

KHFC Overview

KHFC Securitization Business

KHFC supports homeownership of the people by providing long-term fixed-rate amortizing mortgage loans and also procures funding for public mortgage loans in the capital markets through issuance of MBS and Covered Bonds, thereby supporting housing welfare for the public.

2022 Securitization Business Achievement



2018~2022 Social Bond Achievement



Impact Summary

Households Supported

Total	67,116
Conforming Loan	22,378
Didimdol Loan	8,916
Bogeumjari Loan	35,822
Loan Product	# of Loans

67,116 # of Households Supported by Social Covered Bond





2022 Social Covered Bond Key Figures

2022 Social Covered Bond Key Figures

In 2022, KHFC issued **EUR 600million, EUR 500million Social Covered Bonds on March 14 and July 11, respectively**. KHFC also successfully diversified their social bond funding by issuing **CHF 300million in October** and **USD 200million in December**. The net proceeds will be used to facilitate access to housing finance for low and middle income earners in Korea through a diverse range of mortgage loan products as detailed in KHFC's Social Financing Framework.

Issuer	Korea Housing Finance Corporation	
Issue Ratings	AAA by S&P / Aaa by Moody's	
Format	Social Covered Bond	
	Mar. 2022	Jul. 2022
Pricing Date	March 14, 2022	July 11, 2022
Maturity date	March 22, 2025	July 19, 2026
Tenor	3Y	4Y
Issued Amount	EUR 600 million	EUR 500 million
Coupon	0.723%	1.963%
ISIN	XS2442748971	XS2502844116
Distribution by Country	Other EMEA, 18% Denmark, 5% Swiss, 8% Italy, 11% Asia, 3% UK, 13% France, 13% Germany, 29%	Other EMEA, 6% Asia, 7% Germany, 6% Slovakia, 8% Benelux, 20% Nordics, 26%
Distribution by Investor Type	Others, 9.6% Banks, 18.5% CB/OI, 49.7% AM/FM, 22.2%	PB/Others, 11% Banks/Ins, 6% CB/PF/OI, 21%



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Issuer	Korea Housing Finance Corporation	
Issue Ratings	AAA by S&P / Aaa by Moody's	
Format	Social Covered Bond	

Oct. 2022

	- COLL EVEL	
Pricing Date	September 28, 2022	September 28, 2022
Maturity date	ty date October 14, 2025 October 14, 2027	
Tenor	enor 3Y 5Y	
Issued Amount	CHF 160 million	CHF 140 million
Coupon	2.155%	2.465%
ISIN	CH1216400056	CH1216400064
Distribution by Country	Bern, 3.8% Foreign, 0.1% Lugano, 0.3% Other CH, 1.0% Geneva, 10.9%	Basel, 1.1% Other CH, 7.9% Lucerne, 2.0% Geneva, 16.1%
Distribution by Investor Type	Insurance, 0.3% Banks/PB, 2.7% AM, 44.8% TSY, 51.6%	PF, 2% Insurance, 25.7% AM, 44.4% Banks/PB, 7.2% TSY, 20.5%



2022 Social Covered Bond Key Figures

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Issuer	Korea Housing Finance Corporation
Issue Ratings	Aaa by Moody's
Format	Social Covered Bond
	Dec. 2022
Pricing Date	December 7, 2022
Maturity date	November 16, 2025
Tenor	3Y
Issued Amount	USD 200 million (Private Placement)
Coupon	4.956%
ISIN	HK0000895778

Global Recognition of KHFC's Social Covered Bonds

















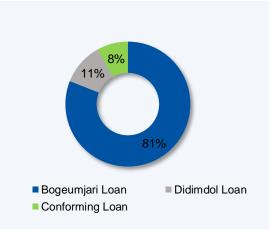


2022 Allocation Reporting

Breakdown of Allocated Proceeds by Loan Product (100% Allocated)

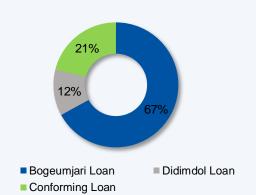
Mar 2022 - EUR 600mn

Loan Product	Allocated Proceeds (KRW 100 million)
Bogeumjari Loan	10,419
Didimdol Loan	1,471
Conforming Loan	1,049
Total	12,939



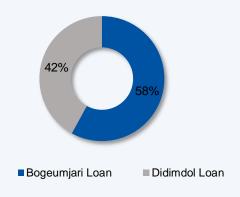
Jul 2022 - EUR 500mn

Loan Product	Allocated Proceeds (KRW 100 million)
Bogeumjari Loan	6,111
Didimdol Loan	1,093
Conforming Loan	1,930
Total	9,134



Oct 2022 - CHF 300mn

Loan Product	Allocated Proceeds (KRW 100 million)
Bogeumjari Loan	3,076
Didimdol Loan	2,191
Conforming Loan	1
Total	5,267





2022 Allocation Reporting

Breakdown of Allocated Proceeds by Loan Product (100% Allocated)

Dec 2022 - USD 200mn

		_	
Loan Product	Allocated Proceeds (KRW 100 million)		
Bogeumjari Loan	1,756		33%
Didimdol Loan	883		67%
Conforming Loan	-		■Bogeumjari Loan ■ Didimdol Loa
Total	2,640		= Bogedinjan Loan = Bluimudi Loa
		_	

Types of Loan

I. Bogeumjari Loan

 The first and only long-term fixed rate installment mortgage loans provided to moderate- to low- income households, enabling people to own their residential house with an affordable mortgage loan through stable debt payment.

.... II. Didimdol Loan

 Integration of KHFC's Prime Rate Bogeumjari Loan, National Housing Fund's Working Class Housing Loan and the First Home Buyer Loan. Didimdol Loan targets low-income households, supporting them with their home purchase.

III. Conforming Loan

- In partnership with certain commercial banks to promote long-term amortizing fixedrate mortgage products. Conforming Loan targets new borrowers or borrowers with short-term, floating rate loans.
- Promoting long-term fixed rate amortized mortgage loans and helping households manage their mortgage payment burden.



2022 Impact Reporting

Impact Breakdown

Please refer to further analysis of social impact in Appendix.

of Loans

5,673

788

746

7,207

Mar 2022 - EUR 600mn

Loan Product

Bogeumjari Loan

Conforming Loan

Total

Didimdol Loan

Households Supported

Loans to Vulnerable Groups	
Loan Product	# of Loans
Single-parent	11
Multicultural	46
Disabled	129
Total	186

Loans to Policy Support Targets

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Loan Product	# of Loans
First Home Buyer	282
Newlyweds	559
Households with Multiple Children	559
Total	1,400

Jul 2022 - EUR 500mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	3,021
Didimdol Loan	693
Conforming Loan	1,059
Total	4,773

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	9
Multicultural	21
Disabled	88
Total	118

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	264
Newlyweds	474
Households with Multiple Children	474
Total	1,212

Oct 2022 - CHF 300mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	1,550
Didimdol Loan	1,294
Conforming Loan	1
Total	2,845

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	17
Multicultural	17
Disabled	49
Total	83

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	486
Newlyweds	294
Households with Multiple Children	294
Total	1,074

Dec 2022 - USD 200mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	844
Didimdol Loan	608
Conforming Loan	-
Total	1,452

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	11
Multicultural	7
Disabled	41
Total	59

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	250
Newlyweds	195
Households with Multiple Children	195
Total	640





Appendix

- I. 2022 Impact Analysis
- II. 2018~2021 Social Covered Bond Impact History

Appendix I. 2022 Impact Analysis (1/4)

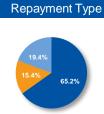
Social Covered Bond issued in Mar 2022



Income (KRW million)	# of Loans	Amount (KRW 100 million)
Up to 10 years	464	441
10 years ~ 15 years	501	634
15 years ~ 20 years	622	910
20 years ~ 30 years	5,045	9,575
More than 30 years	575	1,378
Total	7,207	12,939



Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	7,207	12,939
Variable Rate	0	0
Total	7,207	12,939



Туре	# of Loans	Amount (KRW 100 million)
Equal P&I	4,829	8,434
Equal P	1,285	1,994
Incremental Installment	1,093	2,511
Total	7,207	12,939

■ Equal P&I ■ Equal P ■ Incremental Installment

31.1% 22.4% 9.9%

20~30 30~50 50~70

~20

70~

Customer Information

Income (KRW 100million)	# of Loans	Amount (KRW 100 million)
~20	1,764	2,894
20~30	853	1,287
30~50	2,243	4,018
50~70	1,674	3,355
70~	673	1,385
Total	7,207	12,939

Loan Information



Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	354	135
0.5~1	1,075	875
1~2	3,115	4,859
2~3	2,121	5,242
3~4	525	1,750
4~5	17	77
Total	7,207	12,939

Collateral Information Size

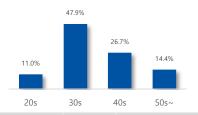
90.6%

■~85m2

Туре	# of Loans	Amount (KRW 100 million)
~85m²	6,618	11,728
85m²~	589	1,211
Total	7,207	12,939

■85m2~

Age



Age	# of Loans	Amount (KRW 100 million)
20s	757	1,427
30s	3,130	6,198
40s	2,032	3,450
50s~	1,288	1,865
Total	7,207	12,939

Purpose



Туре	# of Loans	Amount (KRW 100 million)
Purchase	5,979	11,198
Repayment, ect.	1,228	1,741
Total	7,207	12,939

			28.8%	5		
		22.5%		22.0%		
					15.3%	
	7.9%					
0.8%						2.8%

House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	234	108
1~2	1,098	1,019
2~3	1,987	2,906
3~4	1,881	3,728
4~5	1,152	2,845
5~6	742	1,976
6~	113	357
Total	7,207	12,939

Appendix I. 2022 Impact Analysis (2/4)

Social Covered Bond issued in Jul 2022





Income (KRW million)	# of Loans	Amount (KRW 100 million)
Up to 10 years	260	238
10 years ~ 15 years	205	245
15 years ~ 20 years	376	528
20 years ~ 30 years	3,266	6,405
More than 30 years	666	1,718
Total	4,773	9,134

Interest Rate Type



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Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	4,773	9,134
Variable Rate	0	0
Total	4,773	9,134

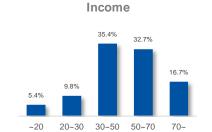
Repayment Type



■Equal P&I ■Equal P ■Incremental Installment

Туре	# of Loans	Amount (KRW 100 million)
Equal P&I	2,696	5,065
Equal P	1,104	1,771
Incremental Installment	973	2,297
Total	4,773	9,134

Customer Information



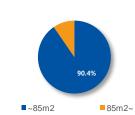
Income (KRW 100million)	# of Loans	Amount (KRW 100 million)
~20	524	494
20~30	556	892
30~50	1,673	3,235
50~70	1,359	2,991
70~	661	1,521
Total	4,773	9,134

Loan Information



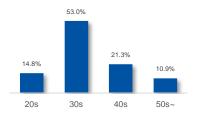
Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	251	96
0.5~1	672	545
1~2	1,772	2,806
2~3	1,475	3,630
3~4	583	1,971
4~5	20	85
Total	4,773	9,134

Collateral Information



Туре	# of Loans	Amount (KRW 100 million)
~85m²	4,363	8,258
85m ^{2~}	410	876
Total	4,773	9,134

Age

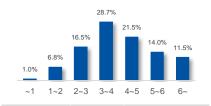


Age	# of Loans	Amount (KRW 100 million)
20s	643	1,353
30s	2,276	4,840
40s	1,130	1,942
50s~	724	998
Total	4,773	9,134

Purpose



Type	# of Loans	Amount (KRW 100 million)
Purchase	3,877	7,761
Repayment, ect.	896	1,373
Total	4,773	9,134

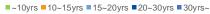


House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	177	87
1~2	653	618
2~3	1,008	1,508
3~4	1,325	2,624
4~5	787	1,967
5~6	459	1,282
6~	364	1,047
Total	4,773	9,134

Appendix I. 2022 Impact Analysis (3/4)

Social Covered Bond issued in Oct 2022

Tenor 10.7% 2.8% 2.9% 5.3% 78.4%



Income (KRW million)	# of Loans	Amount (KRW 100 million)
Up to 10 years	169	146
10 years ~ 15 years	118	155
15 years ~ 20 years	187	278
20 years ~ 30 years	2,120	4,128
More than 30 years	251	561
Total	2,845	5,267

Interest Rate Type



Fixed Rate

Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	2,845	5,267
Variable Rate	0	0
Total	2,845	5,267

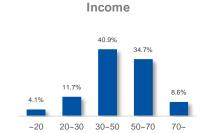
Repayment Type



■Equal P&I ■Equal P ■Incremental Installment

Туре	# of Loans	Amount (KRW 100 million)
Equal P&I	1,464	2,600
Equal P	623	969
Incremental Installment	758	1,699
Total	2,845	5,267

Customer Information



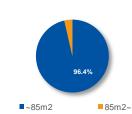
Income (KRW 100million)	# of Loans	Amount (KRW 100 million)
~20	184	216
20~30	404	616
30~50	1,158	2,155
50~70	876	1,830
70~	223	451
Total	2 845	5 267

Loan Information



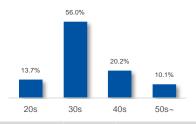
Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	117	47
0.5~1	356	287
1~2	1,174	1,851
2~3	999	2,440
3~4	199	643
4~5	0	0
Total	2.845	5.267

Collateral Information



Туре	# of Loans	Amount (KRW 100 million)
~85m²	2,748	5,080
85m ^{2~}	97	188
Total	2,845	5,267

Age

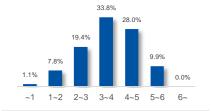


Age	# of Loans	Amount (KRW 100 million)
20s	379	722
30s	1,460	2,948
40s	622	1,066
50s~	384	532
Total	2,845	5,267

Purpose



Type	# of Loans	(KRW 100 million)
Purchase	2,659	4,964
Repayment, ect.	186	303
Total	2,845	5,267

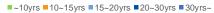


House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	117	58
1~2	421	411
2~3	661	1,022
3~4	886	1,782
4~5	570	1,475
5~6	190	520
6~	0	0
Total	2,845	5,267

Appendix I. 2022 Impact Analysis (4/4)

Social Covered Bond issued in Dec 2022

Tenor 10.3% 2.6% 2.1% 7.3% 7.3%



Income (KRW million)	# of Loans	Amount (KRW 100 million)
Up to 10 years	73	68
10 years ~ 15 years	45	56
15 years ~ 20 years	134	192
20 years ~ 30 years	1,082	2,051
More than 30 years	118	273
Total	1,452	2,640

Interest Rate Type



Fixed Rate

Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	1,452	2,640
Variable Rate	0	0
Total	1,452	2,640

Repayment Type



■Equal P&I ■Equal P ■Incremental Installment

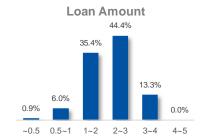
Туре	# of Loans	Amount (KRW 100 million)
Equal P&I	760	1,374
Equal P	371	557
Incremental Installment	321	709
Total	1,452	2,640

Customer Information



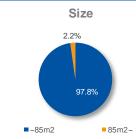
Income (KRW 100million)	# of Loans	Amount (KRW 100 million)
~20	95	105
20~30	229	344
30~50	596	1,107
50~70	439	887
70~	93	197
Total	1,452	2,640

Loan Information



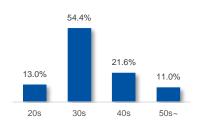
Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	63	25
0.5~1	197	159
1~2	599	934
2~3	485	1,171
3~4	108	351
4~5	0	0
Total	1,452	2,640

Collateral Information



Туре	# of Loans	Amount (KRW 100 million)
~85m²	1,416	2,581
85m²~	36	59
Total	1,452	2,640

Age

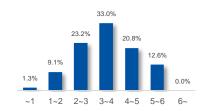


Age	# of Loans	Amount (KRW 100 million)
20s	180	344
30s	736	1,435
40s	333	570
50s~	203	290
Total	1,452	2,640

Purpose



Туре	# of Loans	Amount (KRW 100 million)
Purchase	1,388	2,539
Repayment, ect.	64	101
Total	1,452	2,640

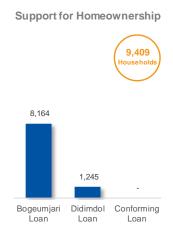


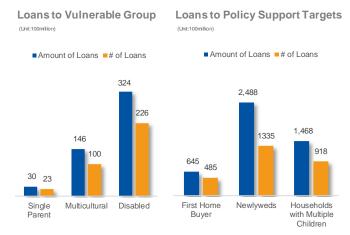
House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	68	34
1~2	243	240
2~3	388	613
3~4	419	870
4~5	212	550
5~6	122	333
6~	0	0
Total	1,452	2,640

Appendix II. 2018~2021 Social Covered Bond **Impact History**

Jun 2021 Social Covered Bond

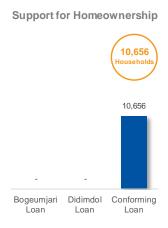






Oct 2021 Social Covered Bond

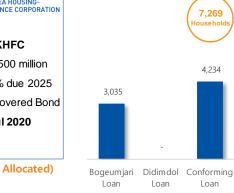


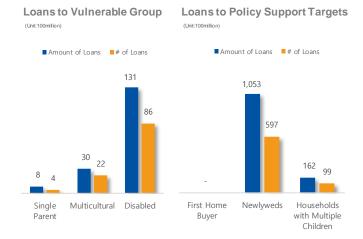


Support for Homeownership

Jul 2020 Covid-19 Response Covered-Bond







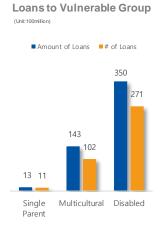
Appendix II. 2018~2021 Social Covered Bond **Impact History**

Feb 2020 Social Covered Bond





Support for Homeownership



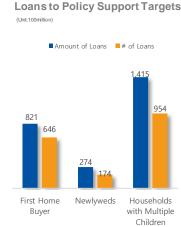


Jun 2019 Social Covered Bond









Oct 2018 Social Bond







