

PowerSmart Home Mortgage Product Description

(as of February 27, 2017)

1. Application Eligibility

PowerSmart Home Mortgage is available to individual customers who meet all the following conditions:

- Has an existing PowerFlex account with Shinsei Bank (“the Bank” hereafter) or will open a PowerFlex account concurrently with the loan application
- Is aged 20 or above and 65 or younger at the time of application, and is younger than 80 at the time of maturity of the loan
- Qualifies for group life insurance
- Is continuously employed for 2 years or longer, as a full time or contracted employee, with an annual income of 3 million yen or more (before tax) for the previous fiscal year
- If self-employed, has been engaged in business for 2 years or longer and has an average 2-year profit of JPY3MM or more
- Is a Japanese citizen or a permanent resident of Japan (for non-permanent residents, applicant’s spouse must be a Japanese citizen or a permanent resident of Japan, and the spouse must be appointed as a guarantor for the mortgage. In this case, it is not necessary for the guarantor to have a stable income. Temporary non-permanent residents are ineligible to apply)
- Satisfies other conditions and/or requirements stipulated by the Bank

PowerSmart Home Mortgage (Anshin Pack*) is only available to customers who satisfy the below condition in addition to the above.

- Qualifies for group nursing care protection insurance

* PowerSmart Home Mortgage (Anshin Pack*) is a PowerSmart Home Mortgage with a package of 2 services, “group nursing care protection insurance” and “principal repayment grace period service”. For further details regarding this service, please contact Shinsei PowerCall.

2. Loan Purpose

PowerSmart Home Mortgage is only available for financing a residence (*2) for the applicant or family members of the applicant (*1) and is limited to the following purposes:

- To purchase a detached house or an apartment (including second-hand properties)
- To construct a new house (drawdown of the loan only to be executed in lump-sum upon completion of the house)
- To refinance an existing home mortgage from another financial institution (partial refinancing not accepted)
- To renovate the detached house or an apartment to be purchased or refinanced (funds for renovation only is not available)(*3); and must satisfy the below conditions
- Floor area to be 50 square meters or over (30 square meters or over for apartments)
- Residential property or a residence with a common area for an office or a shop (in such case, residential space must be over 50% of the entire floor area of the property and must be occupied by the applicant)

Not available if:

- 1) there is a land lease rights registered on any part of the land;
- 2) property is located within urbanization-restricted area (*4)(exception if development permission is issued from the authorities);
- 3) property is located outside of city planning area(*4);
- 4) property is a holiday or vacation resort house; or
- 5) property is not in accordance with the Building Standard Law of Japan and/or other relative laws and regulations.

Please note that PowerSmart Home Mortgage is not available for land only purchases (exception if applicant already owns the house which is built on the land to be purchased).

(*1) Applicant’s family members are limited to spouse, dependents registered under applicant’s health insurance, and parents or parent in-laws of the applicant.

(*2) Properties currently rented out are not acceptable. For further details, please contact Shinsei PowerCall.

(*3) For further details on renovation, please contact Shinsei PowerCall.

(*4) Please contact your real estate agent or the concerned department at the municipal office of the relative district whether the property is located within urbanization-restricted area or outside of city planning area.

3. Loan Amount

Loan amount must be 5 million yen or more and up to 100 million (in units of 100,000 yen)(*1)(*2). However, it will be limited to 100% of the appraised value of the property assessed by the Bank appointed appraisal agencies. To ensure a sustainable repayment plan for all customers, the Bank will determine the maximum loan amount according to the applicant’s annual income and liability details.

(*1) If applying for renovation, loan to purchase or refinance will be 5 million yen or more (in units of 100,000 yen) and renovation will be 300,000 yen or more, totaling to a loan amount of 100 million yen or under.

(*2) For Mix Loan Service, the total loan amount should be 30 million yen or more and each loan must be over 5 million yen.

4. Loan Term

Loan term must be between 5 and 35 years (in units of 1 year) and for Long-Term Fixed Interest Rates, the loan term must be between 21 and 35 years (in units of 1 year). Please make sure that customer's age must be under 80 at the time of the maturity of the loan.

5. Interest Rates

For details on level and range of interest rates, please visit Shinsei Bank website (www.shinseibank.com) or contact Shinsei PowerCall <Home Mortgage>.

The Bank's interest rates and Home Mortgage Base Rates do not hold an index rate in the market and may not move in tandem with specific market rates. Except for "Home Mortgage Floating Base Rate (reviewed daily)" which is reviewed on daily basis, interest rates are generally reviewed and determined each month by the Bank based on multiple factors. These factors include funding costs, operating costs, profitability and market conditions. Therefore, please note that applied interest rates and repayment amount may increase regardless of the market rates and depending on the behavior of the interest rates the Bank may review its rates within the month.

6. Mortgage Types

Applicants may select from the following 3 mortgage types. "Long-Term Fixed Interest Rate" is not available for loans for renovation. Mix Loan service is available by selecting and combining 2 different types of mortgage rates. For further details on Mix Loan service, please contact Shinsei PowerCall.

"Floating Interest Rate" (reviewed semi-annually)

- "Floating Interest Rate" (reviewed semi-annually) as of the date of the mortgage contract will be applied from loan drawdown and up to a day prior to the first initial rate review date.
- Floating interest rate (reviewed semi-annually) will be reviewed twice a year, based the Base Rate announced on May 1st and November 1st, and the new rate will apply from the day after the payment due the following month of the Base Rate announced (June and December). (For those who select bonus payments due in July and January, new rate will apply from the day after the payment due 2 months after the Base Rate announced, July and January).
- Interest rate to be applied after the initial interest rate review will be based on "Home Mortgage Floating (reviewed semi-annually) Base Rate" and the applied interest rate will change accordingly based on customer's borrowing conditions and loan balance.
- At time of interest rate review, customers are also able to select from the fixed interest rate types (out of 1, 3, 5, 7, 10, 15 or 20 year fixed rate(unless either rate type may be discontinued under extenuating circumstances due to interest rate fluctuations etc.)). If selecting one of the fixed rates, the applied rate will be based on "Home Mortgage Initial Fixed Base Rate" and the applied interest rate will change accordingly based on customer's borrowing conditions and loan balance. Once the fixed rate is applied for a specific term, interest rate will not change and cannot be changed to another fixed term or floating rate until the fixed term is over.

"Initial Fixed Interest Rate"

- Customers are eligible to select from 1, 3, 5, 7, 10, 15 or 20 year fixed rate types.
- Applicable fixed interest rate at time of mortgage contract will apply and interest rate will not change until the initial fixed term is over.
- Upon termination of the initial fixed term, floating interest rate (reviewed semi-annually) will automatically apply which is reviewed twice a year, based the Base Rate announced on May 1st and November 1st. The new rate will apply from the day after the payment due the following month of the Base Rate announced (June and December). (For those who select bonus payments due in July and January, new rate will apply from the day after the payment due 2 months after the Base Rate announced, July and January).
- Interest rate to be applied after the initial fixed term is terminated will be based on "Home Mortgage Floating (reviewed semi-annually) Base Rate" and the applied interest rate will change accordingly based on customer's borrowing conditions and loan balance.
- At time of interest rate review, customers are also able to select from the fixed interest rate types (out of 1, 3, 5, 7, 10, 15 or 20 year fixed rate(unless either rate type may be discontinued under extenuating circumstances due to interest rate fluctuations etc.)). If selecting one of the fixed rates, the applied rate will be based on "Home Mortgage Initial Fixed Base Rate" and the applied interest rate will change accordingly based on customer's borrowing conditions and loan balance. Once the fixed rate is applied for a specific term, interest rate will not change and cannot be changed to another fixed term or floating rate until the fixed term is over.

"Long-Term Fixed Rate"

- Interest rate at time of mortgage contract will be applied throughout the term of the loan.
- There will be no interest rate reviews during the term of the mortgage and may not be switched to other mortgage types.

7. Repayment Method

Equal monthly scheduled payments (comprised of principal and interest) will automatically be debited on the 26th of each month from the Bank's repayment account (next business day if 26th falls on a non-business day of the Bank). Customers may set up bonus payments, up to 40% of the total loan amount, to be repaid semi-annually aside from monthly scheduled payments. However, for customers contracting to Anshin Pack or applying for renovation will not be eligible to set bonus payments.

Additional prepayments, aside from monthly scheduled payments, can be made at customer's convenience through the Bank's internet banking service (Shinsei PowerDirect) "One-Time Prepayment" or by depositing an amount over the pre-designated amount in the repayment account (automatic repayment service) "SmartPay". Both prepayment services are at free of charge. "SmartPay" service will not be available for loans for renovation ("One-Time Prepayment" service is allowed). All prepayments made will be appropriated towards the principal and will shorten the mortgage term accordingly. Monthly scheduled payment amount for the fixed term will not change due to additional prepayments.

8. Collateral

- 1st lien mortgage will be registered against the property being financed by this mortgage.
- Please note that customers will be required to use judicial scrivener/solicitor designated by the Bank and will be liable for all mortgage registration, changes and termination, and other relative fees charged by the judicial scrivener/solicitor office.

9. Joint Guarantor

Guarantor(s) are not mandatory. However, depending on the application status, the Bank may request the applicant to appoint a joint-guarantor for the mortgage application. For applicants without permanent residency in Japan, applicants' spouse must be a Japanese national or hold a permanent residency in Japan, and must be appointed as a joint guarantor for the mortgage.

10. Guarantee Fee

Not necessary

11. Service Fees

- Handling fee of 108,000 yen (consumption tax inclusive) will be charged at time of mortgage contract (54,000 yen (consumption tax inclusive) for customers who do not contract to Anshin Pack).
- 5,400 yen (consumption tax inclusive) will be charged if selecting fixed rates at time of each interest rate review.

12. Group Life Insurance

<Group Life Insurance>

- All customers will be required to join group life insurance policy designated by the Bank. Insurance premium will be covered by the Bank.
- Insurance company will undertake their prescribed approval process. Some applicants may be declined depending on the result of their approval process.

<Group Nursing Care Protection Insurance> (group insurance with *Anshin* protection) (Anshin Pack)

- Customers contracting to a PowerSmart Home Mortgage with Anshin Pack will be required to be covered by the group nursing care protection insurance (hereinafter, "the group insurance with *Anshin* protection"). Insurance premium for the group insurance with *Anshin* protection will be covered by the Bank.
- Insurance company will undertake their prescribed approval process for the group insurance with *Anshin* protection. Some applicants may be declined depending on the result of their approval process.
- If the loan amount requested at time of application exceeds 50 million yen, customers are requested to submit their medical checkup certificate using the prescribed form provided by the insurance company of the approval process.

13. Principal Repayment Grace Period Service (Flexi-Repayment Service) (Anshin Pack)

- Principal repayment grace period service (hereinafter, "Flexi-Repayment") will be available for those customers contracting to a PowerSmart Home Mortgage with Anshin Pack.
- Flexi-Repayment service is available if mortgage term is shortened by making additional prepayments. Customers are able to use up to the number of years shortened by the additional prepayments, as a grace period and pay interest only during this grace period. For further details, please contact Shinsei PowerCall.

14. Overdraft Service (PowerPocket Service)

- Overdraft service (hereinafter “PowerPocket”), overdraft up to the accumulated amount of additional prepayments made, is available for customers who request this service at time of mortgage contract (PowerPocket service is not available if “Long-Term Fixed Rates” is selected).
- 1st lien revolving mortgage will be registered by the Bank against the property being financed by this mortgage.
- PowerPocket service is not available to those who contract for Anshin Pack. For further details, please contact Shinsei Power-Call.
- PowerPocket service is not available for loans for renovation. For further details, please contact Shinsei PowerCall.

15. Designated Dispute Resolution Organization

Japanese Bankers Association

Contact: Japanese Bankers Association Customer Service

TEL: 0570-017109 or 03-5252-3772 Monday – Friday 9:00-17:00 (excluding national holidays and bank holidays)

16. Important Disclosures

- For monthly repayment simulations for particular mortgage types, please contact Shinsei PowerCall <Home Mortgage>.
- The Bank will undertake a credit approval process. Loan amount and term requested are subject to change according to the Bank’s credit approval process.
- “Initial Fixed Interest Rate” and “Long-Term Fixed Rate” mortgage types may discontinue under extenuating circumstances due to interest rate fluctuations, etc.
- Fire insurance policy must be in place from day of loan drawdown until full repayment of the loan. The insurance policy should be admitted by the Bank as appropriate and pertinent for the mortgage contract.
- All fees listed above are valid as of February 27, 2017, and are subject to change without prior notice.
- For further details, please visit Shinsei Bank website (www.shinseibank.com) or contact Shinsei PowerCall <Home Mortgage>.