2012)		
June 2009	· Launch of "Flat 35S" 20-year interest rate reduction (the service is currently terminated).		
February 2010	· Expansion of the range of interest rate reduction in "Flat 35S" for the 10 years ($\Delta 0.3\% \rightarrow \Delta 1.0\%$) until the end of September 2011, as a provisional measure.		

(Reference) Roles Former GHLC has Played

Approximately 30% of all houses built after World War II were financed by JHF (formerly Government Housing Loan Corporation; GHLC)

The achievement of former GHLC loans reached 19.41 million dwellings for 57 years from its establishment in 1950 to its closure by the end of FY2006. This accounts for approximately 30% of dwellings built after World War II.



Source: Survey by former GHLC

Related Data

		FY 2012	FY2013	FY2014	
"Flat 35" (Purchased program, Guarantee Program)	Number of application	Purchased program	116,690 houses	96,469 houses	95,796 houses
		Guarantee program	482 houses	630 houses	—
	Number of loans under purchased program	84,345 houses	72,517 houses	64,770 houses	
	Number of loans with insurance for Guarantee program	222 houses	159 houses	—	
	Outstanding Balance of purchased loans	9,982.7 billion yen	10,981.8 billion yen	11,639.4 billion yen	
	Outstanding Balance of purchased loans with insurance	215.6 billion yen	189.9 billion yen	165.2 billion yen	
Loan for rental housing (note) * Accepting application for loans since 2005	Number of loan contracted	1,713 houses	5,764 houses	8,618 houses	
	Amount of loans	7.5 billion yen	52.9 billion yen	80.8 billion yen	
	Outstanding Balance of loans	714.1 billion yen	670.8 billion yen	631.2 billion yen	
Great East Japan Earthquake related loans for recovery from the disaster and other loans	(Loans for recovery from the disaster) Number of loan contracted	4,503 houses	3,190 houses	2,120 houses	
	Outstanding Balance of loans	79.5 billion yen	140.7 billion yen	183.1 billion yen	
	Number of special repayment system approved cases	921cases	408cases	329cases	
Outstanding loans * Loans that were accepted by former GHLC before FY 2004.	Number of Cases	1,614,697 cases	1,419,192 cases	1,252,351 cases	
	Outstanding Balance of loans	16,513.5 billion yen	13,934.5 billion yen	11,814.4 billion yen	

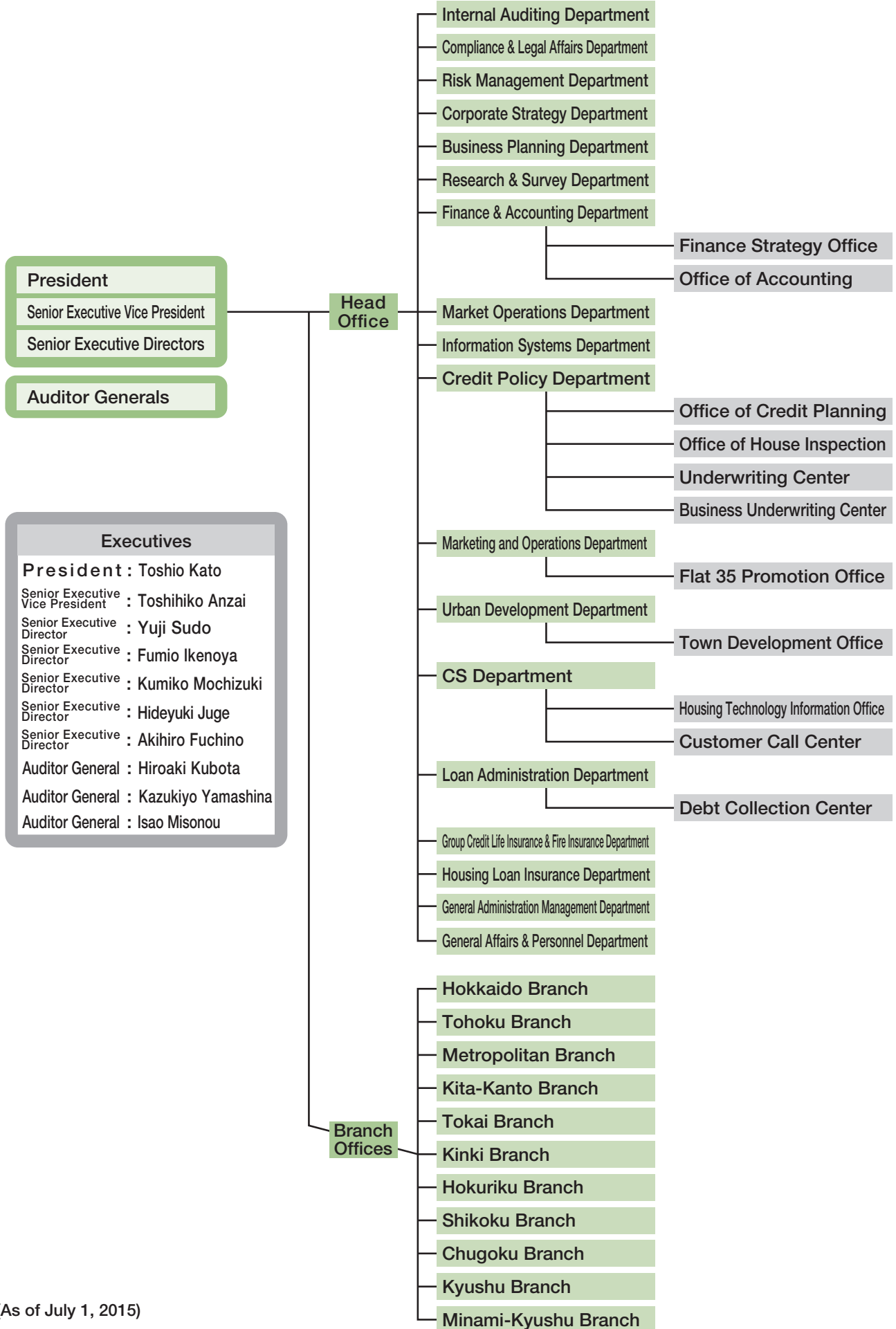
(Note) Figures of number of loan contracted and amount of loan that are shown here are calculated by number of loan contracted in the fiscal year minus number of contracts that were declined in the fiscal year (including declination of loans approved in the previous fiscal year).

As for FY 2012, the shown figures are from 5,179 houses, 46,961 million yen of which loan contracts were made minus 3,466 houses, 39,495 million yen that were declined in the fiscal year.

		FY2012	FY2013	FY2014
MBS	Amount of issuing	1,771.7 billion yen	1,494.1 billion yen	1,243.8 billion yen
	Outstanding issue	10,589.5 billion yen	10,897.4 billion yen	11,046.2 billion yen

* Throughout this document, numbers that are smaller than money amount unit were rounded.

Executives and Organization Chart



Executives	
President	: Toshio Kato
Senior Executive Vice President	: Toshihiko Anzai
Senior Executive Director	: Yuji Sudo
Senior Executive Director	: Fumio Ikenoya
Senior Executive Director	: Kumiko Mochizuki
Senior Executive Director	: Hideyuki Juge
Senior Executive Director	: Akihiro Fuchino
Auditor General	: Hiroaki Kubota
Auditor General	: Kazukiyo Yamashina
Auditor General	: Isao Misonou

(As of July 1, 2015)

■ **Customer Call Center**


Hours: 9:00 – 17:00

(Open every day except national holidays and around the New Year period)

- For consultation on Flat 35, JHF loans, and technical criteria:

 **0120-0860-35** (toll-free)

- For consultation on loans for disaster relief, etc.:
Dedicated Support Line for Disaster Victims

 **0120-086-353** (toll-free)

*If you cannot access the above line (from PHS, international call, etc),
please call the following number (regular call rate)

TEL: +81-(0)48-615-0420

■ **JHF website**

<http://www.jhf.go.jp>

Head Office and Regional Offices

(As of July 1, 2015)

JHF Offices	Address	Phone Number
Head Office	1-4-10 Koraku, Bunkyo-ku, Tokyo 112-8570	+81-(0)3-3812-1111 (operator)
Hokkaido Branch	13-3-13 Kita 3-jo Nishi, Chuo-ku, Sapporo-shi 060-0003	+81-(0)11-261-8301 (operator)
Tohoku Branch	1-3-18 Katahira, Aoba-ku, Sendai-shi 980-0812	+81-(0)22-227-5012 (operator)
Metropolitan Branch	1-4-10 Koraku, Bunkyo-ku, Tokyo 112-8671	+81-(0)3-5800-9300 (operator)
Kita-Kanto Branch	1-8-8 Chiyoda-cho, Maebashi-shi 371-8588	+81-(0)27-232-6170 +81-(0)27-232-6665
Tokai Branch	3-20-16 Shinsakae, chikusa-ku, Nagoya-shi 464-8621	+81-(0)52-263-2934 (operator)
Kinki Branch	4-5-20 Minami-Honmachi, Chuo-ku, Osaka-shi 541-8546	+81-(0)6-6281-9260 (operator)
Hokuriku Branch	Kanazawa Chuo Bldg., 4-12 Marunouchi, Kanazawa-shi 920-8637	+81-(0)76-233-4251 (operator)
Shikoku Branch	2-10-8 Ban-cho, Takamatsu-shi 760-0017	+81-(0)87-825-0621 (operator)
Chugoku Branch	8-3 Moto-machi, Naka-ku, Hiroshima-shi 730-0011	+81-(0)82-221-8694 (operator)
Kyushu Branch	4-1-37 Tenjin, Chuo-ku, Fukuoka-shi 810-8657	+81-(0)92-722-5018 (operator)
Minami-Kyushu Branch	2-16-11 Suizenji, Chuo-ku, Kumamoto-shi 862-0950	+81-(0)96-387-3701 (operator)



住宅金融支援機構 Japan Housing Finance Agency

Issued by:
Japan Housing Finance Agency
Public Relations Group, Corporate Strategy Department
1-4-10 Koraku, Bunkyo-ku, Tokyo, Japan 112-8570
TEL: +81-(0)3-5800-8019
<http://www.jhf.go.jp>



This booklet is printed on 100% post-consumer recycled paper with vegetable oil ink.

July 2015