

General Description of
Public Corporation for Housing
Improvement and Development



General Description of Public Corporation for Housing Improvement and Development

1. Founding

Public Corporation for Housing Improvement and Development (hereinafter referred to as the 'HID') was founded as a non-profit organisation in 1955, when Japan was standing at the threshold of high economic growth after its post-war recovery. With national life suffering from serious housing shortages, HID undertook the mission to stabilise the state of living in residences and to improve the country's housing standards. Their service, centred on the Tokyo Metropolitan area at the time of founding, now covers entire Japan.

2. Service

The HID, deploying its service corresponding to ever-changing social economic situations and housing conditions, contributes to providing quality housing.

- (a) Founded in 1955 with an aim to educate, inform and consult on improving housing standards through renovation, extension and reconstruction, HID endeavoured to secure financial arrangements, which later developed into the following Item (d).
- (b) Started accepting contracts to design and manage multi-dwelling units in 1956, which later developed into the following Item (d).
- (c) Expanded its service to cater to entire Japan in 1965 and subsequently started offices in major cities.
- (d) Started general consultant service towards homebuilders in 1965, which later developed into the following Item (f).
Prepared plans, arranged for borrowing of funds, acted to follow procedures and accepted contracts for design and management.

(e) Engaged in the service to build housing for sale and provided 2,000 units in 35 housing estates between 1970 and 1990.

(f) Engaged in joint enterprises to build rented housing between 1980 and 2006 and provided 235,000 units.

The HID built rented housing jointly with landowners. The landowners owned and managed rented housing while the HID collateralised the payments of loans, which were accommodated to the landowners by Japan Housing Finance Agency, with the aim to develop the rented housing sector.

(g) Started to guarantee financing.

The HID started to guarantee the payments of loans accommodated to landowners in obtaining finances to build rented housing.

(g1) Started to guarantee loan payments in obtaining finances from Japan Housing Finance Agency in 1988 and has provided 911,000 units so far.

(g2) Started to guarantee loan payments in obtaining finances from private financial institutions in 1995 and has provided 28,000 units so far.

(h) Started to engage itself in research and study in 1980.

Has been engaged in research and study about the market of rented housing and how to manage the rented housing sector.

(i) Started to manage real estate business in 2016.

The HID started to acquire, develop and manage quality rented housing on its own.

3. Performance

◆Receivables management related to the service to guarantee loan payments

	million yen	(cases)
Balance of loans guaranteed	954,812	(12,508)
Related to Item (f)	73,496	(997)
Related to Item (g1)	783,638	(9,654)
Related to Item (g2)	97,678	(1,407)

(As of March 2018)

◆Research and study

(Recent major researches and studies)

- Research on the status quo of real estate distribution and deals regarding rented housing
- Research on the status quo of the market of rented housing and its medium- and long-term perspectives
- Research on the status quo of rented housing for the aged

◆Real estate business management

Presently managed 4 cases (116 units)

Presently developed 3 cases (Approx. 100 units)

(As of March 2018)

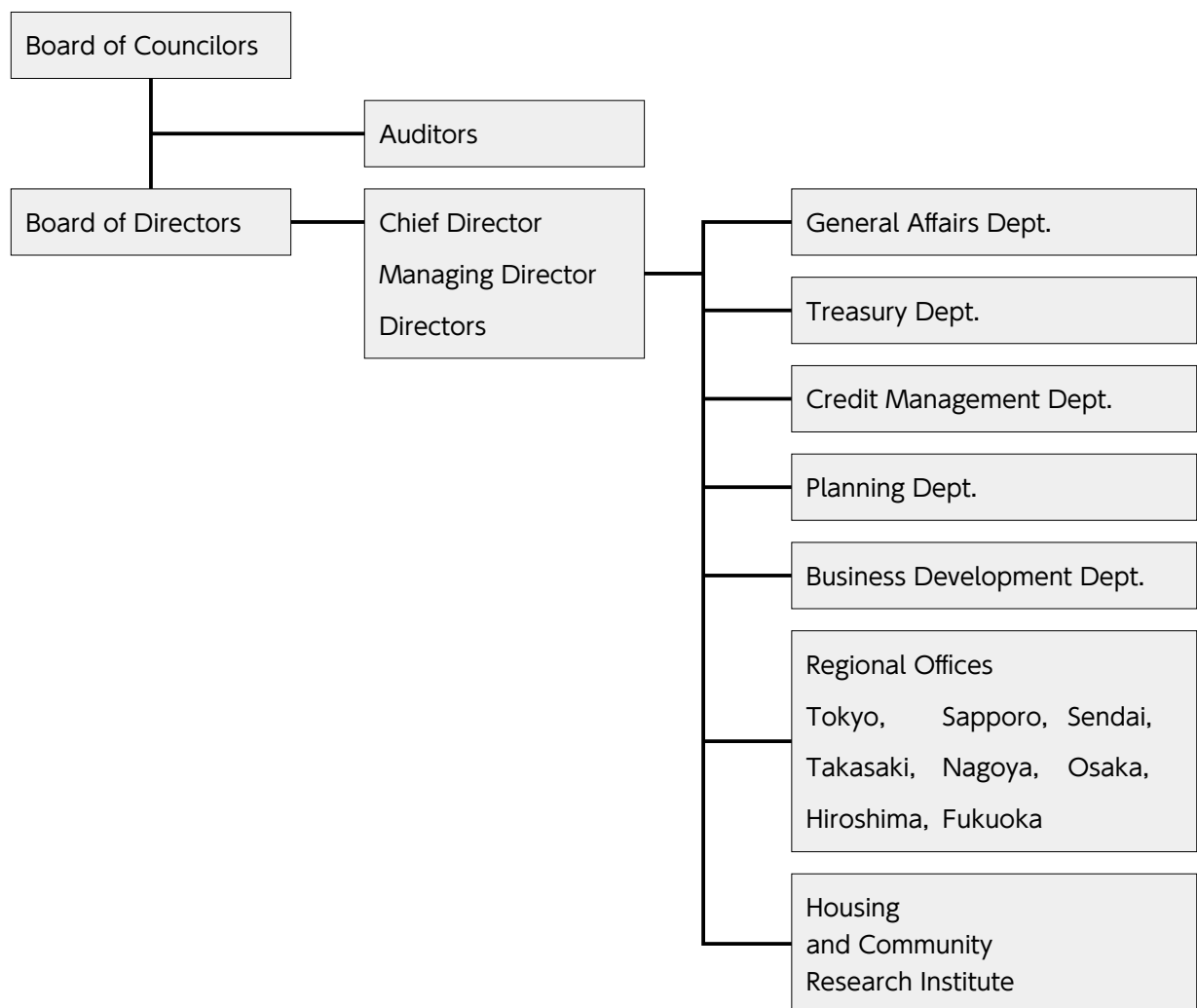
4. Finance

	million yen
•Total assets	1,035,289
•Own capital	45,672

(As of March 2018)

5. Organisation

●Organisation



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