

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.

2023 YTD Securitization Business Achievement



2018~2023 Social Bond Achievement

Total: EUR8.60bn

Allocation Summary Social Bond Issuance (Unit: EUR million) 2,950 1,500 1,550 1,600 2018 2019 2020 2021 2022 2023

Impact Summary

Households Supported

Total	93,646
Conforming Loan	22,484
Didimdol Loan	12,029
Bogeumjari Loan	59,133
Loan Product	# of Loans

93,646 # of Households Supported by Social Covered Bond





2023 Social Covered Bond Key Figures

In 2023, KHFC issued EUR 500million Social Covered Bonds on April 11. KHFC also successfully diversified their funding currency by issuing CHF 265 million in February and AUD 320million in April. KHFC also made a debut in the senior bonds market by issuing USD 1.3 billion senior unsecured bonds in February and also issued privately placed covered bonds in June, July and August. 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 Fi	nance Corporation
Issue Ratings	AAA by S&P / /	Aaa by Moody's
Format	Social Cov	vered Bond
	Februa	ry 2023
Pricing Date	January 17, 2023	January 17, 2023
Maturity date	February 10, 2026	February 10, 2028
Tenor	3Y	5Y
Issued Amount	CHF 165 million	CHF 100 million
Coupon	1.815%	1.893%
ISIN	CH1243933574	CH1243933582
Distribution by Country	Bern, 4% Foreign, 6% Lugano, 1% Basel, 10% Other CH, 3% Lucenrne, 3% Geneva, 5% Zurich, 69%	Bern, 7% Foreign, 3% Basel & Lugano, 1% Other CH, 3% Lucerne, 13% Genenva, 3% Zurich, 70%
Distribution by Country	Ins., 1% PF, 3% Bank/PB, 14% AM, 47% Treasury, 35%	PF, 7% AM, 27% Ins., 31% Treasury, 28%



2023 Social Covered Bond Key Figures

In 2023, KHFC issued **EUR 500million Social Covered Bonds on April 11**. KHFC also successfully diversified their funding currency by issuing **CHF 265 million in February** and **AUD 320million in April**. KHFC also made a debut in the senior bonds market by issuing USD 1.3 billion senior unsecured bonds in February and also issued privately placed covered bonds in June, July and August. 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 Senior Unsecured Bonds

February 2023

	i Corua	7 2020
Pricing Date	February 16 2023	February 16 2023
Maturity date	February 24, 2028	February 24, 2033
Tenor	5Y	10Y
Issued Amount	USD 1,000 million	USD 300 million
Coupon	4.625	4.625
ISIN	USY4841MWD73	USY4841MWE56
Distribution by Country	Other, 11.2% Taiwan, 3.6% USA, 5.5% UK, 10.9% Korea, 13.7% Singapore, 24.2%	other, 24.8% Singapore, 23.5% Other Asia, 12.6% UK, 12.2% HK SAR, 13.1%
Distribution by Investor Type	PB/Others, 3% Banks/ins, 38% CB/PF/OI, 7% AM/FM, 52%	PB/Others, 2% Banks/Ins, 16% AM/FM, 44% CB/PF/OI, 38%



2023 Social Covered Bond Key Figures

In 2023, KHFC issued **EUR 500million Social Covered Bonds on April 11**. KHFC also successfully diversified their funding currency by issuing **CHF 265 million in February** and **AUD 320million in April**. KHFC also made a debut in the senior bonds market by issuing USD 1.3 billion senior unsecured bonds in February and also issued privately placed covered bonds in June, July and August. 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.

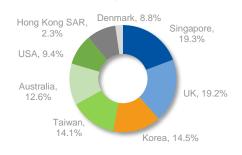
Issuer	Korea Housing Finance Corporation
Issue Ratings	AAA by S&P / Aaa by Moody's
Format	Social Covered Bonds

April 2023

Pricing Date	March 29, 2023	March 29, 2023
Maturity date	April 06, 2026	April 06, 2026
Tenor	3Y	3Y
Issued Amount	AUD 200 million	AUD 120 million
Coupon	4.475%	BBSW 3m + 1.05%
ISIN	AU3CB0298396	AU3FN0077020

Distribution by Country

Distribution by Investor Type







2023 Social Covered Bond Key Figures

In 2023, KHFC issued **EUR 500million Social Covered Bonds on April 11**. KHFC also successfully diversified their funding currency by issuing **CHF 265 million in February** and **AUD 320million in April**. KHFC also made a debut in the senior bonds market by issuing USD 1.3 billion senior unsecured bonds in February and also issued privately placed covered bonds in June, July and August. 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
	April 2023
Pricing Date	March 30, 2023
Maturity date	April 11, 2027
Tenor	4Y
Issued Amount	EUR 500 million
Coupon	3.714%
ISIN	XS2545732484
Distribution by Country	Austria, 6% Other EMEA, 3% Swiss, 5% UK, 26% Nordics, 12% France, 3% Benelux, 6%
Distribution by Investor Type	PB/Others, 5% Banks/Ins, 16% CB/PF/OI, 12% AM/FM, 67%



2023 Social Covered Bond Key Figures

In 2023, KHFC issued **EUR 500million Social Covered Bonds on April 11**. KHFC also successfully diversified their funding currency by issuing **CHF 265 million in February** and **AUD 320million in April**. KHFC also made a debut in the senior bonds market by issuing USD 1.3 billion senior unsecured bonds in February and also issued privately placed covered bonds in June, July and August. 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 Fir	nance Corporation	
Issue Ratings	Aaa by Moody's	AAA by S&P / Aaa by Moody's	Aaa by Moody's	AAA by S&P / Aaa by Moody's
Format		Social Cove	ered Bonds	
	June 2023	July 2023 (Tap)	July 2023	August 2023
Pricing Date	June 15, 2023	July 19, 2023	July 24, 2023	August 01, 2023
Maturity date	June 20, 2026	April 11, 2027	July 28, 2028	June 30, 2026
Tenor	3Y	3.75Y	5Y	2.9Y
Issued Amount	USD 100 million	EUR 150 million	USD 100 million	USD 210 million
Coupon	5.222%	3.714%	SOFR + 1.00%	5.327%
ISIN	XS2638999461	XS2545732484	XS2660275327	HK0000946449

Global Recognition of KHFC's Social Covered Bonds



Best Issuer

- Financial Institution







2020 Best Social Bond (South Korea)







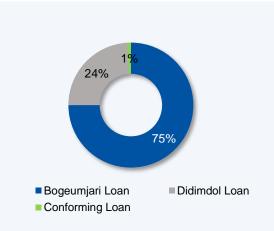


2023 Allocation Reporting

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

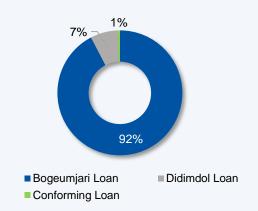
Feb 2023 - CHF 265mn

Loan Product	Allocated Proceeds (KRW 100 million)
Bogeumjari Loan	2,671
Didimdol Loan	842
Conforming Loan	38
Total	3,551



Feb 2023 - USD 1.3bn

Loan Product	Allocated Proceeds (KRW 100 million)	
Bogeumjari Loan	15,299	
Didimdol Loan	1,193	
Conforming Loan	117	
Total	16,609	



April 2023 - AUD 320mn

Loan Product	Allocated Proceeds (KRW 100 million)
Bogeumjari Loan	2,784
Didimdol Loan	-
Conforming Loan	-
Total	2,784





2023 Allocation Reporting

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

April 2023 EUR 500mn



June ~ Aug 2023 - USD 410mn + EUR 150mn

Loan Product	Allocated Proceeds (KRW 100 million)	4
Bogeumjari Loan	7,014	
Didimdol Loan	324	
Conforming Loan	-	9
Total	7,338	■ Bogeumjari Lo

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 fixed-rate 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.



2023 Impact Reporting

Impact Breakdown

Please refer to further analysis of social impact in Appendix.

Feb 2023 - CHF 265mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	1,437
Didimdol Loan	566
Conforming Loan	21
Total	2,024

Loans to Vulnerable Groups

	_
Loan Product	# of Loans
Single-parent	11
Multicultural	13
Disabled	35
Total	91

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	235
Newlyweds	199
Households with Multiple Children	199
Total	633

Feb 2023 - USD 1.3bn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	13,341
Didimdol Loan	644
Conforming Loan	85
Total	14,070

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	4
Multicultural	8
Disabled	30
Total	42

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	475
Newlyweds	175
Households with Multiple Children	346
Total	996

April 2023 - AUD 320mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	2,144
Didimdol Loan	524
Conforming Loan	-
Total	2,668

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	-
Multicultural	-
Disabled	-
Total	-

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	-
Newlyweds	-
Households with Multiple Children	-
Total	-

April 2023 EUR 500mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	2,074
Didimdol Loan	1,754
Conforming Loan	-
Total	3,828

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	23
Multicultural	20
Disabled	74
Total	117

Loans to Policy Support Targets

First Home Buyer Newlyweds	1,333 487
Households with	
Multiple Children	846
Total	2,666

June ~ Aug 2023 - USD 410mn + EUR 150mn

Households Supported

Loan Product	# of Loans
Bogeumjari Loan	3,791
Didimdol Loan	149
Conforming Loan	-
Total	3,940

Loans to Vulnerable Groups

Loan Product	# of Loans
Single-parent	9
Multicultural	31
Disabled	118
Total	158

Loans to Policy Support Targets

Loan Product	# of Loans
First Home Buyer	255
Newlyweds	450
Households with Multiple Children	164
Total	869





Appendix

- I. 2023 Impact Analysis
- II. 2018~2022 Social Covered Bond Impact History

Appendix I. 2023 Impact Analysis (1/5)

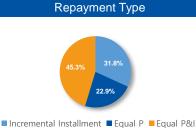
Social Covered Bond issued in Feb 2023



Tenor	# of Loans	Amount (KRW 100 million)
Up to 10 years	133	119
10 years ~ 15 years	86	103
15 years ~ 20 years	182	231
20 years ~ 30 years	1,326	2,487
More than 30 years	297	649
Total	2,024	3,588



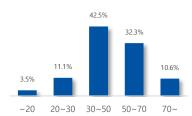
Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	2,024	3,588
Variable Rate	0	0
Total	2,024	3,588



Туре	# of Loans	Amount (KRW 100 million)
Incremental Installment	511	1,140
Equal P	545	823
Equal P&I	968	1,625
Total	2,024	3,588

Income

Customer Information



Income (KRW million)	# of Loans	Amount (KRW 100 million)
~20	127	126
20~30	282	399
30~50	843	1,524
50~70	575	1,159
70~	197	381
Total	2,024	3,588

Loan Amount 37.8% 36.5%

7.4%

4~5

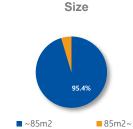
Total

Total

Loan Information

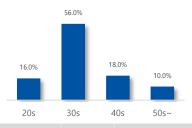


Collateral Information



Туре	# of Loans	Amount (KRW 100 million)
~85m²	1,928	3,422
85m ^{2~}	96	166
Total	2,024	3,588

Age



Age	# of Loans	Amount (KRW 100 million)
20s	319	582
30s	1,010	2,007
40s	410	631
50s~	285	369
Total	2,024	3588

Purpose

2,024

0

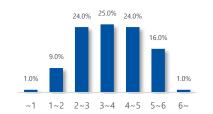
3,588

3.588



Туре	# of Loans	Amount (KRW 100 million)
Purchase	1,765	3,182
Repayment, etc.	259	407

2.024



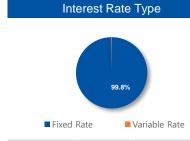
House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	77	37
1~2	350	336
2~3	570	866
3~4	448	880
4~5	353	878
5~6	216	569
6~	10	23
Total	2,024	3,588

Appendix I. 2023 Impact Analysis (2/5)

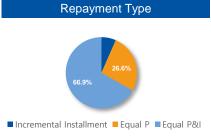
Social Covered Bond issued in Feb 2023



Tenor	# of Loans	Amount (KRW 100 million)
Up to 10 years	1,439	949
10 years ~ 15 years	1,034	903
15 years ~ 20 years	2,042	2,004
20 years ~ 30 years	9,393	12,598
More than 30 years	162	371
Total	14,070	16,825

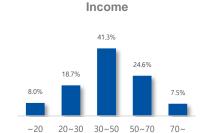


Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	14,049	16,783
Variable Rate	21	41
Total	14,070	16,825



Туре	# of Loans	Amount (KRW 100 million)
Incremental Installment	468	1,105
Equal P	4,168	4,469
Equal P&I	9,434	11,251
Total	14,070	16,825

Customer Information



Income (KRW million)	# of Loans	Amount (KRW 100 million)
~20	1,781	1,339
20~30	3,012	3,142
30~50	5,610	6,942
50~70	2,974	4,133
70~	693	1,268
Total	14.070	16.825

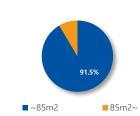
Loan Information



Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	1,836	668
0.5~1	4,755	3,714
1~2	5,808	8,279
2~3	1,465	3,490
3~4	206	673
4~5	0	0
Total	14.070	16.825

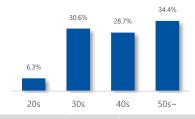
Collateral Information

S	İ	Z	е	



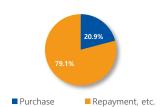
Туре	# of Loans	Amount (KRW 100 million)
~85m²	12,906	15,390
85m ^{2~}	1,164	1,434
Total	14,070	16,825

Age

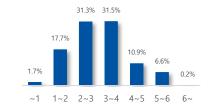


Age	# of Loans	Amount (KRW 100 million)
20s	745	1,055
30s	3,290	5,156
40s	3,987	4,832
50s~	6,048	5,781
Total	14,070	16,825

Purpose



Туре	# of Loans	Amount (KRW 100 million)
Purchase	1,700	3,508
Repayment, etc.	12,370	13,317
Total	14,070	16,825



House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	684	284
1~2	3,869	2,976
2~3	4,553	5,267
3~4	3,551	5,308
4~5	876	1,833
5~6	519	1,115
6~	18	40
Total	14,070	16,825

Appendix I. 2023 Impact Analysis (3/5)

Social Covered Bond issued in Apr 2023



Income (KRW million)	# of Loans	Amount (KRW 100 million)
~20	332	272
20~30	701	769
30~50	1,089	1,201
50~70	546	614
70~	0	0
Total	2,668	2.827

30~50

50~70

70~

~0.5

0.5~1

1~2

~20

20~30

Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	301	116
0.5~1	1,064	846
1~2	1,203	1,643
2~3	100	222
3~4	0	0
4~5	0	0
Total	2,668	2,827

Purpose

2~3

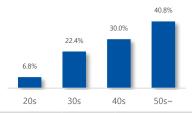
4~5

3~4

Туре	# of Loans	Amount (KRW 100 million)
~85m²	2,497	2,621
85m ^{2~}	171	205
Total	2,668	2,827

■85m2~

■~85m2



Age

Age	# of Loans	Amount (KRW 100 million)
20s	165	193
30s	525	633
40s	786	845
50s~	1,192	1,156
Total	2,668	2,827



Туре	# of Loans	Amount (KRW 100 million)
Purchase	2,668	2,827
Repayment, etc.	0	0
Total	2,668	2,827

		43.3%					
	28.8%		25.5%				
		П					
1.7%				0.6%	0.0%	0.0%	
1	12	2 3	3 1	1.5	56	6	

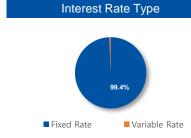
House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
~1	114	49
1~2	994	816
2~3	1,053	1,223
3~4	495	720
4~5	12	18
5~6	0	0
6~	0	0
Total	2,668	2,827

Appendix I. 2023 Impact Analysis (4/5)

Social Covered Bond issued in Apr 2023



Tenor	# of Loans	Amount (KRW 100 million)
Up to 10 years	177	150
10 years ~ 15 years	167	214
15 years ~ 20 years	278	421
20 years ~ 30 years	3,206	6,398
More than 30 years	0	0
Total	3,828	7,183

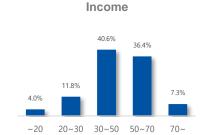


Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	3,799	7,137
Variable Rate	29	46
Total	3,828	7,183



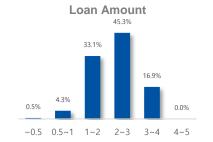
Туре	# of Loans	Amount (KRW 100 million)
Incremental Installment	960	3,513
Equal P	955	1,519
Equal P&I	1,913	2,152
Total	3,828	7,183

Customer Information



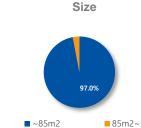
Income (KRW million)	# of Loans	Amount (KRW 100 million)
~20	240	286
20~30	536	846
30~50	1,545	2,913
50~70	1,255	2,616
70~	252	523
Total	3,828	7,183

Loan Information



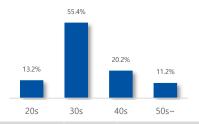
Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	152	39
0.5~1	475	306
1~2	1,634	2,375
2~3	1,293	3,251
3~4	274	1,213
4~5	0	0
Total	3,828	7,183

Collateral Information



Туре	# of Loans	Amount (KRW 100 million)
~85m²	3,718	6,971
85m ^{2~}	110	212
Total	3,828	7,183

Age



Age	# of Loans	Amount (KRW 100 million)
20s	502	948
30s	1,994	3,977
40s	823	1,450
50s~	509	808
Total	3,828	7,183

Purpose

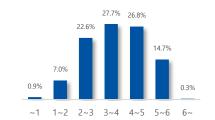


Туре	# of Loans	Amount (KRW 100 million)
Purchase	3,595	6,821
Repayment, etc.	233	362

3.828

Total

House Price



t Ilion)	House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
6,821	~1	135	65
	1~2	518	505
362	2~3	1,022	1,623
	3~4	999	1,989
	4~5	749	1,923
7,183	5~6	398	1,059
	6~	7	20
	Total	3,828	7,183

Appendix I. 2023 Impact Analysis (5/5)

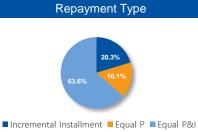
Social Covered Bond issued in Jun~Aug 2023



Tenor	# of Loans	Amount (KRW 100 million)
Up to 10 years	237	233
10 years ~ 15 years	151	191
15 years ~ 20 years	301	435
20 years ~ 30 years	2,374	4,549
More than 30 years	877	2,100
Total	3,940	7,508



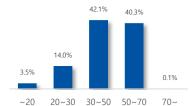
Туре	# of Loans	Amount (KRW 100 million)
Fixed Rate	3,931	7,487
Variable Rate	9	21
Total	3,940	7,508



Туре	# of Loans	Amount (KRW 100 million)
Incremental Installment	626	1,527
Equal P	750	1,207
Equal P&I	2,564	4,773
Total	3,940	7,508

Income 42.1% 40.3%

Customer Information



Income (KRW million)	# of Loans	Amount (KRW 100 million)
~20	257	266
20~30	669	1,052
30~50	1,601	3,158
50~70	1,411	3,026
70~	2	622
Total	3,940	7,508

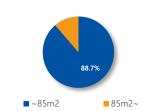
Loan Information



Loan Amount (KRW 100million)	# of Loans	Amount (KRW 100 million)
~0.5	165	53
0.5~1	595	419
1~2	1,504	2,246
2~3	1,205	3,007
3~4	442	1,640
4~5	29	144
Total	3,940	7,508

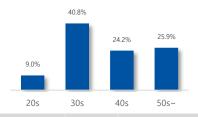
Collateral Information

Ş	Size	



Туре	# of Loans	Amount (KRW 100 million)
~85m²	3,518	6,661
85m ^{2~}	422	847
Total	3,940	7,508

Age



Age	# of Loans	Amount (KRW 100 million)
20s	335	679
30s	1,399	3,064
40s	1,000	1,818
50s~	1,206	1,946
Total	3,940	7,508

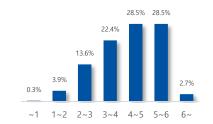
Purpose



Туре	# of Loans	Amount (KRW 100 million)
Purchase	1,354	2,801
Repayment, etc.	2,586	4,707

3.940

Total

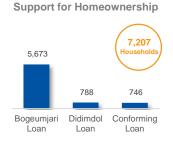


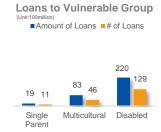
t Ilion)	House Price (KRW 100million)	# of Loans	Amount (KRW 100 million)
	~1	57	24
2,801	1~2	347	290
	2~3	755	1,025
4,707	3~4	909	1,679
4,707	4~5	965	2,142
	5~6	832	2,143
7,508	6~	75	205
	Total	3,940	7,508

Appendix II. 2018~2022 Social Covered Bond Impact History

Mar 2022 Social Covered Bond





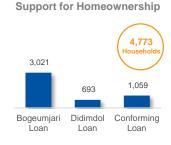


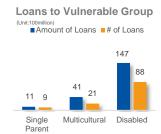


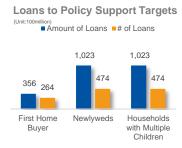
(100% Allocated)

Jul 2022 Social Covered Bond





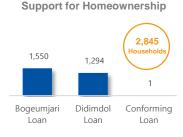


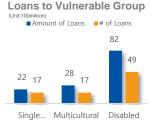


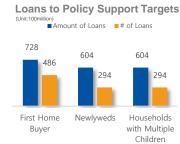
(100% Allocated)

Oct 2022 Social Covered-Bond





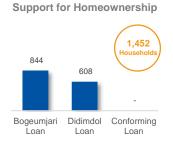




(100% Allocated)

Dec 2022 Social Covered Bond





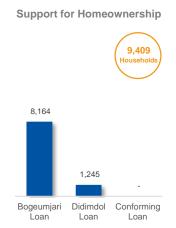


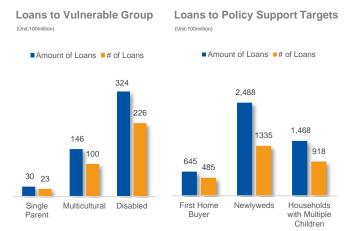
(100% Allocated)

Appendix II. 2018~2022 Social Covered Bond Impact History

Jun 2021 Social Covered Bond

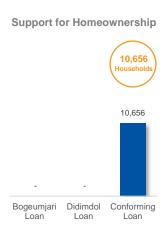






Oct 2021 Social Covered Bond

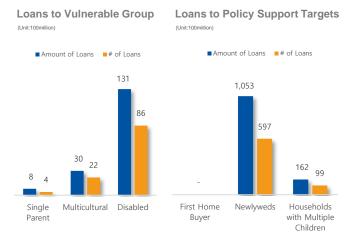




Jul 2020 Covid-19 Response Covered-Bond





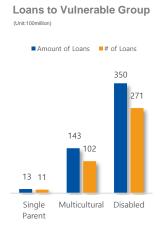


Appendix II. 2018~2022 Social Covered Bond Impact History

Feb 2020 Social Covered Bond









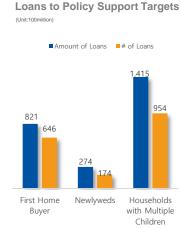
Jun 2019 Social Covered Bond

KHFC
EUR 500 million
0.100% due 2024
Social Covered Bond
Jul 2019

(100% Allocated)







Oct 2018 Social Bond





