

For Immediate Release

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Shinsei Bank PowerSmart Home Mortgage for Home Improvements

- Same interest rate for home improvement as for housing loan when application is made at same time -

Tokyo (Friday, May 31, 2013) --- Shinsei Bank, Limited (“Shinsei Bank”; “the Bank”) today announced that in order to accommodate customers’ home improvement needs, it will start offering home improvement (“renovation”) financing from Saturday, June 1, 2013 when an application is made together with the application for a Shinsei Bank PowerSmart Home Mortgage (“PowerSmart Home Mortgage”). The Bank will provide the same interest rate for renovation as that applied to the PowerSmart Home Mortgage. Furthermore, up to 100% of the value of renovation can be added to the collateral value when certain conditions that are stipulated by the Bank are met. This will raise the total loan amount offered under the PowerSmart Home Mortgage.

Since the launch of the PowerSmart Home Mortgage in February 2002, Shinsei Bank has endeavored to differentiate its housing loan services by offering certain free of charge services such as free guarantee fees and free early repayment fees. In December 2012, the Bank launched “PowerSmart Home Mortgage (Anshin Pack)” that allows customers to make provisions for possible changes in their lifestyle during the loan term, such as changes in their income or state of health. As a result, the PowerSmart Home Mortgage balance reached approximately 1,090 billion yen as of March 31, 2013.

By offering financing for renovations when customers are considering refinancing their housing loans, Shinsei Bank expects to attract a wider range of customers by meeting their needs for improving their existing homes or used homes they purchase. Shinsei Bank will continue striving to strengthen and improve its financial products and services to enhance customer satisfaction.

■Main terms and conditions of lending to home improvements offered together with PowerSmart Home Mortgage

Customers eligible to apply	Individual customers who meet all of the following conditions: <ul style="list-style-type: none"> •Applying at the same time as applying for a PowerSmart Home Mortgage •Property renovation for property to which PowerSmart Home Mortgage is extended •Financing for renovation and PowerSmart Home Mortgage are executed on the same date
Loan amount	300,000 yen or more (in units of 100,000 yen) ※Up to the value of the renovation contract not exceeding 100 million yen in total together with the PowerSmart Home Mortgage
Loan term	Between 5 and 35 years ※As per PowerSmart Home Mortgage
When the renovation cost is to be added to collateral value	The contractor of the renovation work must be listed as a company registered for home improvement work on the “List of the registered work suppliers” on the website of the Association of Housing Warranty Insurers. ※If the contractor does not satisfy the above condition, the renovation cost cannot be added to collateral value (although an application can be made for financing involving home improvements).
Important points to note	<ul style="list-style-type: none"> • The amount of financing for renovation may change depending on the Bank’s assessment. For details, please call Shinsei PowerCall (0120-456-515; available hours: 09:00 to 19:00 <excluding the year-end and New Year’s holidays>). • The Bank does not offer financing for stand alone renovation, and therefore an application for a PowerSmart Home Mortgage is necessary.

※Please refer to the Shinsei Bank website for details.

Shinsei Bank is a leading diversified Japanese financial institution providing a full range of financial products and services to both institutional and individual customers. The Bank has total assets of 9.0 trillion yen (US\$96.0 billion) on a consolidated basis (as of March 2013) and a network of outlets throughout Japan. Shinsei Bank demands uncompromising levels of integrity and transparency in all its activities to earn the trust of customers, staff and shareholders. The Bank is committed to delivering long-term profit growth and increasing value for all its stakeholders. News and other information about Shinsei Bank is available at <http://www.shinseibank.com/english/index.html>