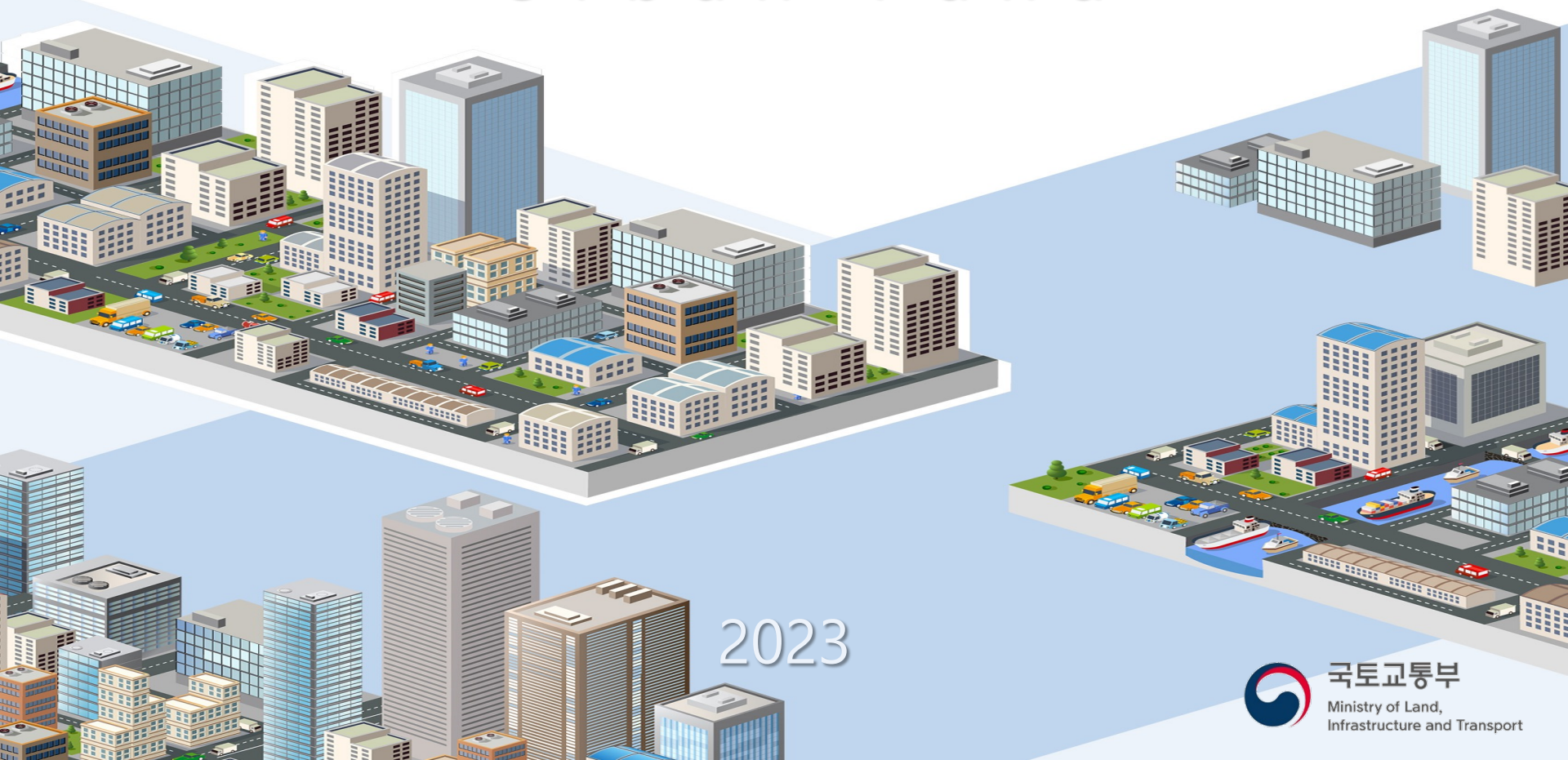


For the promotion of housing welfare and revitalization of  
urban regeneration

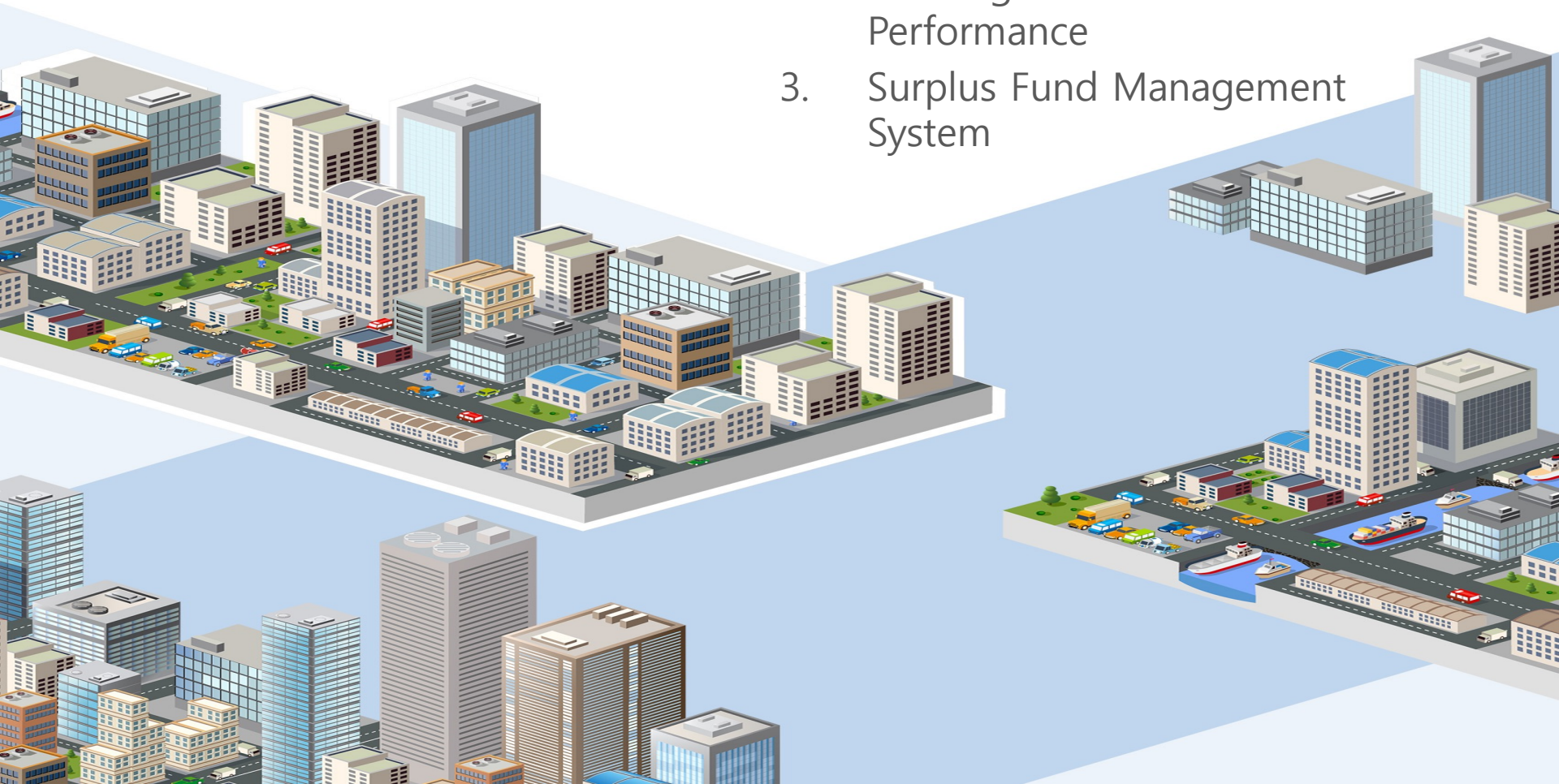
# National Housing and Urban Fund



2023

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# 1. Overview of the Housing and Urban Fund

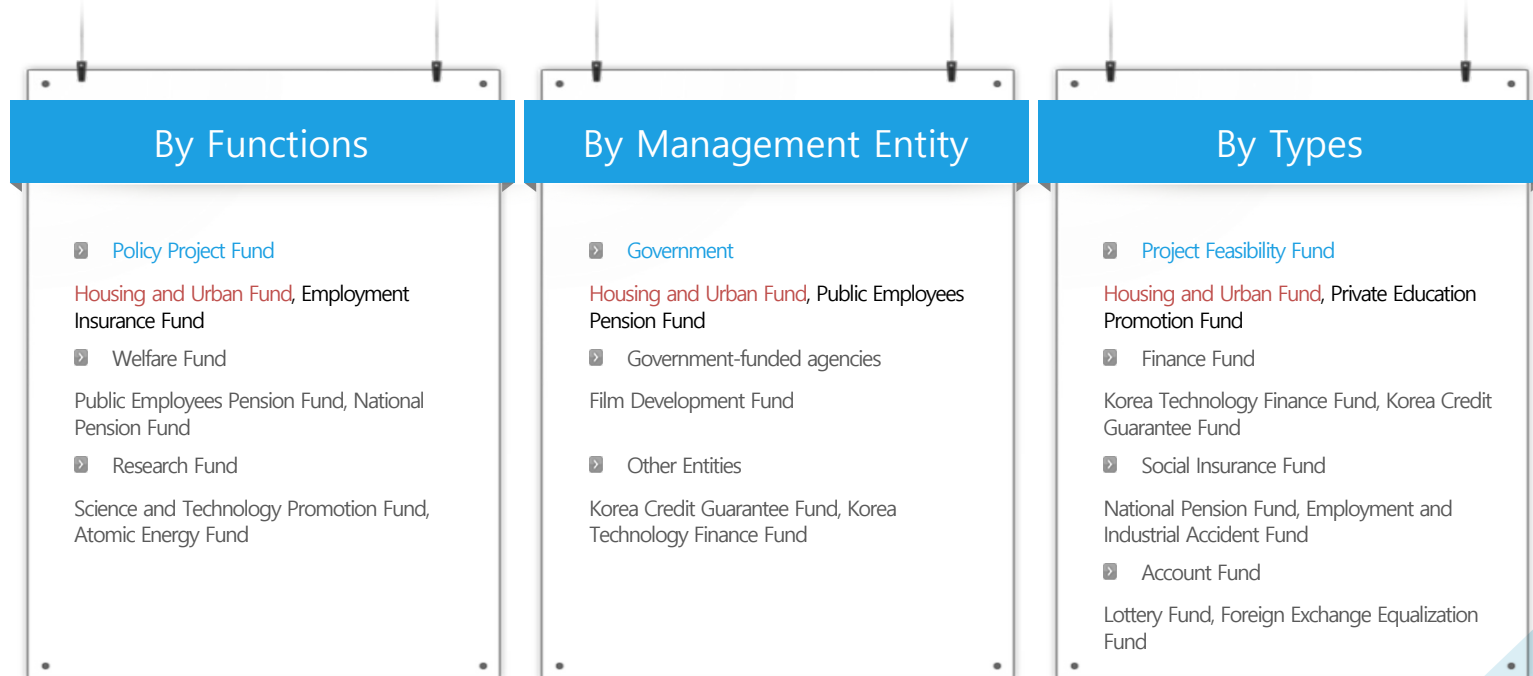


# 1. Overview of the Housing and Urban Fund

## Definition of Fund

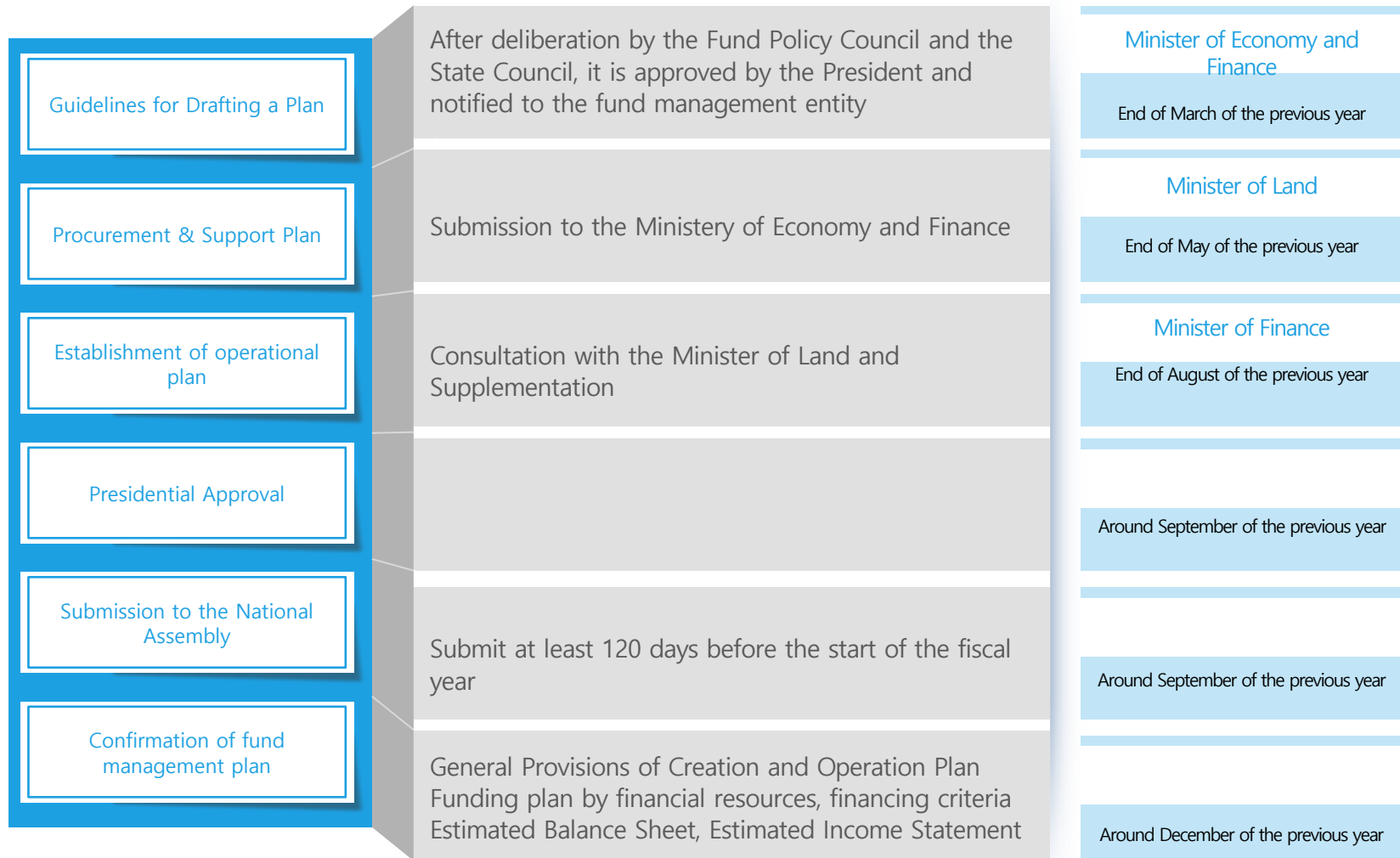
- Specific funds established by law only when the State needs to flexibly use certain funds for a specific purpose.
- Unlike general and special accounts, it is not based on revenue, expenditure, or budget, but operates separately from the budget.

## Classification of Funds



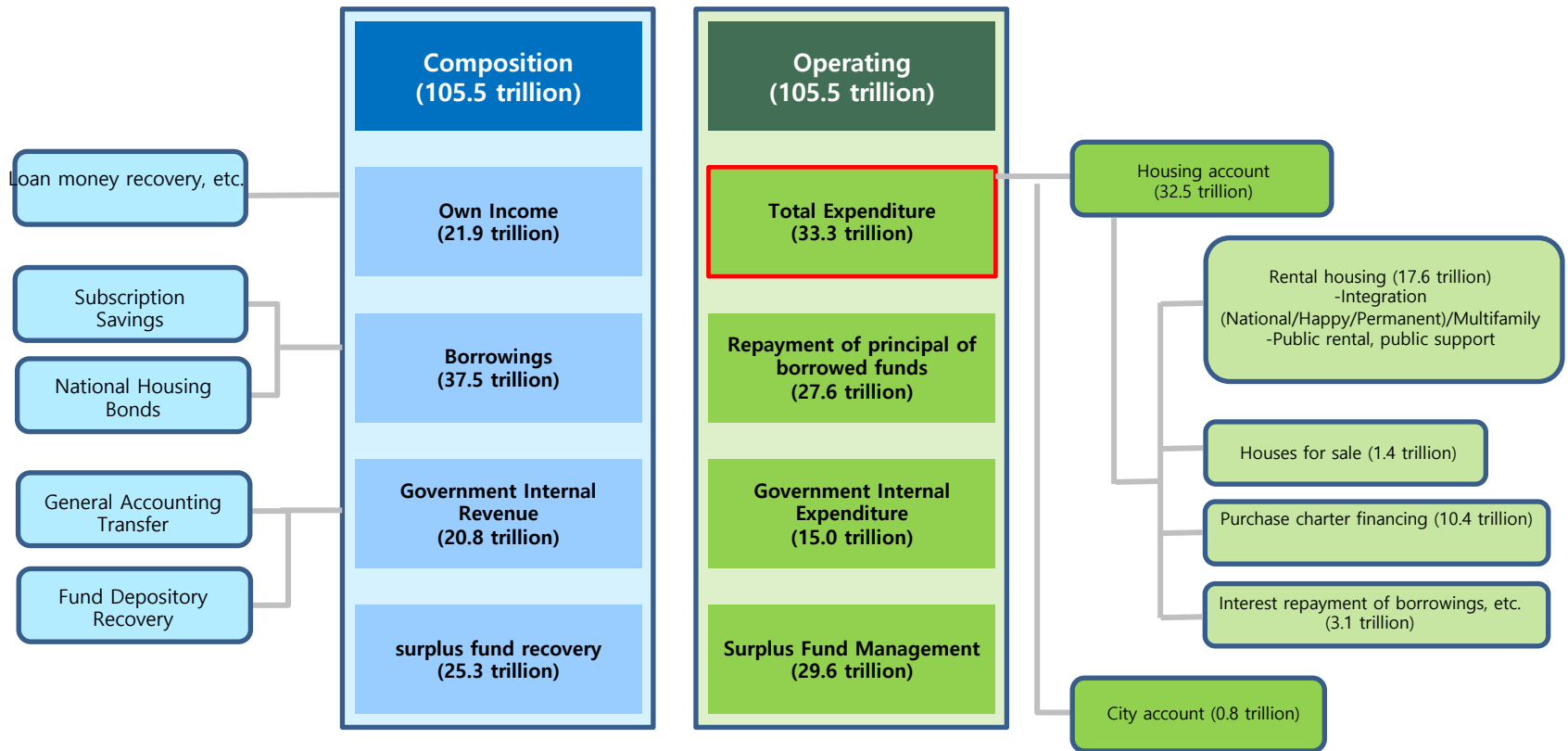
# 1. Overview of the Housing and Urban Fund

## Establishment of a fund management plan (Article 66 of the National Finance Act)



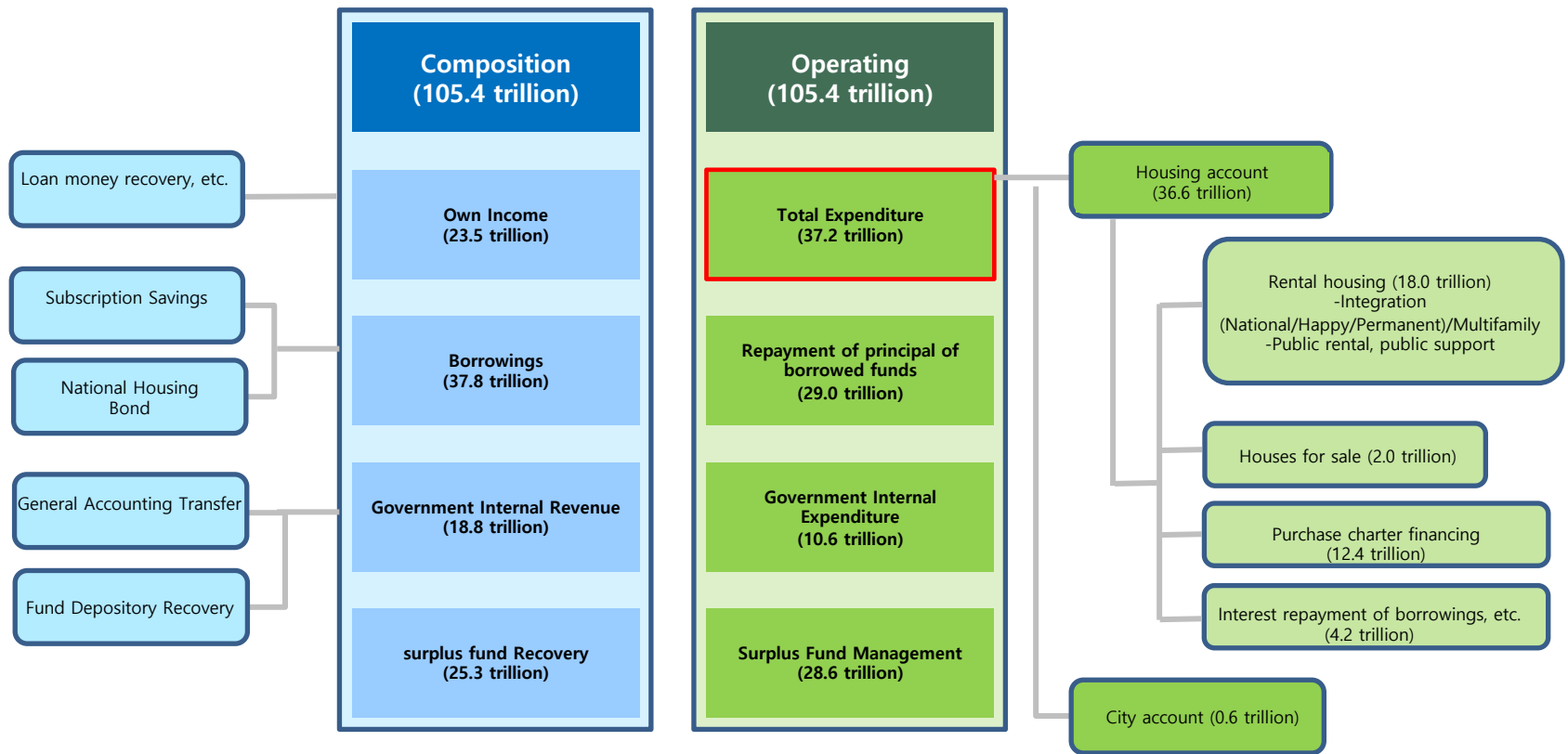
# 1. Overview of the Housing and Urban Fund

## '23 Housing and Urban Fund Making, Operation Budget



# 1. Overview of the Housing and Urban Fund

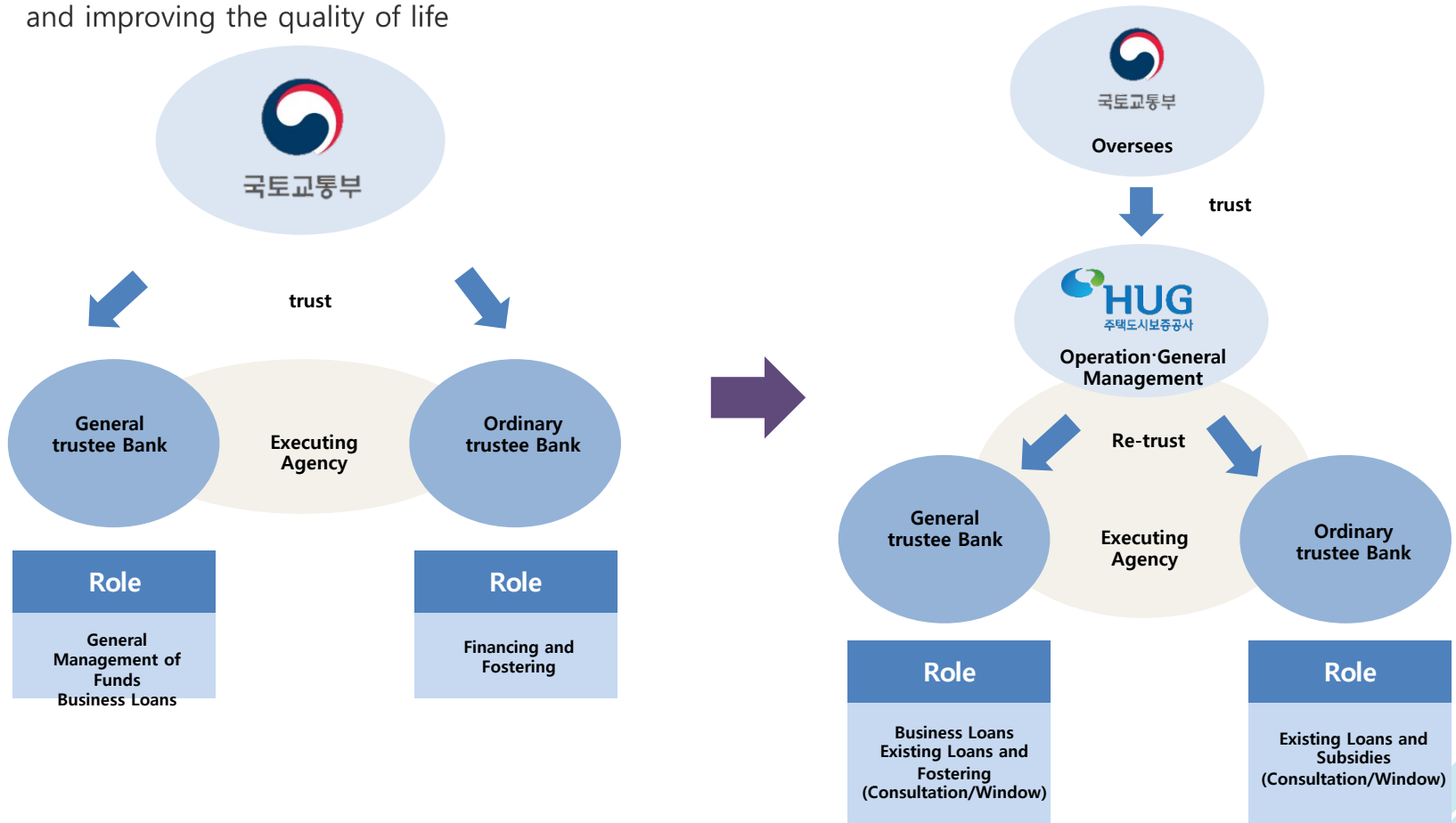
## 24 Housing and Urban Fund Making, Management Budget



# 1. Overview of the Housing and Urban Fund

## Housing and Urban Fund Work System

- (Legal basis) Articles 1 and 3 of the Housing and Urban Fund Act
- (Purpose of installation) Increasing housing welfare, revitalizing urban regeneration and improving the quality of life





# 1. Overview of the Housing and Urban Fund

## History of the Housing and Urban Fund



# 1. Overview of the Housing and Urban Fund

## Direction of Housing and Urban Fund Reorganization



The National Housing Fund, which was established in 81 and has only provided housing funds, was reorganized into the Housing and Urban Fund in line with the economic development stage and changes in the housing market.



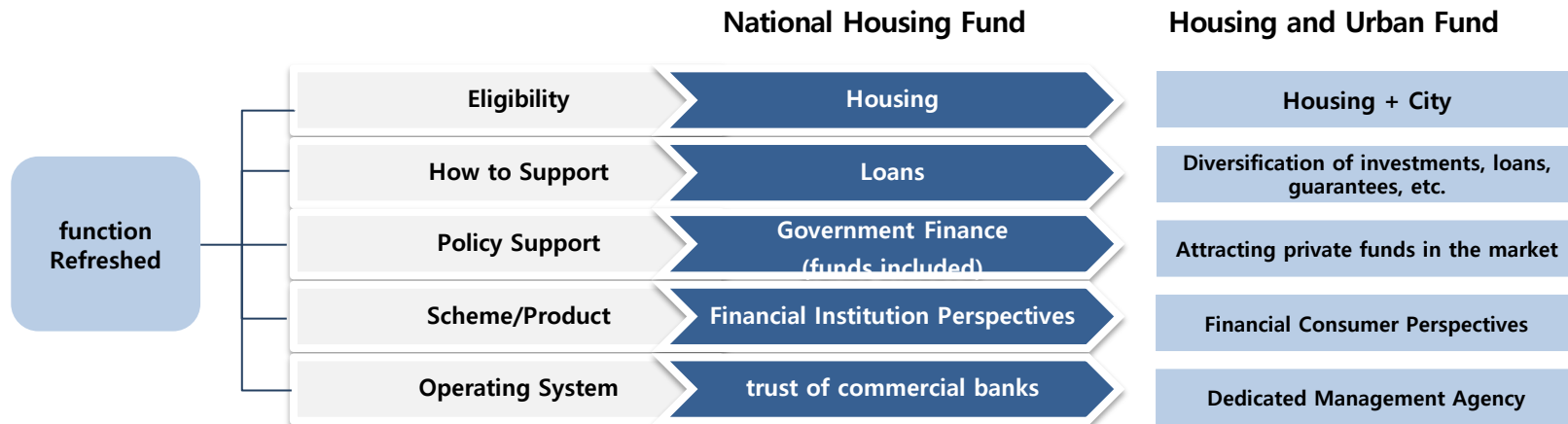
Other than the existing simple financing method, Financing according to the nature of the business through customized support such as a warranty  
Serving as a primer for commercial funds



Designated the Korea Housing and Urban Guarantee Co., Ltd. as a dedicated management agency to strengthen the publicity and accountability of fund management ('15.7 launch)

# 1. Overview of the Housing and Urban Fund

## Direction of Housing and Urban Fund Reorganization



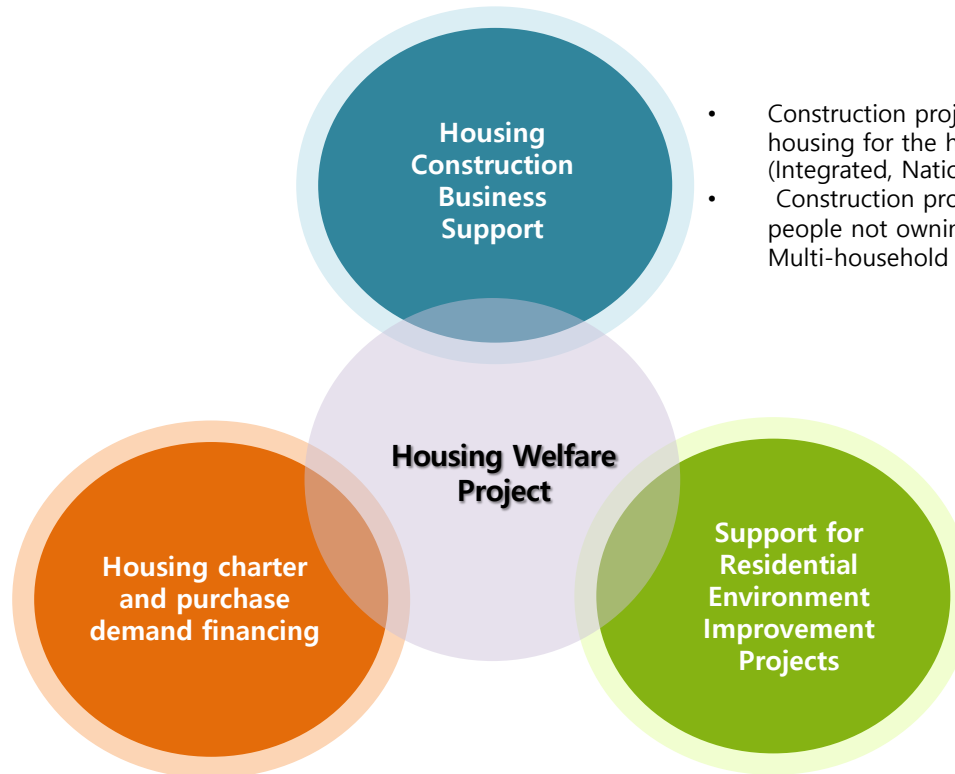
# 1. Overview of the Housing and Urban Fund

## Role of the Housing and Urban Fund



# 1. Overview of the Housing and Urban Fund

## Role of the Housing and Urban Fund



- Construction project investment and loan support to rental housing for the homeless, the first year of society, etc. (Integrated, National, Happy Housing, etc.)
- Construction project financing support to housing for the people not owning a house and, urban poor (Public sale & Multi-household & Multi-family housing, etc.)

- Housing purchase or rental fund support for workers not owning a house
- Charter rental financing support to alleviate the burden of renting for low-income urban residents
- Financing for purchase and rental housing to stabilize rental prices and resolve unsold housing

- Loan support for the improvement of old and defective houses in areas with a high concentration of urban poor people
- Support for the installation of housing facilities for the vulnerable where there are National Rental, Happy Housing, Permanent Lease Housing Construction

# 1. Overview of the Housing and Urban Fund

## ■ Housing Subscription Comprehensive Savings

Eligibility	<p>Individual or Foreign Residents Including overseas Koreans who have a residence in Korea</p>	Subscribe deposit installment standard but remove age limit
Membership Restrictions	<p>1 account per person Across all financial institutions, only one of the housing comprehensive subscription savings, subscription savings, subscription deposits, and subscription installments can be subscribed</p>	Maintain the principle of one person, one account for the efficient operation of the subscription system
Savings period	<p>Until the day of the selection of the tenant Excludes public rental housing that is not converted into a sale</p>	The same standards as the existing subscription passbook are applied

# 1. Overview of the Housing and Urban Fund

## ■ Housing Subscription Comprehensive Savings

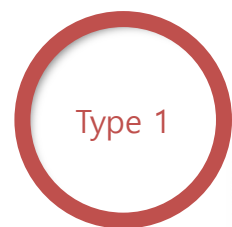
Classification	Subscription Deposit	Subscription Installment	Subscription Savings
Eligibility	At least 19 years old	Same as left	Heads of houseless households
Savings method	One-time deposit	A certain amount per month	Same as left
Savings	KRW 2~15 million	KRW 50,000~500,000	KRW 20,000~100,000
Banks	15 Banks Nationwide	Same as left	Trustee Bank
Available Housing	Private	Private (85m <sup>2</sup> or less)	National
Time Limitation to be Eligible	Enrollment is not allowed after September 1, 2015		



Housing Subscription Comprehensive Savings
Domestic Residents
A certain amount per month (KRW 15,000,000 one-time deposits are possible)
KRW 20,000~500,000
Trustee Bank
National, Private
Eligible with no time limitation

# 1. overview of the Housing and Urban Fund

## ▣ National Housing Bond (as of the end of '23)

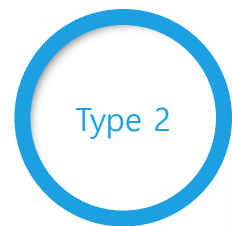


Type 1

1.3% compound interest per annum, lump sum repayment with a maturity of 5 years

Real Estate Registration, Licenses and Permits · Registration, construction contract

81.6 trillion won balance  
13.4 Trillion Issuance  
13.9 Trillion Won Redemption



Type 2

0% per annum, lump sum repayment with a maturity of 10 years

Recipients of housing in excess of 85m<sup>2</sup>

May 2013 No purchase target due to the abolition of the bond bidding system

2.37 billion won balance  
As of '23 no issuance  
160 million won repayment



Type 3

0% per annum, lump sum repayment with a maturity of 10 years

A person who provides housing exceeding 85m<sup>2</sup> in public housing land

2006.2 Abolished with the revival of Class 2 bonds

No Balance  
As of '23 no issuance  
As of '23 no repayment

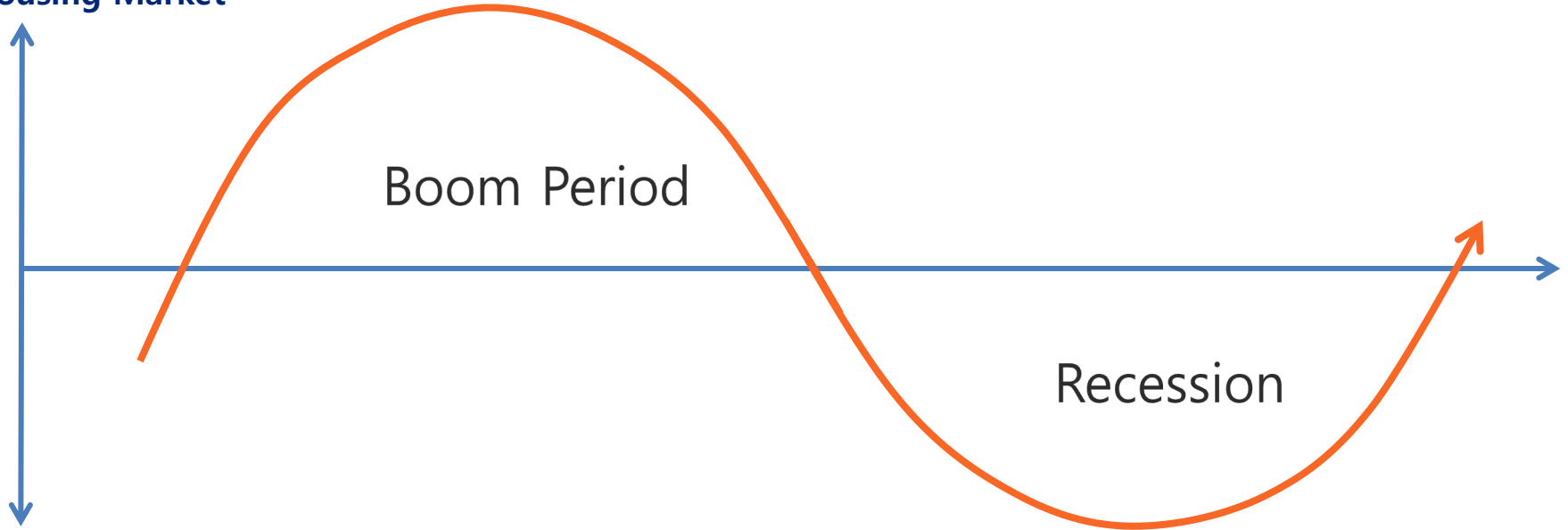


## 2. Housing and Urban Fund Performance



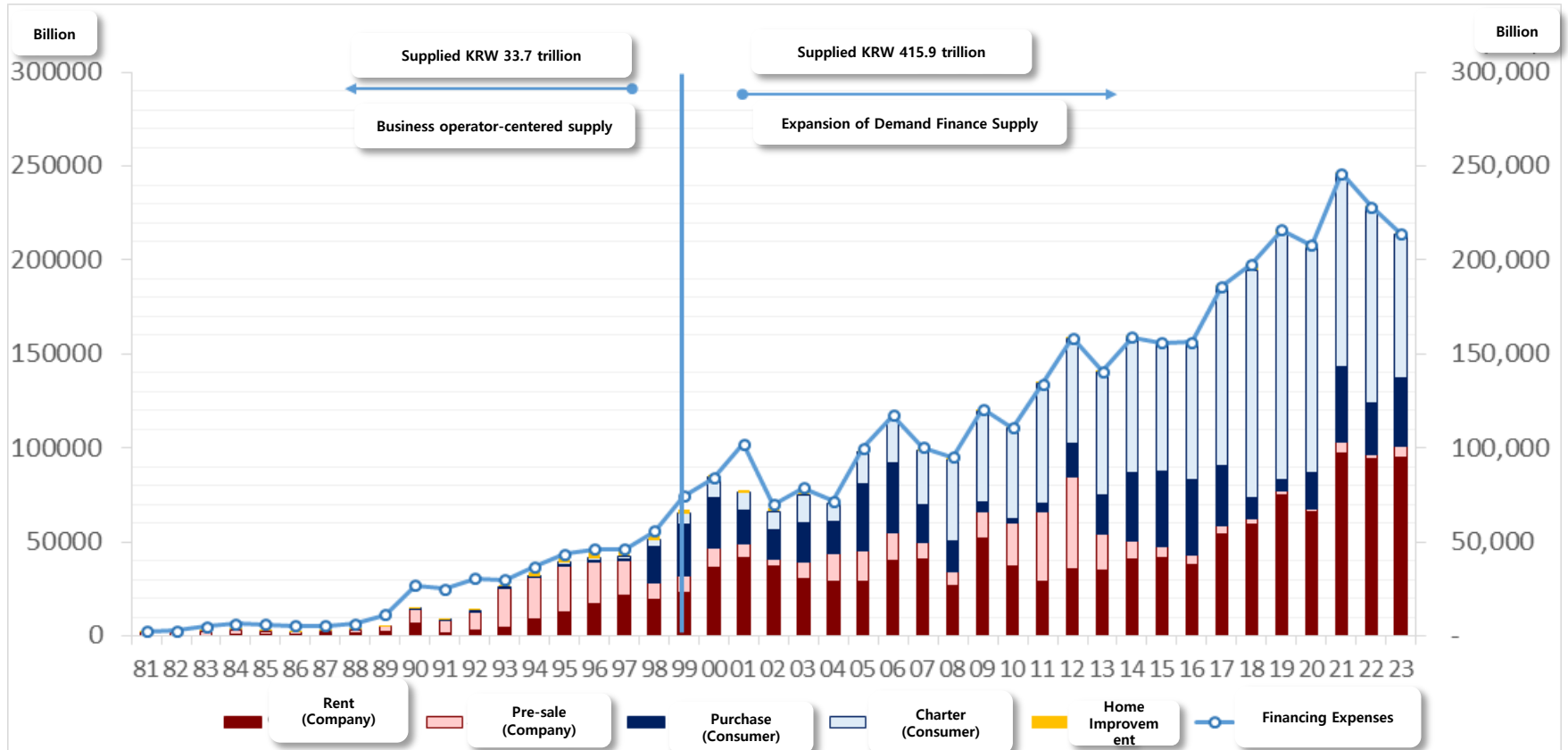
## 2. Housing and Urban Fund Performance

Housing Market



## 2. Housing and Urban Fund Performance

### ▣ Achievements so far (as of the end of '23)



Support for the construction of rental housing  
3,640,000



Housing construction support  
2,120,000



Other Housing Construction Support  
690,000



Charter Loans  
3,710,000



Purchase Loans  
1,260,000

## 2. Housing and Urban Fund Performance

### ▣ Housing and Urban Fund Financing Products

Personal  
Goods

#### Purchase Funds

Stepping stones, newlyweds, public share type mortgages, officetel purchases

#### Rent Fund

Support, Newlyweds, Youth Guarantors, Mid-term Youth, Housing Stability

KRW 241.6 trillion

Support for the purchase of 1,260,000 units

3,710,000 charter support

Enterp  
rise  
Goods

#### Public Lease

National, Permanence, Happiness, Unity

#### Private Rental

Public support, long-term, semi-housing, single-family, social rental

#### Pre-sale

Public pre-sale, post-sale, semi-housing

KRW 208 trillion

3,640,000 rental support

Support for the sale of 2,120,000 units

## 2. Housing and Urban Fund Performance

### Invested in the Housing and Urban Fund

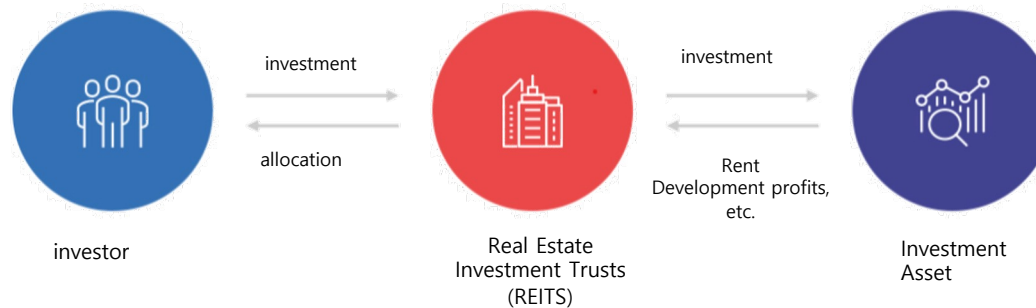


#### Rental REITs Fund Investment

Rental companies supply rental housing through rental REITs  
HUG conducts investment review and follow-up management of REITs

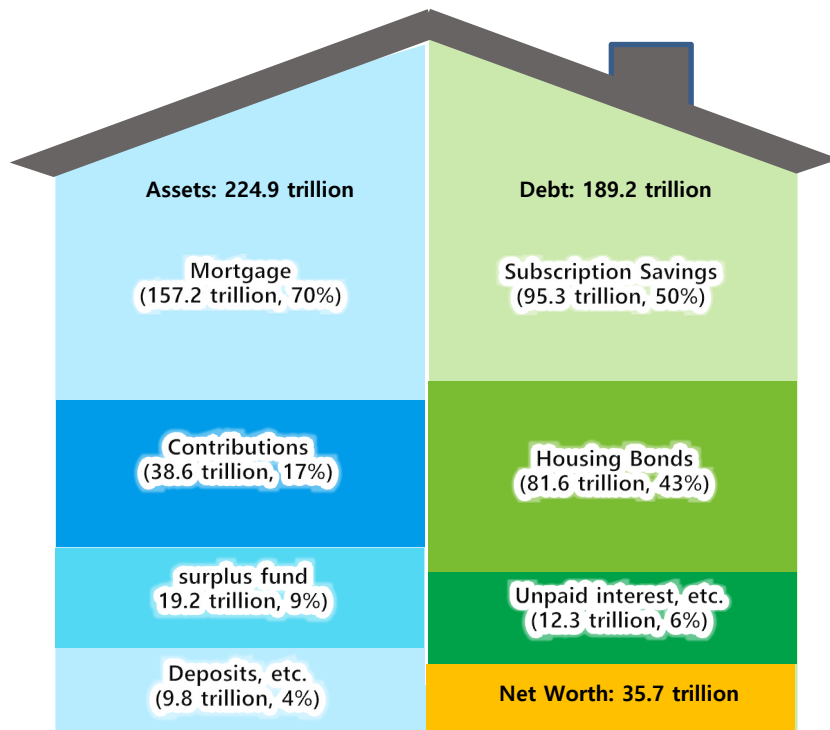
Total investment of KRW 6.7 trillion  
Investment of KRW 5.1 trillion in private rental  
Investment of KRW 1.6 trillion in public rental

#### REITs Basic Structure



## 2. Housing and Urban Fund Performance

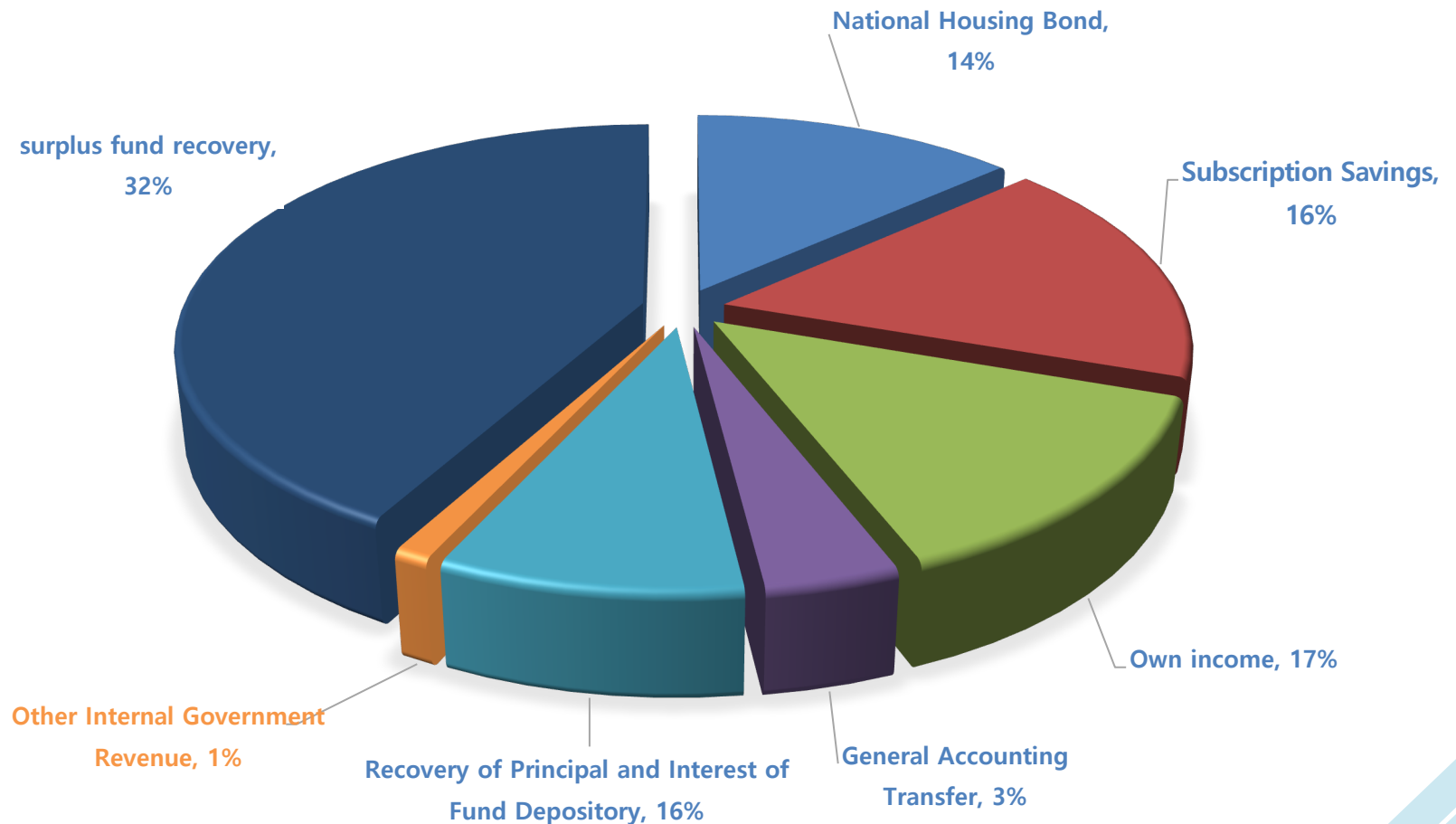
### Financial Status ('23 of settlement)



Category	Total Assets	debt	Net Worth
2018	171.3 trillion	150.5 trillion	20.8 trillion
2019	182.2 trillion	158.2 trillion	24.0 trillion
2020	199.4 trillion	172.2 trillion	27.2 trillion
2021	219.8 trillion	189.4 trillion	30.4 trillion
2022	220.8 trillion	189.1 trillion	31.7 trillion
2023	224.9 trillion	189.2 trillion	35.7 trillion

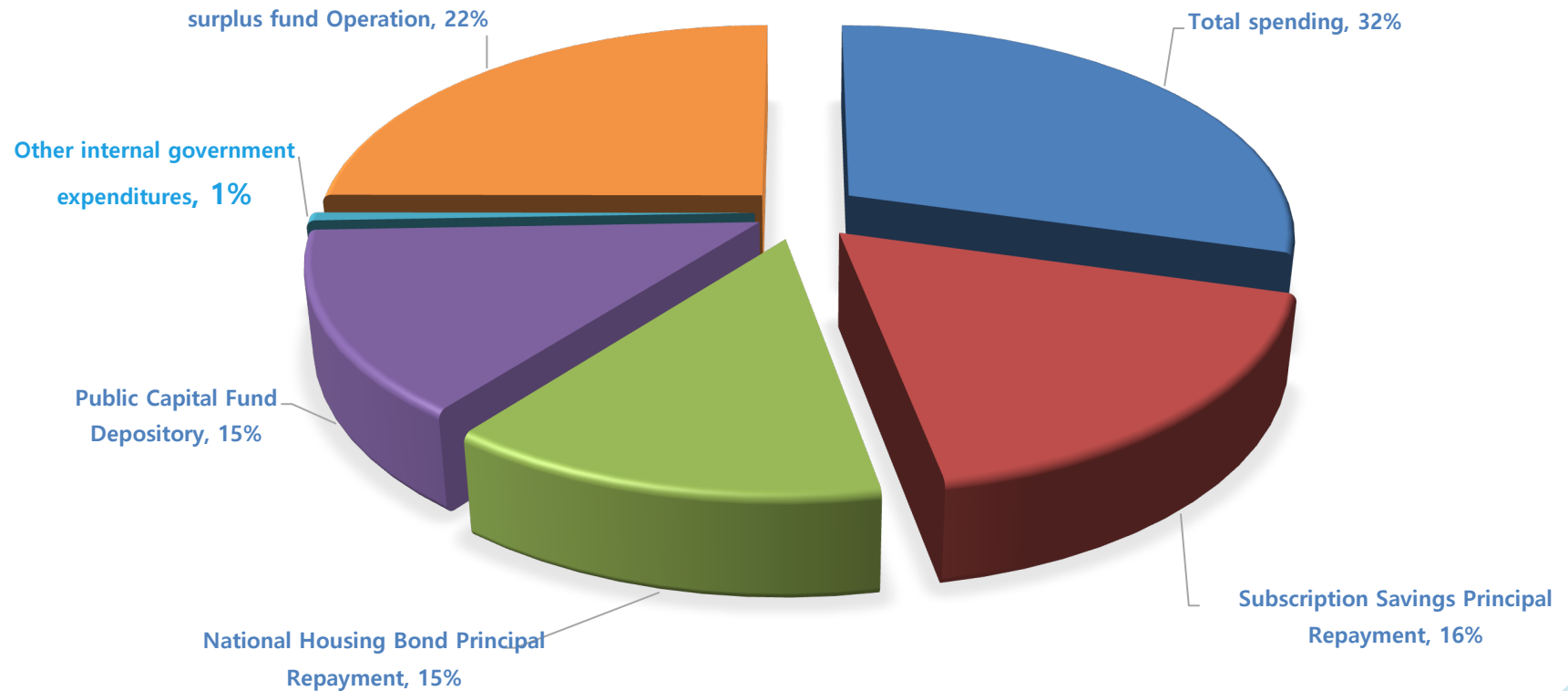
## 2. Housing and Urban Fund Performance

'23 composition performance of 95.4 trillion won



## 2. Housing and Urban Fund Performance

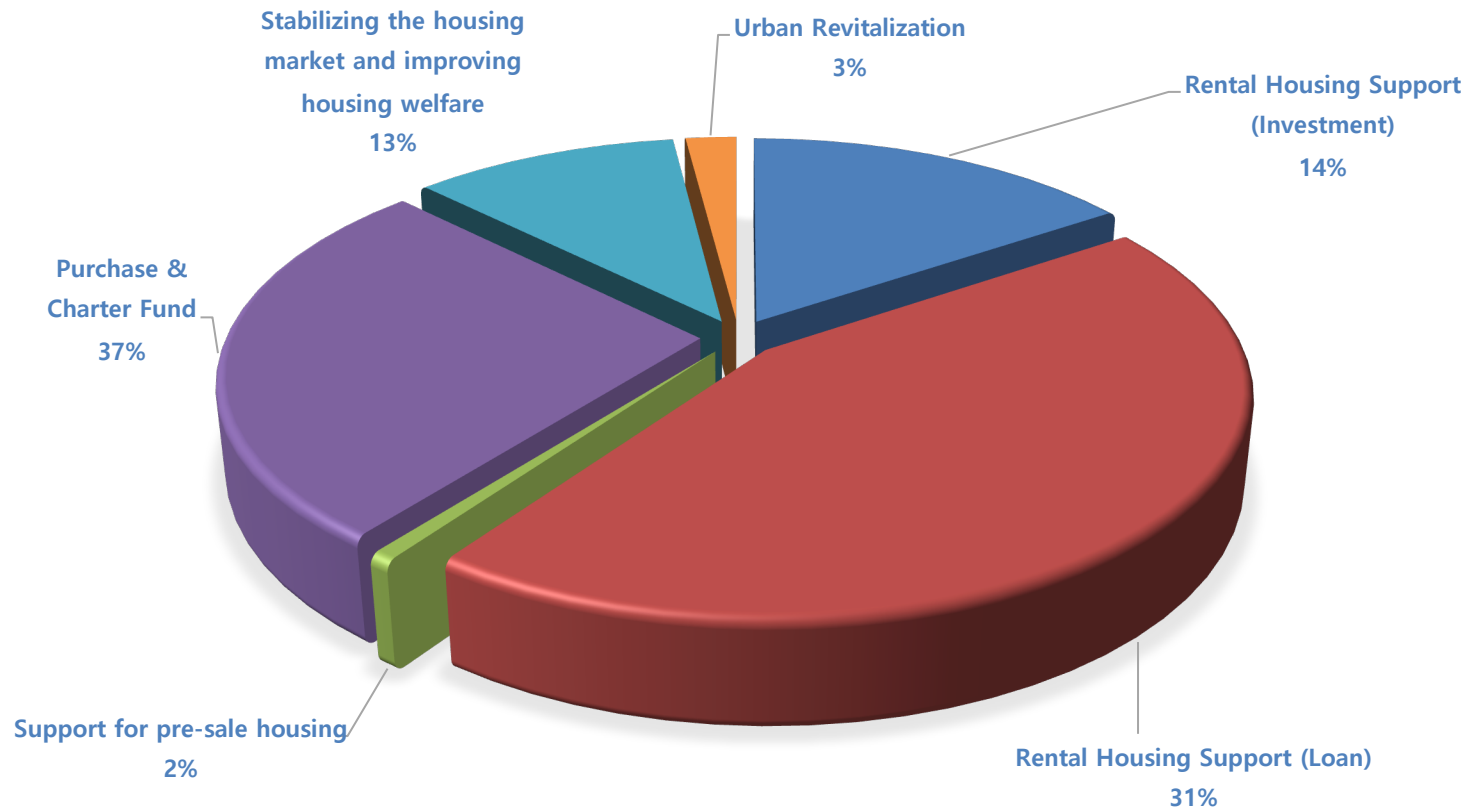
'23 operating performance of 95.4 trillion





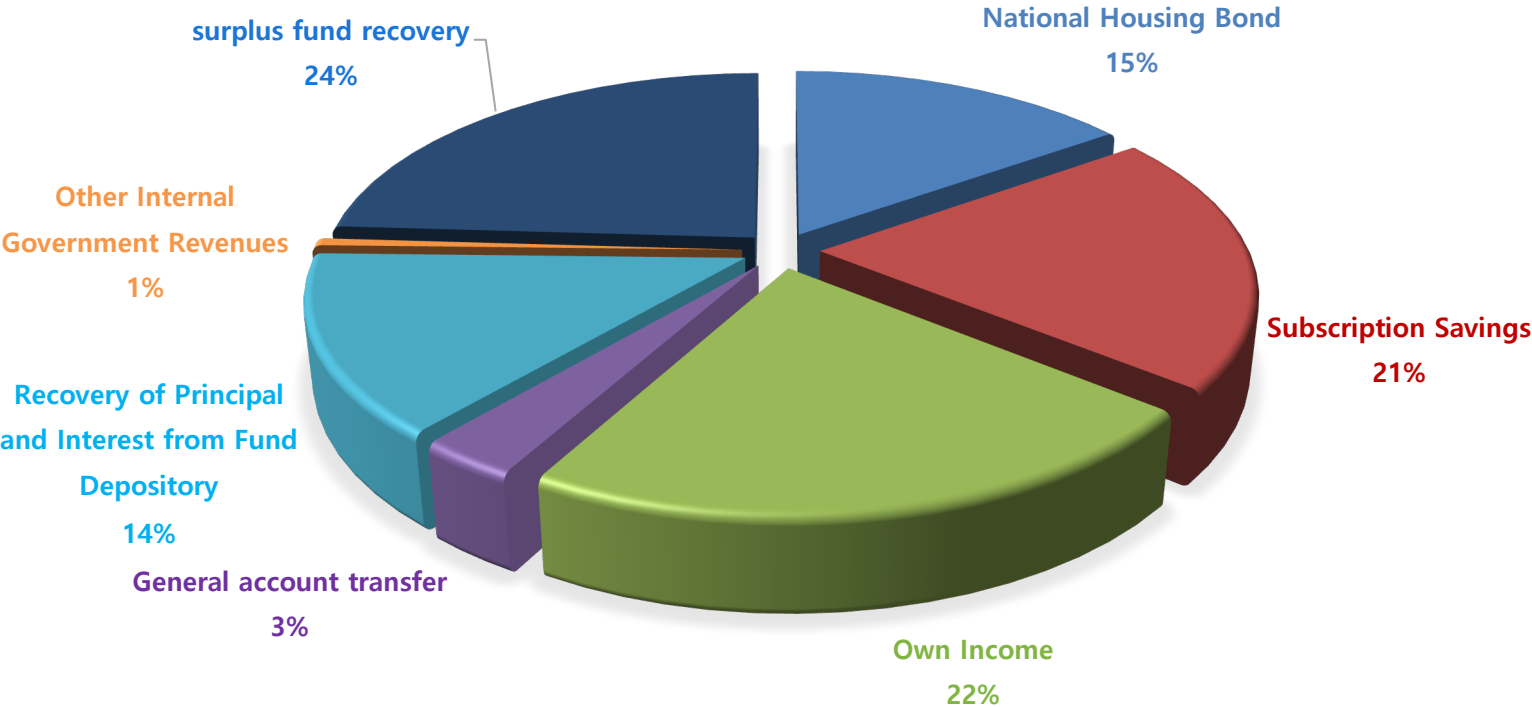
## 2. Housing and Urban Fund Performance

'23 operating performance (total expenditure) 30.5 trillion



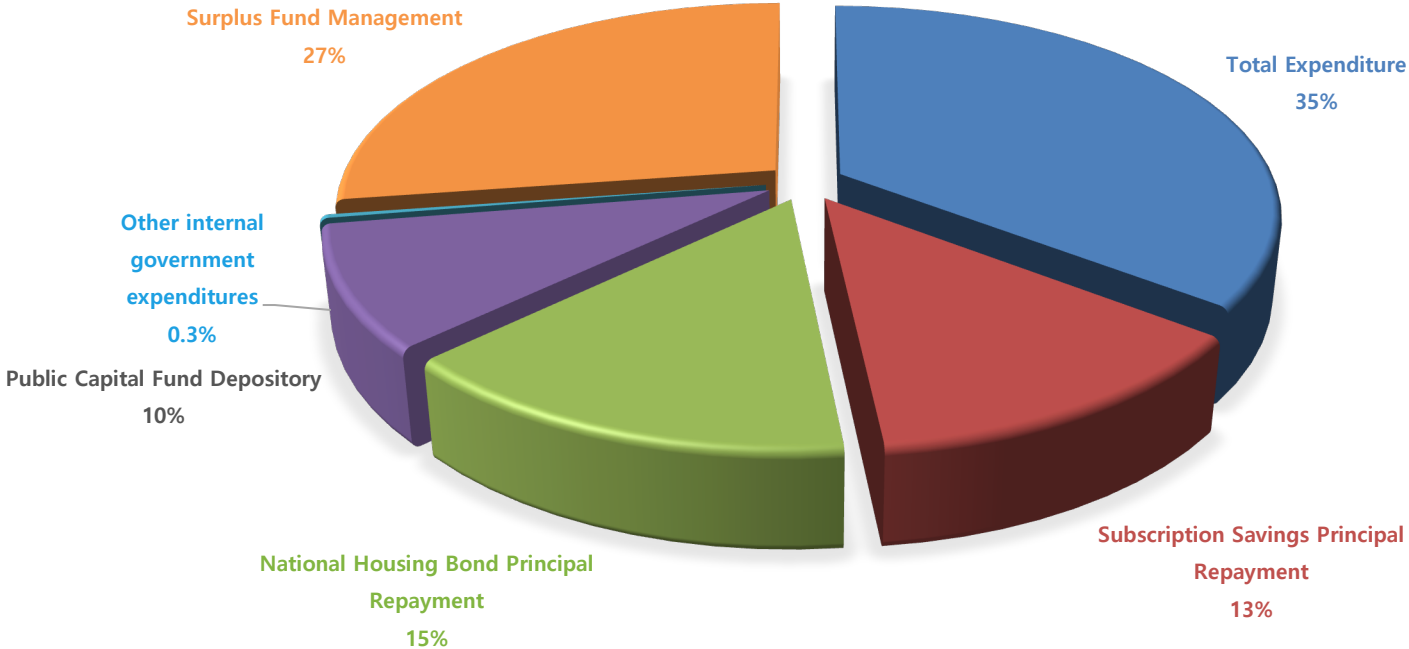
# 4. 24Housing and Urban Fund Plan

'24 composition plan 105.4 trillion



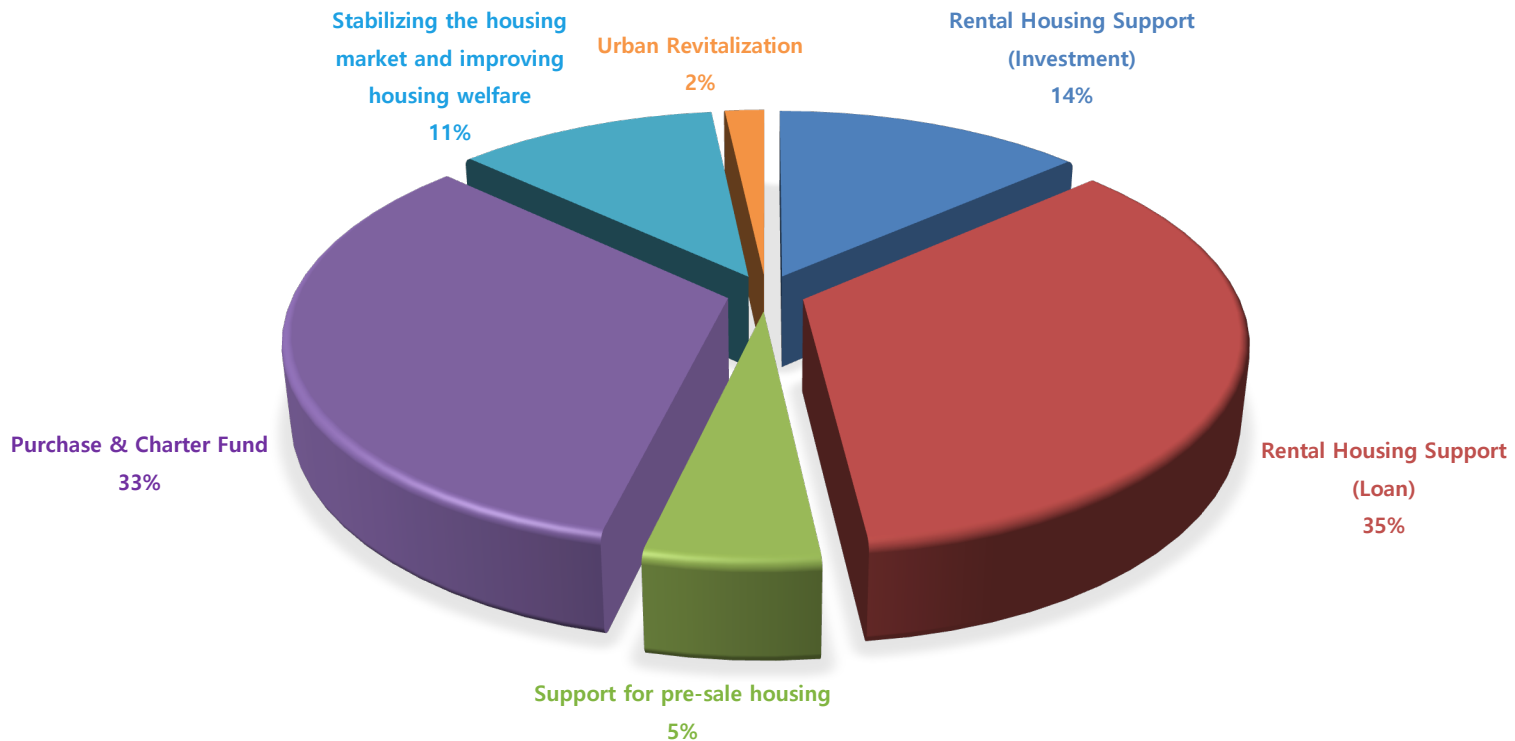
# 4. 24Housing and Urban Fund Plan

'24 operation plan: 105.4 trillion



## 4. 24Housing and Urban Fund Plan

'24 operational plan (total expenditure) 37.2 trillion

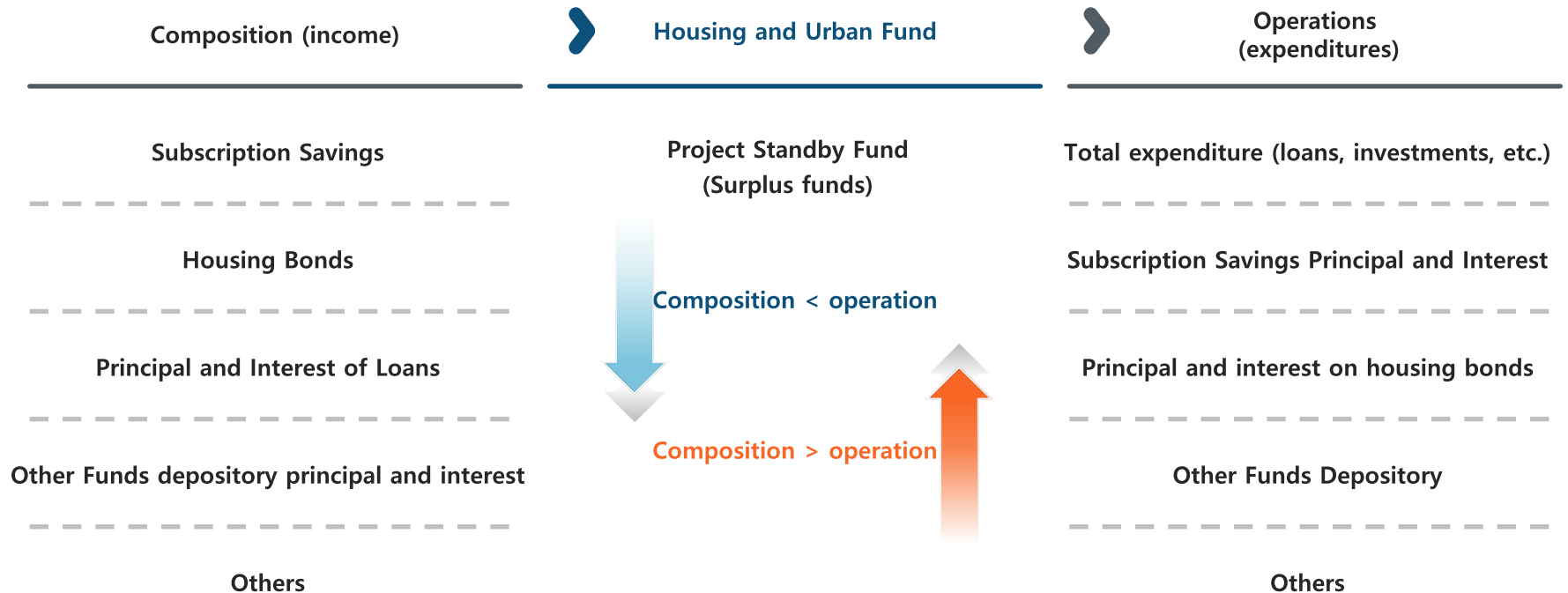


# 3. Surplus Fund Management System



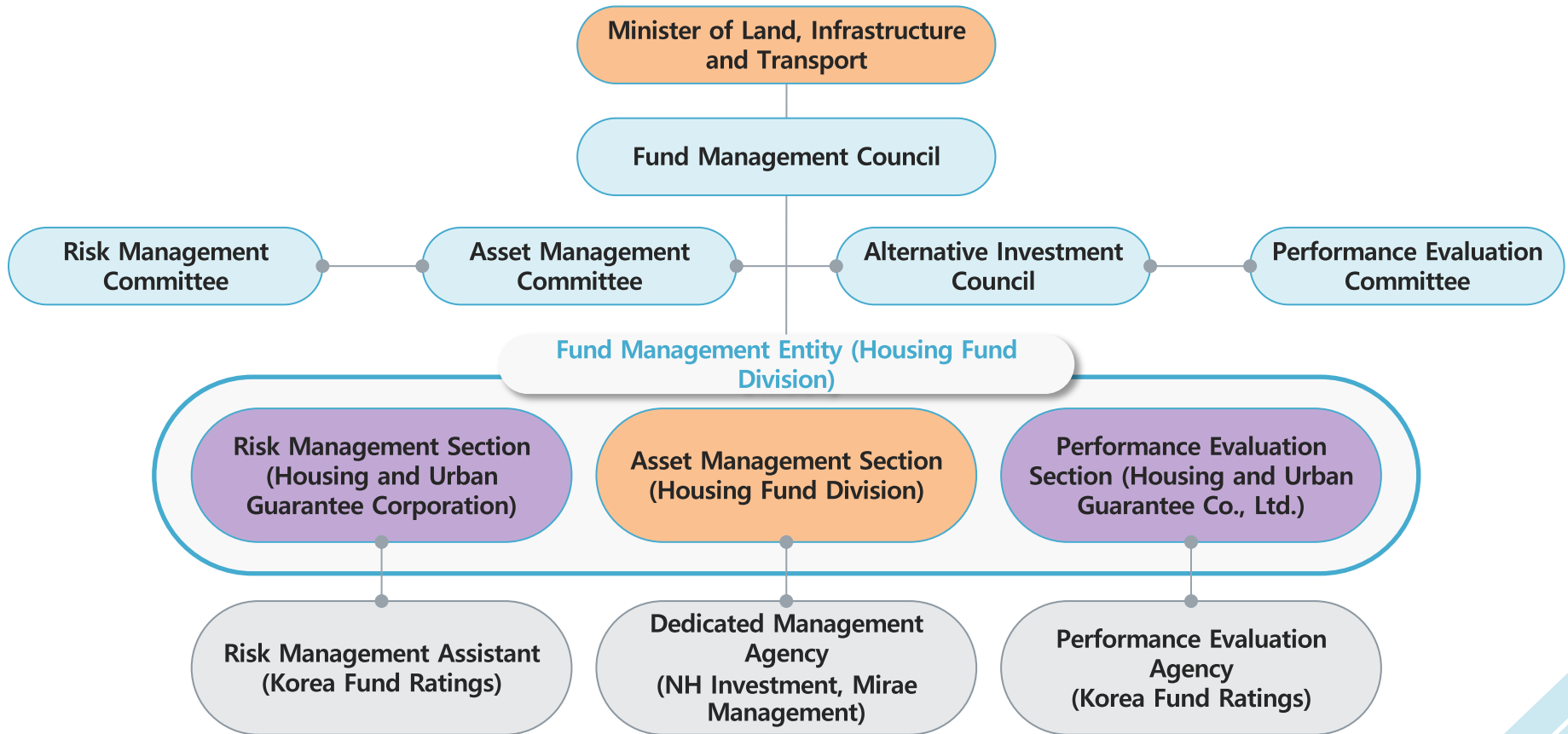
### 3. Surplus Fund Management System

#### Business standby fund (surplus funds)



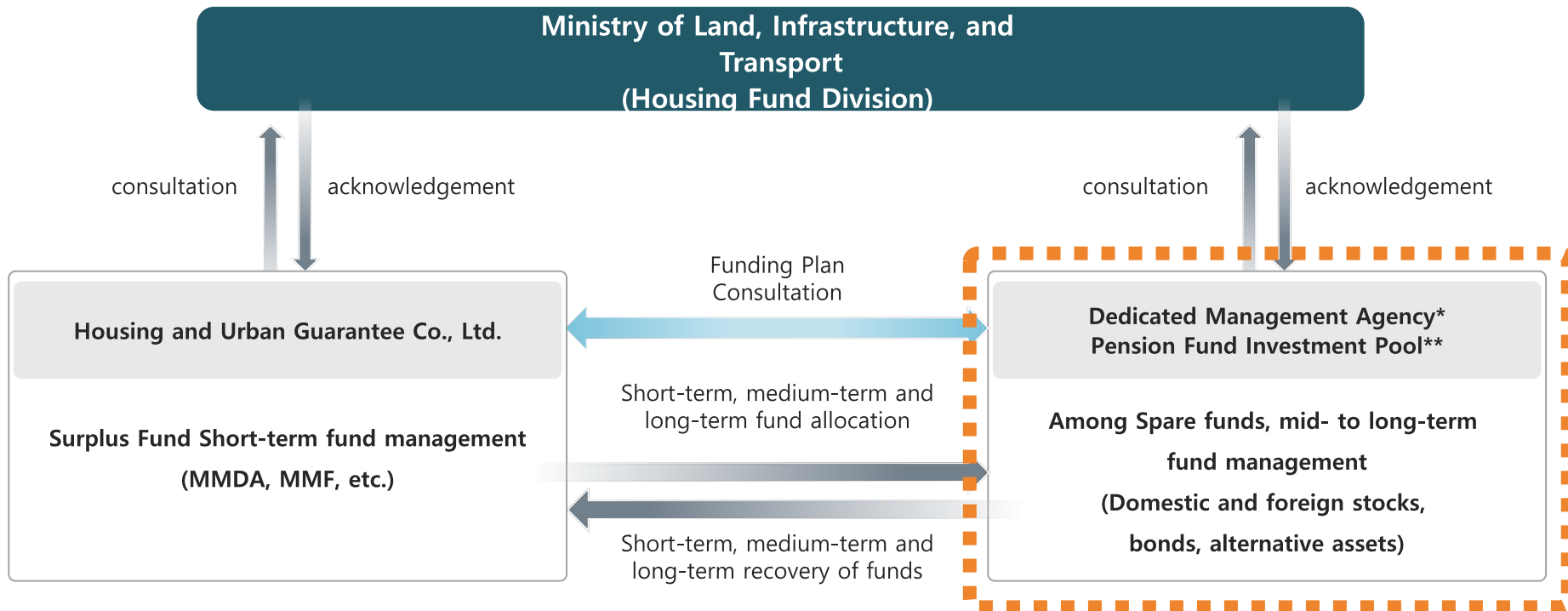
### 3. Surplus Fund Management System

#### Organizational structure of the Fund Management Committee



### 3. Surplus Fund Management System

#### Surplus Fund Management Method



\* Management Agency: NH Investment & Securities, Mirae Asset Asset Management

\*\* Pension Fund Investment Pool: Samsung Asset Management, Mirae Asset Asset Management



### 3. Surplus Fund Management System

#### ■ Dedicated Operational Organization (O-CIO) Role



NH Investment & Securities 25 (15 in asset management)

Mirae Asset Asset Management 23 (13 in charge of asset management)

#### Authorities and Responsibilities

- Perform tactical asset allocation
- Composition and management of spare fund management individual manager pool
- Allocation and management of surplus funds by individual collective investment vehicles
- Direct management of some short-term funds
- Cash flow and liquidity management of spare funds
- Account processing and management of investment funds
- Comprehensive advice and training on fund asset management
- Achievement of business objectives and consideration of publicity, etc., if necessary
- Purchase and direct management of specific assets



### 3. Surplus Fund Management System

#### Surplus Fund Management Status

Funds	End of 23		End of 22		23 Average Balance	
	Operating	Portion	Operating	Portion	Operating	Portion
Short term	4.2867 trillion	22.3%	1.6117 trillion	5.6%	2.5782 trillion	12.7%
Medium to long-term	14.9646 trillion	77.7%	27.1108 trillion	94.4%	17.6497 trillion	87.3%
sum	19.2513 trillion		28.7225 trillion won		20.2279 trillion	

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# Thank you.

