



住宅金融支援機構  
Japan Housing Finance Agency

## Disclosure Booklet 2012

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# Main Management Indices

(Unit: 100 million yen)

Category	JHF				
	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
<b>Ordinary income</b>	15,585	13,576	12,893	12,545	12,031
Include purchased loans and interest on loans	13,339	12,316	11,361	10,365	9,481
Include income from government subsidies (reference to government payment) (*2)	(*1) 822 (473)	(*1) – (865)	(*1) – (200)	(*1) 512 (200)	(*1) 790 (83)
<b>Ordinary expenses</b>	17,367	14,030	14,140	12,985	10,823
Interest expense on borrowings and bonds	13,628	11,658	10,350	9,151	8,910
<b>Net income (△ loss)</b>	△ 1,569	△ 146	△ 1,468	△ 366	1,323
<b>Balance of loans and purchased loans</b>	27,817	32,863	40,540	64,372	86,099
<b>Outstanding balance of loans, etc.</b>	393,785	348,775	300,137	253,473	213,555
<b>Outstanding balance of borrowings and bonds</b>	422,842	388,667	362,714	334,195	307,899
<b>Capital</b>	3,197	4,057	9,013	6,977	6,567

\* 1 While JHF received government subsidies of ¥227.7 billion in FY 2007, ¥91.2 billion in FY 2008, ¥111.4 billion in FY 2009, ¥82 billion in FY 2010 and ¥79 billion in FY 2011 in the outstanding loan management account, the figure in the above table is reported in the profit and loss statement because of special accounting treatment with regard to the government subsidies as shown in the table below

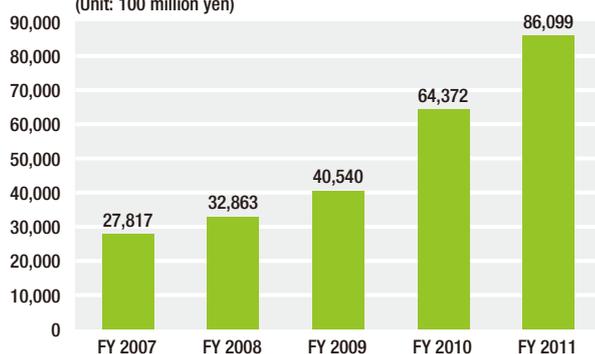
(Unit: 100 million yen)

		FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	
<b>Stocked subsidies from the previous year, etc. ...①</b>		–	667	66	26	0	
<b>Expected amount of undisbursed grants and subsidies from the previous year ...②</b>		3,789	3,001	1,487	333	0	
<b>Subsidies received ...③</b>		2,277	912	1,114	820	790	
<b>Required amount of subsidies</b>	<b>Balance of payments ...④ (disparity between expenditure and revenues excluding the amounts transferred to irrecoverable debt reserves and from guarantee fee repayment reserves)</b>	822	△ 70	△ 366	△ 620	△ 836	If the balance of payments is positive ④ is included in the income from government subsidies (revenues), and ⑤ is subtracted from the uncollected revenue reserves (assets).
	<b>Write-off of nonperforming loans, repayments of guarantee fees, and reversal of reserve for mortgage transfer registration ...⑤</b>	788	1,584	1,520	1,636	2,152	If the balance of payment is negative ④ is not included in the income from government subsidies, ⑤ is subtracted from the uncollected revenue reserves (assets).
	<b>Total ...⑥ (= ④ + ⑤)</b>	1,610	1,514	1,154	1,016	1,316	
<b>Balance (stocked subsidies for the current year, etc.) ...① + ③ – ⑥</b>		667	66	26	0	0	*0"if subsidies received, etc., in the fiscal year are negative.
<b>Balance (uncollected revenue reserve of the fiscal year) ...② – ⑥</b>		3,001	1,487	333	0	0	*0"if uncollected revenue reserve of the current fiscal year are negative, [① + ③ – ②] are accounted for as income from government grants (¥79 billion in FY 2011).

\* 2 Government grants are not listed in the statement of profits and losses because special losses (asset) were cut.

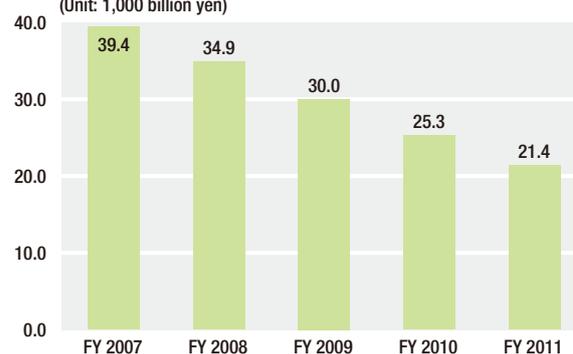
<Outstanding balance of purchased loans>

(Unit: 100 million yen)



<Outstanding balance of loans>

(Unit: 1,000 billion yen)



# Status of Business Execution

## Business Plan and Actual Performance

### ● Securitization support business

Under the FY 2011 business plan for securitization support business (after revision), the number of loans purchased for the Purchase Program was 118,000 units amounting to ¥2,960.9 billion and the insurance value for the Guarantee Program was ¥25.1 billion (for 1,000 units) representing coverage for specific mortgage insurance.

The actual number of loans was 110,140 units amounting to ¥2,786.8 billion and the actual insurance value was ¥11.7 billion for 510 units.

(Unit: houses, million yen)

Item	FY 2010				FY 2011					
	Business plan		Actual record		Business plan				Actual record	
	No. of houses	Amount	No. of houses	Amount	Initial		After revision		No. of houses	Amount
					No. of houses	Amount	No. of houses	Amount		
Purchase Program	64,000	1,280,000	114,271	2,808,174	108,000	2,304,000	118,000	2,960,900	110,140	2,786,767
Guarantee Program	1,000	20,000	527	12,221	1,000	22,500	1,000	25,100	510	11,712

\*The FY 2011 business plan (after revision) was formulated based on the third supplementary budget for FY 2011.

### ● Housing loan insurance business

Under the FY 2011 business plan (after revision), ¥700 billion was authorized for housing loan insurance; however, ¥479.9 billion was actually committed for insurance for 31,422 policies.

(Unit: houses, million yen)

Item		FY 2010	FY 2011
For total insurance value		600,000	700,000
Insurance contracts concluded	No. of contracts	38,601	31,422
	Amount	637,417	479,940

## ● Housing loan origination business

Under the FY 2011 business plan (after revision), ¥696.4 billion was planned for 45,500 units. Ultimately, the business committed to provide ¥264.7 billion in loans for 29,333 units, and ¥282.6 billion in loans was disbursed.

(Unit: houses, million yen)

Category		FY 2010				
		Business plan		Committed loans		Distributed loans
		No. of houses	Amount	No. of houses	Amount	Amount
Natural disaster, etc.	Post-disaster reconstruction	2,000	30,000	△ 94	△ 1,468	28
	Disaster prevention	300	2,400	80	585	498
	Subtotal	2,300	32,400	△ 14	△ 883	526
Urban rehabilitation		10,000	254,000	15,372	145,491	136,371
Rental houses		30,000	261,000	17,008	157,895	201,982
Property accumulation saving scheme-tied houses		3,000	56,000	41	621	1,063
Owner occupied houses (provisional measures)		200	4,000	△ 26	△ 161	△ 4
<b>Total</b>		<b>45,500</b>	<b>607,400</b>	<b>32,381</b>	<b>302,964</b>	<b>339,937</b>

Category		FY 2011				
		Business plan		Committed loans		Distributed loans
		No. of houses	Amount	No. of houses	Amount	Amount
Natural disaster, etc.	Post-disaster reconstruction	12,000	210,000	4,340	62,788	16,520
	Disaster prevention	300	2,400	43	69	559
	Subtotal	12,300	212,400	4,383	62,858	17,079
Urban rehabilitation		10,000	254,000	14,841	104,455	108,492
Rental houses		20,000	170,000	10,108	97,254	156,593
Property accumulation saving scheme-tied houses		3,000	56,000	15	246	467
Owner occupied houses (provisional measures)		200	4,000	△ 14	△ 90	9
<b>Total</b>		<b>45,500</b>	<b>696,400</b>	<b>29,333</b>	<b>264,723</b>	<b>282,639</b>

\* The FY 2011 business plan for post-disaster reconstruction was revised based on the first supplementary budget for FY 2011.

In the initial FY 2011 business plan for post-disaster reconstruction, ¥30 billion was budgeted for 2,000 units.

\* "Committed loans" is the amount of financing the agency approved. For "committed loans," negative figures represent situations where the actual total of loans such as those that were not accepted (including approved financing for loans such as those that were accepted in previous fiscal years but were not accepted in subsequent years) surpassed the approved financing for the given fiscal year. \* For disbursed loan, negative figures represent that the actual amount of loan cancelled, etc after the disbursements surpassed the actual amount of disbursed loan. (The "cancellations, etc" include those of loan disbursed in previous years.)

## ● Group credit life insurance (mutual aid) business

In FY 2011, the group credit life insurance (mutual aid) business held around 1.99 million policies for around ¥22,252 billion. The business provided 83,162 new policies for around ¥2,086 billion and paid off on 11,621 policies for around ¥98.7 billion.

(Unit: houses, million yen)

Category		FY 2010		FY 2011	
Policies held as of March, 31st	No. of contracts	2,164,726		1,990,053	
	Amount	23,995,122		22,251,981	
New Policies	No. of contracts	90,965		83,162	
	Amount	2,234,247		2,085,991	
Capital Policies paid off on	No. of contracts	11,713		11,621	
	Amount	103,078		98,652	

## Result of Funding Activities

In FY 2011, the amount for loan origination and the purchase of loans totaled ¥3.1646 trillion, which was 8.8% more than for the previous fiscal year.

Funding of loan origination and the purchase of loans were raised through the issuance of bonds ( ¥2.9175 trillion, up 22.3% from the previous fiscal year), borrowings from the Fiscal Investment and Loan Program ( ¥16.8 billion, up the same way ), borrowings from private institutions ( ¥122.2 billion, down 14.9%), and repayments from borrowers ( ¥4.6729 trillion, down 11.4%), less redemption of ¥4.0583 trillion (down 22.9% from the previous fiscal year) on borrowings and ¥1.6275 trillion (down 21.8%) on bonds.

JHF received ¥10.9 billion as capital from government, ¥79 billion as government subsidies, ¥83 billion as government grants and ¥223.6 billion as treasury subsidies ( ¥15.9 billion as subsidies for emergency measures to facilitate housing finance, ¥1 billion as subsidies for securitization business, ¥206.7 billion as subsidies for emergency measures including loans for disaster mitigation) from the government's general account.

The ¥51.9 billion capital from government's general account was re-examined and approved unnecessary for JHF to conduct the business without uncertainty to the extent of its foreseeable business volume, therefore, was returned to the national treasury in March 2012.

The actual figures are shown in the following table.

(Unit: million yen)

Category		FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Expenditure	Purchased loans, etc.	1,116,124	986,286	1,326,280	2,907,562	3,164,639
	Repayments of borrowings	6,959,707	4,587,085	3,824,665	3,301,298	4,058,312
		(2,700,000)	(700,000)	(300,000)	(-)	(-)
	Redemption of bonds	754,294	965,321	1,128,271	2,080,555	1,627,465
	Other	2,712,547	2,669,706	4,942,507	4,128,884	2,188,075
	<b>Total</b>	<b>11,542,672</b>	<b>9,208,398</b>	<b>11,221,722</b>	<b>12,418,298</b>	<b>11,038,491</b>
Income	Capital from the General Account	66,000	86,000	495,600	26,355	10,908
	Capital from the Special Account	-	-	-	-	-
	Collection of loans	4,519,376	4,791,147	5,345,900	5,273,621	4,672,855
	Borrowings	318,572	188,187	165,700	143,600	139,000
	Bonds	2,721,811	1,942,986	2,188,804	2,385,932	2,917,547
	Treasury subsidies, etc.	275,050	177,797	531,405	326,666	310,925
	Other	3,641,863	2,022,281	2,494,314	4,262,124	2,987,255
		<b>Total</b>	<b>11,542,672</b>	<b>9,208,398</b>	<b>11,221,722</b>	<b>12,418,298</b>

(note) The figure in parenthesis included in the "repayment of borrowing" item of the expenditure section is the portion of outstanding loan management special account's liabilities related to funds lent to the treasury by the government through March 31, 2005, based on paragraph 13, article 7 of the Supplementary Regulation of JHF Law, whose maturity was set based on discussions by the competent minister and the Minister of Finance and will be repaid. JHF was exempted from paying penalties, which amounted to ¥425,688 million in FY 2005, ¥330,866 million in FY 2006, 412,719 million in FY 2007, ¥96,063 million in FY 2008 and 45,555 million in FY 2009.

Of the above figures, borrowings and government subsidies, etc. (receipts from the General Account) are as follows:

### Borrowings

(Unit: million yen)

Category	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Borrowings from Fiscal Investment and Loan Program	900	600	100	-	16,800
Borrowing from Private-sector Lenders	317,672	187,587	165,600	143,600	122,200
<b>Total</b>	<b>318,572</b>	<b>188,187</b>	<b>165,700</b>	<b>143,600</b>	<b>139,000</b>

### Government subsidies, etc.

(Unit: million yen)

Category	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Government subsidies	227,700	91,200	111,400	82,000	79,000
Government grants	47,300	86,500	20,000	20,000	8,325
Treasury subsidies	50	97	400,005	224,666	223,600
<b>Total</b>	<b>275,050</b>	<b>177,797</b>	<b>531,405</b>	<b>326,666</b>	<b>310,925</b>

(note) JHF received, from the government's general account, government subsidies to smoothly manage operations, grants to cover extraordinary losses incurred according to Paragraph 17 of the Supplementary Provisions of the GHLC Law before the Law was abolished based on Article 10 of the Supplementary Provisions of JHF Law, and treasury subsidies as subsidies for emergency measures to facilitate housing finance, subsidies for the promotion of activities such as the creation of a housing market, subsidies for securitization business, and subsidies for emergency measures including loans for disaster mitigation based on the provisions of the Law Concerning the Reasonable Execution of Budget Relating to Subsidies, etc.

## Outstanding Balance of Purchased Loans, etc.

At the end of FY 2011, the outstanding balance of purchased loans, etc., stood at ¥30,087.1 billion (including ¥8,609.9 billion in loans purchased from private lenders under secondary market operation).

(Unit: houses, million yen)

Category	FY 2007		FY 2008		FY 2009	
	No. of houses	Amount	No. of houses	Amount	No. of houses	Amount
<b>Purchased loans</b>	133,912	2,781,729	162,324	3,286,301	207,389	4,054,039
<b>GHLC originated loans</b>	3,116,089	39,378,480	2,816,898	34,877,480	2,492,852	30,013,750
<b>Owner-occupied houses</b>	2,723,748	31,350,222	2,460,843	27,378,170	2,174,362	23,122,595
<b>Rental houses</b>	26,507	3,957,839	26,911	3,826,592	26,992	3,592,668
<b>Urban rehabilitation</b>	76,819	1,789,110	72,040	1,651,226	65,826	1,503,607
<b>Restoration and improvement</b>	175,886	1,016,642	151,015	906,818	127,406	801,500
<b>Related public facilities, etc.</b>	–	–	–	–	–	–
<b>Subdivision lot development</b>	38	82,297	24	52,364	21	48,777
<b>Property accumulation saving scheme-tied houses</b>	113,091	1,182,370	106,065	1,062,311	98,245	944,603
<b>Claim on pension transfer</b>	47,801	211,878	43,964	188,763	39,739	164,037
<b>Total</b>	<b>3,297,802</b>	<b>42,372,086</b>	<b>3,023,186</b>	<b>38,352,545</b>	<b>2,739,980</b>	<b>34,231,825</b>

Category	FY 2010		FY 2011	
	No. of houses	Amount	No. of houses	Amount
<b>Purchased loans</b>	308,686	6,437,220	401,159	8,609,873
<b>GHLC originated loans</b>	2,200,130	25,347,339	1,932,765	21,355,489
<b>Owner-occupied houses</b>	1,915,274	19,368,794	1,679,063	16,222,344
<b>Rental houses</b>	25,145	3,127,197	22,677	2,692,545
<b>Urban rehabilitation</b>	58,037	1,276,622	50,374	1,067,247
<b>Restoration and improvement</b>	112,092	705,634	99,928	631,830
<b>Related public facilities, etc.</b>	–	–	–	–
<b>Subdivision lot development</b>	18	44,654	17	33,879
<b>Property accumulation saving scheme-tied houses</b>	89,564	824,438	80,706	707,644
<b>Claim on pension transfer</b>	35,855	141,612	32,047	121,690
<b>Total</b>	<b>2,544,671</b>	<b>31,926,171</b>	<b>2,365,971</b>	<b>30,087,052</b>

At the end of FY 2011, the outstanding number of guarantees for the securitization business (Guarantee Program, insurance value of loans for which insurance is valid) was 10,111 units for ¥269.3 billion, and the outstanding number of guarantees for the housing loan insurance business (insurance value of loans for which insurance is valid) was 126,706 for ¥2,470.5 billion.