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The background of the lower half of the cover is a dark blue gradient with a faint, glowing world map. The map is composed of numerous small, light blue dots and lines, giving it a digital or data-driven appearance. Overlaid on the map are several thin, white, curved lines that sweep across the frame, adding a sense of motion and connectivity.

**2022
2023**
ANNUAL REPORT

ISMMA MEMBERS



OBSERVER MEMBERS



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FOREWORD BY ISMMA CHAIRMAN OSCAR MGAYA

DEAR MEMBERS OF ISMMA

Let me start by appreciating the trust bestowed on me by International Secondary Mortgage Market Association (ISMMA) members to lead this global association. I also must register my gratitude to ISMMA founding chairman Chung Chee Leong for setting the leadership foundation from the establishment of ISMMA.

Since taking over as the new Chairman in July 2022, a lot has happened. Thanks to ISMMA members, the leadership has been very smooth. As Chairman, I have received full support from all ISMMA members. I also received good guidance and advice from my predecessor, which was very helpful in executing my responsibilities in the best interest of ISMMA and its members.

The leadership change was also accompanied with the change in the Secretariat. ISMMA is very grateful that when it was established in May 2018, the World Bank Group hosted the secretarial services. This support was very important especially during the early days of ISMMA's existence. The World Bank Group hosted the Secretariat for ISMMA from its inception until July 2022 when the European Mortgage Federation-European Covered Bond Council (EMF-ECBC) took over as the new Secretariat. ISMMA appreciates all the support and guidance received from the World Bank Group.

The ISMMA Annual Report 2022-2023 is set against a backdrop of change in leadership and new Secretariat. Furthermore, the external environment has not changed significantly. The future is still not certain from a geopolitical and economic point of view. The war between Russia and Ukraine as well as the current situation in the Middle East, coupled with the



Oscar Mgaya
Chairman, ISMMA
and Chief Executive
Officer, Tanzania
Mortgage Refinance
Company (TMRC)

global economy challenges creates uncertainty as far as the future is concerned.

Amidst all these challenges, ISMMA and its members have been able to navigate very well. As the new Secretariat, EMF-ECBC has done a very good job providing support to ISMMA members. ISMMA members have continued to meet at least quarterly in person and/or virtually. These meetings have been a very good platform for ISMMA members to continue to share best practices as well as learn from other external experts about different subject matters. Notable subject matters include green bonds, green mortgages, housing microfinance to name a few. EMF-ECBC arranged a number of events for ISMMA members which, in some cases, are linked with EMF-ECBC events. These events are typically organised alongside international conferences which provides ISMMA members with the opportunity to attend the conferences as well as the ISMMA member meetings. Some events also include training sessions that ISMMA members are invited to attend.

Since July 2022, ISMMA Secretariat has organised the following events:

- ISMMA Quarterly Meeting Online, 15 September 2022
- ISMMA Meeting in Venice (Hybrid), 3 October 2022
- ISMMA Quarterly Meeting Online, 8 December 2023
- ISMMA Quarterly Meeting in Singapore (Hybrid), 6 March 2023
- ISMMA Quarterly Meeting in Washington (Hybrid), 30 May 2023
- ISMMA Quarterly Meeting Online, 7 September 2023
- ISMMA Quarterly Meeting Online, 7 December 2023

As I reflect on 2022-2023, I am pleased with the progress made by our association. This progress would not be possible without the good support of our new Secretariat at the EMF-ECBC and from Pamela

Hedstrom. The Secretariat has done a tremendous job in supporting ISMMA members and keeping the spirit of ISMMA intact.

In addition, let me take this opportunity to again thank my predecessor Chung Chee Leong for setting a good leadership foundation. I would also like to thank the World Bank Group for their support as the Secretariat for the first four years. Lastly, I wish to thank all ISMMA members for their support as well as the active participation and hope it will continue to strengthen our relationship in the future.

Oscar Mgaya
Chairman, ISMMA

Background on ISMMA

In May 2018 in Washington DC, at the World Bank Group's 8th Global Housing Finance Conference, executives from 16 secondary mortgage market institutions from around the world formed a global association – International Secondary Mortgage Market Association (ISMMA) – to exchange ideas and share knowledge to promote housing finance markets.

ISMMA is the first global association to bring together secondary mortgage markets institutions to focus on advocacy on regulatory issues, share information, and provide support to newly established institutions in this space.

The Association provides a platform for its members to exchange ideas on how to improve access to housing finance for their citizens and ultimately reach the goal of adequate, safe and affordable housing for all. The UN estimates that the global population will reach 8.5 billion by 2030, with almost 60% of the population living in urban centres. An estimated 3 billion people will need new housing and basic urban infrastructure by 2030. Against the backdrop of rapid urbanisation putting pressure on

housing delivery systems, many urban poor will not be able to afford formal housing without proper housing finance solutions. This puts the issue of housing finance at the forefront of global development agenda, and ISMMA will serve as an important platform to envision and design solutions to enhance access to housing finance.

Institutional membership of ISMMA is open to all secondary mortgage market associations around the world, Observer membership being open to all other interested parties. The ISMMA Secretariat moved from the World Bank Group to the European Mortgage Federation – European Covered Bond Council (EMF-ECBC) on 1 July 2022.



ISMMA Kickoff meeting in Washington, D.C., May 2018

Strategic Vision for ISMMA

ISMMA Secretariat, Luca Bertalot, EMF-ECBC Secretary General

More than half of the world's population lives in cities. By 2050, two-thirds of all humanity, 6.5 billion people, will be urban and a pressing challenge emerges: the need for three billion new housing units and essential urban infrastructure.

Looking towards a more sustainable world, we recognise that the levels of urban regeneration and building retrofit needed will require massive private and public investment, which, experience tells us, can only be delivered through the creation of a new financial ecosystem specifically designed to support financial institutions and public authorities in scaling up access to safe, sound, affordable and sustainable housing for citizens.

Efficient capital markets are a key driver for housing finance markets, facilitating access to housing and supporting social mobility: in a nutshell, well-functioning capital markets can channel private capital resources efficiently into meeting the economic needs of families and citizens.

With these considerations in mind, there is huge potential for ISMMA and its members to cooperate on a global level to identify and prioritise the key challenges to developing and strengthening housing finance markets in emerging markets and to deliver efficient market-led innovation, problem-solving and capacity building in the sector to unlock its full potential and build robust financial



infrastructures that focus on resilience, affordability and sustainability.

As the ISMMA Secretariat, this is our vision for ISMMA for the coming years and we are excited to lead this very important association at a critical time for communities, societies and economies around the world.

SUMMARY OF ACTIVITIES – 2022-2023 MEETINGS

With the winding-down of the global COVID-19 pandemic, ISMMA had opportunities to hold in-person (hybrid) meetings, firstly in October 2022 in Venice, Italy, in conjunction with the Energy Efficient Mortgage Initiative (EEMI) International Sustainable Housing Finance Symposium, followed by a second hybrid meeting in March 2023 in Singapore, in conjunction with the Euromoney – ECBC Asian Covered Bond Roadshow 2023, and finally, in May 2023, at the 9th World Bank Affordable Housing

Conference in Washington, DC. Virtual meetings were also held in September and December 2022 and 2023.

The meeting agendas included tour de table introductions of ISMMA members and the organisations that they represent, presentations and discussion panels on relevant topics delivered by ISMMA members and invited speakers, member country/institutional updates of key highlights as well as other matters and closing remarks.

2022–2023 MEETINGS

15 SEPTEMBER 2022 Virtual ISMMA Meeting

Islamic Housing Finance and Sukuk Presentations by Saudi Real Estate Finance Company (SRC), Fabrice Susini and Pakistan Mortgage Refinance Company (PMRC), Hassan Junaid

ISMMA MEMBER COUNTRY UPDATES:
MIK Mongolia, Gantulga Badamkhatan
TMRC Tanzania, Oswald Urassa

3 OCTOBER 2022 VENICE Hybrid Meeting

This meeting presented the opportunity for ISMMA members to discuss their future expectations for the Association. Following discussion sessions on **Members' Expectations, Membership Services/ Governance/ Budget and Discussion on Knowledge Management, Website and Training**, the members decided to form a Strategy Committee to develop a shared vision for potential services and future development of ISMMA.



ISMMA members during the meeting in Venice, September 2022.

8 DECEMBER 2022 Virtual ISMMA Meeting

Housing Microfinance and Expanding Access to Low-Income Households
Presentation by Naeem Razwani, Sr. Global Director, Habitat for Humanity International

Updates on Recent Housing Finance Events including:

- AUHF 38th Conference – 28-30 November 2022 in Cairo, Egypt
- 2nd Kenya Affordable Housing Finance (KAHF) Conference – 23-25 November 2022 in Nairobi, Kenya
- 2022 Ginnie Mae Global Investor Summit – 2-3 November 2022 in Washington, DC.
- ADB's 1st Asia-Pacific Housing Conference 2022: Making Housing Affordable, Inclusive, and Resilient was held virtually on 8-9 November 2022.

6 MARCH 2023 SINGAPORE Hybrid Meeting

Affordable Housing in Singapore Presentation by Tien Foo Sing, Provost's Chair Professor at the Department of Real Estate, Business School at the National University of Singapore (NUS)

Global Best Practices in Energy Efficient Mortgages Presentation by Jennifer Johnson, EMF-ECBC

Update and Discussion on ISMMA Strategy Committee Presentation by Pamela Hedstrom, ISMMA Secretariat

Proposal for Amendments to ISMMA Charter

- Charter Amendments were approved to reflect the transfer of the Secretariat to the EMF-ECBC

ISMMA MEMBER COUNTRY UPDATES:

International Union for Housing Finance (IUHF) Presentation by Mark Weinrich, IUHF

ISMMA MEMBER MOU SIGNINGS:

Cagamas Berhad (Malaysia), Mongolian Mortgage Corporation (MIK) and National Home Mortgage Finance Corporation, Philippines (NHMFC) signed bilateral Memorandums of Understanding (MOUs) to work together.



30 MAY 2023
WASHINGTON, DC
Hybrid Meeting

Discussion on ISMMA Strategy Committee Recommendations Presentation by Luca Bertalot and Pamela Hedstrom, ISMMA Secretariat

- The Secretariat presented the new ISMMA website – www.ismma.org

Housing Finance Information Network (HOFINET) Presentation by Dr. Marja Hoek-Smit, Wharton School, University of Pennsylvania

Nordic Energy Efficient Mortgage (NEEM) Hub: Key Findings Presentation by Luca Bertalot and Jennifer Johnson, EMF-ECBC

Fannie Mae Green Bonds Overview Presentation by Lisa Bozzelli, Senior Director, Multifamily Capital Markets at Fannie Mae

Freddie Mac Single-Family GreenCHOICE Mortgages® and Green Mortgage-Backed Securities Presentation by Kathleen Reuther, Director, Securitisation at Freddie Mac

7 SEPTEMBER 2023
Virtual ISMMA Meeting

Ginnie Mae Overview and Value Proposition Presentation by Sam Valverde, Principal Executive Vice President, Ginnie Mae

Establishment of Cagamas Sustainability Bond/Sukuk Framework Presentation by Leong See Meng, SVP Strategy & Business, Cagamas

Environmental, Social, and Governance (ESG) Member Discussion

7 DECEMBER 2023
Virtual ISMMA Meeting

Transforming Shelter Afrique into Shelter Afrique Development Bank (ShafDB) Presentation by Thierno-Habib Hann

Enabling Low Cost Housing in Pakistan Presentation by Muhammad Amir Khan and Kashif Zafar, HBL Microfinance Bank Pakistan

Updates on Recent Housing Finance Events including:

- ISMMA Housing Training – Munich on 12 September 2023
- 33rd ECBC Plenary Meeting – Munich on 13 September 2023
- AUHF 39th Conference – Namibia on 31 October – 2 November 2023
- ASMMA Annual Meeting and Green Housing Finance Conference – Japan on 4 December 2023

Climate Bonds Initiative Impressions at COP29 Presentation by Sean Kidney, Climate Bonds Initiative

ISMMA 2024 Calendar of Events

In its capacity as ISMMA Secretariat, besides two online only meetings, the EMF-ECBC plans to host two physical events during 2024: in Singapore during the week of 11-13 March and in Zanzibar, Tanzania during the week of 14-18 October.

SPRING 2024

Physical (hybrid) ISMMA Meeting in Singapore in conjunction with the Euromoney – ECBC Asian Covered Bond Roadshow 2024 and related events*

11-13 March 2024

AUTUMN 2024

Physical (hybrid) ISMMA Meeting & Joint Conference in Zanzibar, Tanzania hosted by the ISMMA & the African Union for Housing Finance (AUHF)

14-18 October 2024

SUMMER 2024

Virtual ISMMA Meeting

4 June 2024

WINTER 2024

Virtual ISMMA Meeting

12 December 2024

*ISMMA members are invited to participate in these EMF-ECBC events



ISMMA MEMBER NEWS

NEW PRODUCTS, FUNDINGS, ETC.

ISMMA members had an active and successful 2022-2023 and many reached major milestones including launching new products for borrowers with informal incomes, microfinance partners, green/energy efficient loans and mortgages, Islamic mortgages, reverse mortgages, etc. Members collaborated on government programmes for affordable housing initiatives, first time homeowners, slum upgrading/improvement, subsidised mortgages and homestay (tourism) finance among others. Our MRCs have completed significant funding volumes including conventional, sukuk, green and hard currency transactions as well as first bond issuances.

A number of these stories are highlighted below.

The **National Mortgage Company (NMC) in Armenia** observed a dramatic increase in refinancing volumes as the country's real GDP growth in 2022 placed it among the top growing economies in the world. In 2023, in response to accelerating demand for energy efficient housing loans and improving national standards, under the close guidance of Deloitte, NMC underwent vigo-

rous streamlining of internal processes and adopted a Green Bond framework in full compliance with the ICMA methodology and UN standards. The Company successfully continues the programs in close cooperation with KfW and French Development Agency, and continuously upgrades its product range to accommodate the needs of society despite global and local uncertainties.

Titularizadora Colombiana (TC) successfully issued (in 2022) the first social securitisation in Colombia 100% backed by mortgage loans granted to acquire properties known locally as "Vivienda de Interés Social" (VIS) (VIS properties are low-cost social housing that meet minimum requirements relating to building regulations, basic safety and comfort). The social securitisation process led to the issuance of the TIPS Sociales U-6 for an amount equivalent to COP 39,800 million (USD ~ 9.5 MM) in Social bonds, bought by local investors. The cashflow payments consist of principal instalments, interest, and prepayments of principal on the mortgage loans and are used to pay investors according to the payment's waterfall established in the prospectus. All loans in the

asset pool are originated by Credifamilia Compañía de Financiamiento S.A., a Colombian savings and housing loans company and focused on low to medium-income borrowers. The securities are issued in UVR (Unidades de Valor Real) or real value units, the inflation-linked unit in the Colombian market. All tranches are listed in Bolsa de Valores de Colombia (Colombian Stock Exchange). The A Tranche, rated AAA by BRC Ratings-S&P Global, was a public offering through the Colombian Stock Exchange for an amount equivalent to COP 35,286 million (USD ~ 8.5 MM), at a rate of 7.80% EAR. In the second batch, B1 and B2 subordinated securities were offered for an amount equivalent to COP 4,513 million (USD ~ 1 MM).

The **Second-Party Opinion (SPO)** was issued by Sustainable Fitch and the transaction was rated as “good,” which is the second highest rating possible. The terms are summarised below:

- Debt Framework Type: Social
- Alignment: Guidelines for Sustainable Bonds issued by the International Capital Market Association (ICMA)
- Social Impact:
 - 100% VIS loans (social housing loans);
 - 70% in socioeconomic strata 1, 2 or 3 (the 3 lowest socioeconomic strata in the country);
- 55% of the loans were granted to women;
- 95% earn less than 3 monthly legal minimum wages;
- 19% are under the age of 30 and 9% are over the age of 60;
- 23% have only basic high school education, and 19% have only primary school education or no education.
- Impact on the Sustainable Development Goals
 - Decent work and economic growth
 - Reduced inequalities
 - Sustainable cities and communities

The **Egyptian Mortgage Refinance Company (EMRC)** has secured funds to provide affordable lending rates to a new programme launched under the Egyptian Government’s Low and Middle Income Initiative. The programme has a reduced interest rate of 3% and a long tenor reaching 30 years. In 2021, EMRC booked

new business of EGP 1.7 billion for the first time since inception growing by 3.6 times and in 2022, an additional mortgage refinance of EGP 2 billion was refinanced during the year. In August 2023, EMRC successfully completed its first issuance for a securitised bond that worth EGP 472 million.

The **Secondary Mortgage Facility (SMF)** in Indonesia while continuously supporting the government special programmes, has held some impactful events related to the housing finance and facility in Indonesia. In July of 2022, SMF collaborated with the Indonesian Ministry of Finance to hold the 2022 Securitisation Summit with the theme, "Unlocking Securitisation Role in Developing Sustainable Finance" which aims to encourage the development of securitisation in Indonesia as an effort to boost national economic growth. Indonesia Housing Sector Stakeholders attended the event and international speakers were invited from the Japan Housing Finance Agency (JHF) and Mongolia Mortgage Corporation (MMC).

Sharia) in the form of a Participation Letter (MBS-PC Sharia), which is also the first MBS Sharia in Indonesia. The issuance has a value of IDR 325 billion (USD 20.7 million) and is the result of synergy between SMF and PT Bank Syariah Indonesia. At the beginning of the fourth quarter of 2023, SMF successfully issued MBS-PC as the result of a mortgage asset securitisation transaction worth IDR 600 billion (USD 38 million) belonging to PT Bank Tabungan Negara, in order to support the development of secondary housing finance and the implementation of creative financing. The MBS PC issuance again received an idAAA rating from PT Pefindo.

In the period from the second semester of 2022 to the first semester of 2023, SMF has issued bonds amounting to IDR 5 trillion (USD 318 billion) with idAAA rating from PT Pefindo rating agency. In mid-2023, SMF also issued its first Mortgage-Backed Securities Sharia (MBS

In August 2023, SMF together with the Ministry of Finance and Ministry of Public Works and Housing, held a seminar with the theme "Energy Efficient Mortgage Development Throughout ASEAN Countries" as one of the side events at the Indonesia ASEAN Chairmanship. The seminar discussed various efforts and progress in developing green

and sustainable mortgages in ASEAN Countries as a solution to the current environmental issues. The seminar invited speakers from various stakeholders in the housing sector in Indonesia, with keynote speakers from the European Mortgage Federation - European Covered Bond Council (EMF-ECBC) and was also attended by several representatives from secondary housing finance companies that are part of the Asian Secondary Mortgage Market Association (ASMMA).

In 2023, SMF also issued the first Indonesia social bond amounting to IDR 8 Trillion (USD 532 billion) with use of proceeds to promote home ownership and increase the supply of affordable housing projects targeting low-income earners (MBR).



Securitisation Summit, "Unlocking Securitisation Role in Developing Sustainable Finance".



Seminar on "Energy Efficient Mortgage Development Throughout ASEAN Countries".

The **Japan Housing Finance Agency (JHF)** has been issuing green bonds since 2019, and the total issue amount reached 1.025 trillion yen as of September 2023.

As for loans purchased by JHF ("Flat 35"), it has rolled out the loan product called Flat 35S (ZEH) in October 2022 to promote zero emission housing by offering lower interest rate. At the same time, the

Green Renovation Loan has been introduced to improve energy efficiency of existing housing. On top of these measures, JHF has made the Building Energy Efficiency Act's energy efficiency standard mandatory for all Flat35 loan products in April 2023. This measure is two years ahead of the start of mandatory energy efficiency standards for all newly built housing in Japan.

In 2022, **Jordan Mortgage Refinance Company (JMRC)** signed 16 refinance loan agreements with 11 financial institutions for an amount of 166 million JD. Refinance loans agreements signed since the JMRC's inception are 366 agreements with a total amount of 2.306 billion JD, the balance of refinance loans as at year end 2022 was 612,500 million JD, which is the highest since inception.

Also, in 2022 JMRC issued 15 bonds with a nominal value of 161 million JD. Bonds issued since the JMRC's inception to year end 2022 are 2.392 billion JD, with

the value of bonds outstanding at year end 2022 being 592,500 million JD.

In line with the directives of the Central Bank of Jordan to enhance liquidity in the banking system and reduce interest rates on housing loans, in 2021 JMRC launched a financing program for banks for a period of seven years, with a margin of 65 points instead of 100 points, the programme was extended for the year 2022, and according to which eight banks were lent a total amount of 80 million JD.

The **Kenya Mortgage Refinance Company (KMRC)** has so far refinanced mortgages worth USD 51 million. KMRC is working with stakeholders to explore the greening of the affordable housing value chain. This will entail working with developers on the development of certified green homes and engaging primary mortgage lenders to generate green mortgages that will be refinanced by KMRC from proceeds of green finance. In this regard, KMRC convened a stakeholders' meeting in September 2022, which deliberated on the prospects and journey towards green affordable housing.



KMRC conducted several customer engagement initiatives to educate stakeholders on the benefits of KMRC home loans. It also influenced various policies that are beneficial to mortgage loan borrowers in Kenya.

Mortgage loan borrowers from SACCOs are now able to benefit from Mortgage interest relief, which was only available to commercial banks loan borrowers.

KMRC also partnered with Habitat for Humanity International and the Association of Microfinance Institutions of Kenya (AMFI- K) and conducted research that was aimed at scoping out the systemic barriers preventing access and utilisation of housing finance in Kenya. The research also examined existing laws, regulations and policies that support or hinder affordable housing finance, as well as potential investment opportunities that are geared towards boosting the supply sides' development efforts. The findings of the research will be used to inform policies geared towards accelerating uptake of affordable housing in Kenya.



The **Korea Housing Finance Corporation (KHFC)** has been expanding issuance of overseas bonds. It mainly issues covered bonds to foreign investors in various currencies. Since June 2022, there have been 11 rounds of covered bond issuance, denominated in four currencies:

USD, EUR, AUD and CHF. In 2023, KHFC aims to finance about USD 2.95bn from overseas investors with covered bonds by the end of the year. In the meantime, KHFC successfully issued its first senior unsecured corporate bonds of USD 1.3bn in February 2023.

The **State Mortgage Company (SMC)** in the **Kyrgyz Republic** has developed mortgage products in accordance with Islamic principles of financing. 80% of the country's population are Muslims and based on religious beliefs, many of them cannot take a traditional mortgage. To date, the Kyrgyz Republic is the first among the countries of the CIS and Central Asian region, which began issuing public mortgage products

based on Islamic principles through the Islamic windows of the partner bank. In this regard, an Agency Agreement was signed between SMC and the Islamic financial centre of OJSC "Bakai Bank" on the issuance of Islamic mortgage products under the scheme of repurchase and sale in instalments (Murabaha) through the "Islamic windows" Partner Bank (on the investment agent Wakal bil istismar).

Cagamas (Malaysia) continued to reinforce its mandate of promoting home ownership and contributing towards national development during 2022-2023. It recorded its highest ever annual Purchase with Recourse (PWR) in 2022, where it purchased home financing and other receivables in the secondary market totalling RM 19.3 billion. The record purchase in 2022 was facilitated by total funding raised to the amount of RM24.9 billion, with more than 90% dominated by domestic issuances of bonds and sukuk, reaffirming its position as one of the largest corporate issuers in Malaysia.

During 2022, Cagamas also successfully concluded a landmark transaction amounting to RM200 million, which represents Malaysia's and Cagamas' first ever bonds to be priced against Malaysia Overnight Rate ("MYOR"), the new alternative reference rate for Malaysia. As of June 2023, Cagamas has purchased a further of RM 9.9 billion worth of receivables via its PWR scheme and raised a total of RM 9.76 billion of funding.

Following the launch of its reverse mortgage scheme in 2021, Cagamas introduced Skim Saraan Bercagar Islamik



Signing between Cagamas and Asian Development Bank (ADB) at the Developing and Financing Green Housing in Asia conference.

(“SSB-i”), the world’s first Islamic reverse mortgage programme in October 2022 to cater for the Muslim population in the country. It also expanded the scheme’s availability beyond Klang Valley and ramp-up product awareness through various engagement programmes. The scheme received a positive response and as of June 2023, had approved 24 loan applications totalling RM 24.5 million.

Cagamas also actively participates in government-initiated affordable homeownership schemes through its My First Home Scheme or Skim Rumah Pertamaku (SRP). The scheme had successfully provided guarantees for RM23.9 billion of mortgage loans/financing extended to 101,909 Malaysian households between March 2011 and

June 2023. Of these, 84.1% of households are in the bottom 40% income group (B40). By the end of June 2023, the Government had officially discontinued the scheme.

Cagamas remains committed in its sustainability agenda and recorded total cumulative issuance of sustainability/social bonds and sukuk of RM2.59 billion as of June 2023, since its first issuance in 2020, where the proceeds from the issuances have been primarily allocated to affordable housing. In September 2022, Cagamas, in collaboration with the Asian Development Bank (“ADB”), signed a Technical Assistance (“TA”) agreement which aims to identify the challenges and constraints facing the industry in scaling up inclusive and green residential mortgages.

In March 2023, **Caisse Regionale de Refinancement Hypothecaire de L’uemoa (CRRH-UEMOA)** raised €205 million on the international market through a US trust benefiting from the US DFC guarantee. The Trust issued €205 million of long-term notes purchased by international investors and guaranteed by the US DFC.

Through this transaction, CRRH-UEMOA was able to benefit from a loan with a maturity of 17 years, drawable in two tranches. The amount drawn from the first tranche is €97 million.

CRRH-UEMOA also successfully issued its ninth bond on local financial markets. The bond is a 15-year amortising bond, with a fixed-rate coupon of 6.10%. The size of the issuance was 36 billion XOF (€55 million), which brings the total amount of bonds issued by CRRH on the local market to 198 billion XOF (€302 million).

Proceeds from the local bond issuance and loan proceeds from international fundraising are blended to provide refinancing to local banks’ mortgage portfolios for affordable housing.



Issuance of €205 million on the international market through a US trust benefiting from the US DFC guarantee, March 2023.

In April 2023, **MIK Holding JSC** and Municipal Housing Corporation JSC forged a partnership, unveiled at the "Ulaanbaatar - International Investment and Partnership Forum 2023." B. Gantulga, CEO of MIK Holding JSC, and M. Govisaikhan, CEO of Municipal Housing Corporation JSC, signed a Memorandum of Understanding. This collaboration spans four key areas, including initiatives to decentralise Ulaanbaatar by financing development in satellite, suburban, and new residential areas, with MIK Holding JSC facilitating the implementation of an efficient financing mechanism.

In March 2023, MIK participated in the Quarterly Meeting of the International Secondary Mortgage Market Association (ISMMA) held in Singapore alongside esteemed partners such as the National Home Mortgage Finance Corporation (NHMFC) from the Philippines and Malaysia's Cagamas Berhad. The Meeting marked a pivotal moment as organisations within the housing financing

sector, including NHMFC and Cagamas Berhad, signed a Memorandum of Understanding. This collaborative effort aims to leverage collective knowledge and experience to bolster support for both primary and secondary mortgage markets on an international and regional scale. MIK anticipates this initiative will benefit the financing system, mortgage-backed bond market, information exchange, market expansion, and overall growth in the mortgage sector.



Signing a Memorandum of Understanding between MIK Holding JSC and Municipal Housing Corporation JSC.



MIK and Cagamas Berhad at the Quarterly Meeting of the International Secondary Mortgage Market Association (ISMMA) held in Singapore.

Pakistan Mortgage Refinance Company's (PMRC) core objective remains making housing finance affordable and accessible for those that fall at the bottom of the economic pyramid. PMRC believes that one size does not fit for all and for that very reason, PMRC tailored its financial solutions aimed to incentivise Mortgage Lenders, which now includes Microfinance Banks, Microfinance Institution, Support Programs and Non-Bank Finance Companies apart from Commercial Banks. These solutions resulted in the creation of 5,600 new housing loans that translates to approximately 28,000 direct beneficiaries. Around 50% of these loans were disbursed in rural demographic, giving these borrowers a provision to access clean water, sanitation and safety.

Providing financial support and opportunities for women is a positive step towards gender equality and economic empowerment. PMRC, therefore, places greater emphasis on gender diversity and provided women-focused concessional rate housing finance programs that resulted in 3,228 women becoming proud homeowners.

PMRC was appointed as a Trustee to the Credit Guarantee Trust in 2022, which provides partial first-loss credit guarantee scheme (CGS) of up to 40% under for low-income housing to qualified financial institutions. CGS partially alleviates the credit risk for primary mortgage lenders enabling them to provide mortgage facilities to low-income mortgagors, particularly those in the informal sector. CGS was designed after much research and market scan, keeping in view the role that affordable housing plays in bringing socioeconomic stability, inclusivity, people's well-being and in creating resilient communities.



In terms of market development, PMRC adopted a focused approach via its Capacity Building programme, under which PMRC organised and conducted numerous trainings and workshops for housing market players and its staff covering areas of Environmental, Social and Governance (ESG), Green Affordable Housing, Informal Income Assessment, Mortgage Quality Standards etc.

On the capital market front, PMRC became the largest bond issuer among Development Financial Institutions in Pakistan in 2022 and will continue to be the largest in 2023. PMRC leveraged on its strong balance sheet to issue various types of debt instrument and issued 11 debt securities worth PKR 22.7 billion (USD \$111 million) which includes both Sukuks and Conventional Debt Securities. PMRC has now issued a total of PKR 12.4 billion (USD \$61 million) debt instruments, which have a tenor ranging from two to 10 years. These debt instruments are issued to provide long-term funding to Primary Mortgage Lenders and allows PMRC to pass substantial benefits of fixed and attractive rates to mortgage financiers, supports growth of the refinance business to create more mortgages and simultaneously play a positive role in development of the Pakistan capital debt market.



In October 2022, **Hong Kong Mortgage Corporation (HKMC)** issued its inaugural social bonds, marking the world’s first social bond issuance in dual-tranche denominated in Hong Kong dollar and offshore Renminbi. This was followed by the second social bond issuance in September 2023, which was the largest social bond issuance in Asia and was the first time for a Hong Kong issuer to launch Hong Kong dollar, Renminbi and US dollar tranches in one transaction.

The HKMC also successfully completed its first issuance of infrastructure loan-backed securities in May 2023 under a pilot scheme on infrastructure financing securitisation.

This was an important milestone that would contribute to the deepening of the infrastructure securitisation market in Asia.

Separately, in July and September 2023, the HKMC introduced amendments to the Mortgage Insurance Programme (MIP) in order to further assist homebuyers with housing needs. The MIP is operated on commercial principles and aims to help promote home ownership and contribute to the maintenance of banking stability in Hong Kong. The programme’s eligibility criteria are reviewed from time to time in light of relevant factors such as local property market conditions, business and risk considerations.

On 22 December 2022, **Philippine’s National Home Mortgage Finance Corporation (NHMFC)** issued the first-ever Compliance Asset-Backed Securities (ABS) which offers full compliance to the Balanced Housing Development Programme of the government – a programme for housing developers to contribute to Socialised Housing Projects as mandated by Urban Development and Housing Act of 1992 (Republic Act No. 7279, as amended by R.A. No. 10884).

The NHMFC Compliance ABS had an issue size of Php 715M (\$12.57M), zero coupon for five years. Housing developers who invested in NHMFC’s Compliance ABS are guaranteed that their legal and regulatory obligations under R.A No. 10884 are met at the start of their projects, while helping fund the efforts to provide homes for more Filipino families.



This issuance was preceded by the celebration of NHMFC’s 45th Anniversary as the Philippine’s foremost Secondary Mortgage Institution (SMI). With the theme “Celebrating Traditions, Embracing Transformations”, NHMFC aims to elevate its operations by launching innovative programmes and products that are deeply rooted in the understanding of Philippine capital markets, while taking advantage of available digital tools and solutions. NHMFC continues to support the housing sector as the corporation managed to provide Php 1.3B in funding through the purchase of housing loan receivables from partner originators. As early as the end of the third quarter, NHMFC already hit almost 80% of its annual target, with positive outlook until the end of 2023.



In its effort to further streamline and develop the securitisation process in the Philippines, NHMFC met with the Anti Red Tape Authority (ARTA) to thresh out legal and regulatory issues encountered in the issuance of ABS. The ARTA is the Philippine authority mandated to administer, monitor and enforces compliance on the national policy against red tape and ease of doing business in the country. With this initiative, NHMFC sees further reduction in the time needed to issue its ABS and more relaxed regulatory requirements.

NHMFC is already positioned to issue its sixth securitisation offering slated for 2023 through the signing of NHMFC's latest securitisation plan held on 27 September



2023 at the NHMFC Main Office. This newest offering is targeted to be issued within the fourth Quarter of 2023 and has an issue size of Php 533M, backed by a mix of economic and socialised housing loan receivables.

The **Saudi Real Estate Refinance Company (SRC)** is a steady force in the flourishing mortgage market in the Kingdom of Saudi Arabia, refinancing portfolios of assets by issuing Sukuk locally with the active participation of domestic shariah-compliant banks.

SRC's refinancing activities for mortgage originators help develop an active secondary home financing market in the Kingdom, which supports the efficiency and stability of the primary housing market.

On 13 April 2022, the company announced it had successfully closed its SAR 10 billion (approx. USD \$2.67 bln) Sukuk programme supported by a government guarantee, which over a period of 12 months, saw the programme limit fully utilised and all the Sukuks issued largely oversubscribed. The market's positive response to SRC's Sukuk demonstrates strong investor confi-

dence in the Kingdom's housing market and economy. The funding raised enables SRC to expand its relationships with home finance lenders and align with Saudi Arabia's national target of achieving 70% homeownership among Saudi nationals by 2030. The work is in progress on the extension of the programme amount and also on the preparation for the set-up of additional funding tools, not only domestic.



Tanzania Mortgage Refinance Company (TMRC) and **Habitat for Humanity International (HFHI)** released a report on Housing Microfinance in Tanzania in November 2023. The partners commissioned a sector study to understand the barriers low-income households' face in accessing affordable housing finance in the country and build a business case on potential of rolling out HMF in Tanzania. The study identified the current situation, needs and potential for HMF in Tanzania; building a case for HMF potential in Tanzania; benchmarked other markets with matured HMF solutions; and the demand side needs for HMF. Building on the foundations of Housing Finance Project (HFP), with the support of the Government of Tanzania through a line of credit from the World Bank with the aim to promote housing finance in Tanzania, TMRC and Habitat for Humanity's support aims to further expand access to housing microfinance in the country through this partnership.

In line with the Memorandum of Understanding signed in August 2022, a subsequent Addendum was signed in August 2023 to engage to promote the ability of TMRC in unpacking the potential of Housing Microfinance (HMF) in Tanzania and supporting TMRC to develop and expand its commercial relationships with low-income consumers

as a means of increasing their access to affordable and quality housing solutions. As an ongoing support to TMRC through the addendum of the Memorandum, Habitat for Humanity International has committed additional resources towards exploring and piloting a HMF solution for financial service providers through TMRC.

TMRC welcomed Mwanga Hakika Bank Limited (MHB) as its newest Shareholder in September 2023. MHB joined TMRC shareholding as the 18th shareholder following the investment of TZS 500 million capital in TMRC. MHB is joining other financial institutions' TMRC shareholders including CRDB Bank Plc, NMB Bank Plc, National Bank of Commerce Ltd (NBC), TIB Development Ltd, Azania Bank Plc, Exim Bank (T) Ltd and DCB Commercial Bank Plc. Other financial institutions' TMRC shareholders include BancABC Ltd, Bank of Africa (T) Ltd (BOA), First Housing Finance Ltd, Peoples Bank of Zanzibar Ltd (PBZ), I&M Bank (T) Ltd, NCBA Bank Ltd and Mkombozi Commercial Bank Plc. TMRC shareholding includes National Housing Corporation (NHC) and international Development Finance Institutions (DFIs) such as Shelter Afrique, an African Development Bank Group housing finance institution, and the International Finance Corporation (IFC), which is part of the World Bank Group.

In 2022-2023, **Uzbekistan Mortgage Refinancing Company (UzMRC)** continued its refinancing operations using ADB's USD 150mln sovereign loan. Following successful completion of the loan, UzMRC was able to secure another round of USD 150 mn from

ADB in December 2022. As at the end of Q3 2022, UzMRC has refinanced USD 200 mn worth of mortgage loans supporting 16,000 homeowners, 30% of which were women. UzMRC contributed to several legislative initiatives, including new capital markets rule shelf-registration of bond programmes, law on electronic mortgage deeds and law on covered bonds and securitisation. In Q1 2023, following lengthy negotiations and the assessment of UzMRC's operations, CBU introduced a regulatory provision whereby, UzMRC's unsecured bonds would be risk weighted at 20% on the banks' balance sheet and its secured bonds would be treated as HQLA.



UzMRC signed a Memorandum of Cooperation with Malaysia's Cagamas

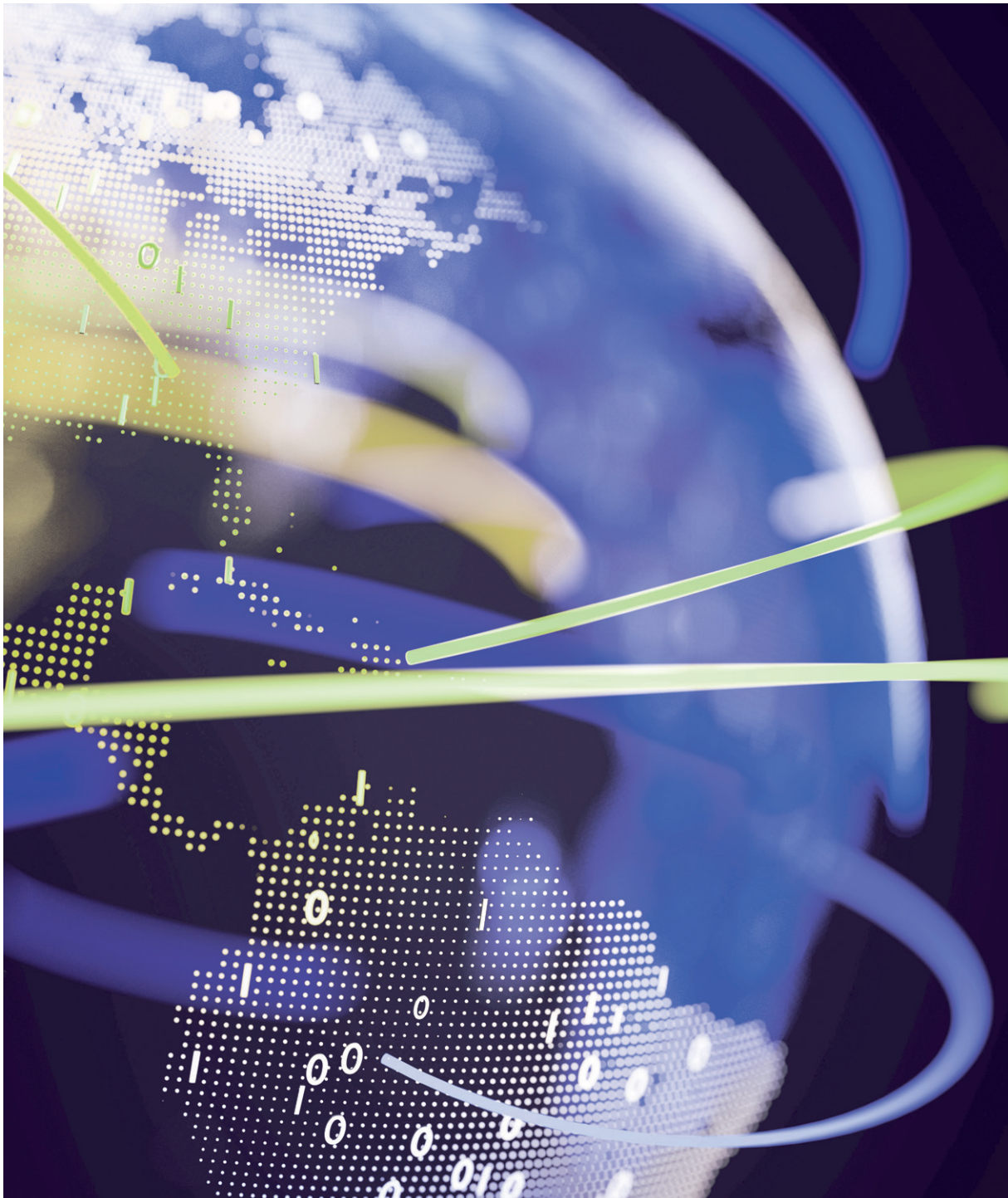
In August 2023, UzMRC signed a Memorandum of Cooperation with Malaysia's Cagamas during the visit

to Malaysia to exchange housing finance policy experiences, housing market research methodologies, and expertise in securitisation.

In October 2023, UzMRC successfully issued its inaugural three-year senior unsecured bond for UZS 140bln (ca. USD 12mln) as a private placement. The bond was

purchased by the commercial banks, a pension fund, and the Deposit Guarantee Fund.

By the end of 2023, with the help of ADB's consultants, UzMRC aims to launch a new, Green Renovation product which aims to support homeowners hoping to renovate using energy efficient products.



ISMMA MEMBER PROFILES



ALGERIA: SOCI T  DE REFINANCEMENT HYPOTH CAIRE (SRH)

SRH was established in 1997 and is approved by the Bank of Algeria and authorized by the Money and Credit Council to carry out mortgage refinancing and real estate leasing operations. SRH is 25% government owned and 75% by public financial institutions.

www.srh-dz.org



ARMENIA: NATIONAL MORTGAGE COMPANY (NMC)

NMC was established in 2009 and is owned by the Central Bank of Armenia. NMC's primary objective is to increase access to housing finance for low- and middle-income families. The company refinances local currency, fixed rate mortgage loans with a focus on regional and EE loans from 16 banks and nine credit organisations. NMC is funded by shareholder capital, lines of credit from IFIs and bonds issued in the local market.

www.nmc.am



AZERBAIJAN: MORTGAGE AND CREDIT GUARANTEE FUND (MCGF)

The Azerbaijan Mortgage Fund was established under the Central Bank of Azerbaijan in 2005. In 2017, it merged with the Credit Guarantee Fund of the Republic of Azerbaijan to form the Mortgage and Credit Guarantee Fund of the Republic of Azerbaijan. MCGF is a not-for-profit organisation, which is fully owned by the state. The Fund carries out mortgage lending, provides guarantees on mortgage loans and SME loans. It issues bonds, as well as carries out activities to ensure liquidity for mortgage lending and to attract other forms of investment to develop the Fund's activities.

www.mcgf.gov.az



CANADA: CANADA MORTGAGE AND HOUSING CORPORATION (CMHC)

CMHC was established in 1946 and is a Crown corporation governed by a Board and responsible to Parliament through a Minister. Its mandate is to promote housing affordability and choice, facilitate access to, and competition and efficiency in the provision of housing finance, protect the availability of adequate funding for housing at low cost, and generally contribute to the well-being of the housing sector in the national economy.

www.cmhc-schl.gc.ca



COLOMBIA: TITULARIZADORA COLOMBIANA (TC)

TC was established in 2001 in response to the Colombian mortgage crisis and is a private institution. Titularizadora Colombiana is a joint-stock company whose purpose is to acquire and securitise mortgage and non-mortgage assets, including to structure, advise and act as master servicer for the securitisation of such assets, as well as to issue securities and place them through public or private offerings. During its 21 years in the market, Titularizadora has securitised over COP 25 billion (USD ~ 6 BN) in loans and real estate properties, in 71 issuances, which makes it one of the largest private issuers of the Colombian market, thereby contributing to strengthening the Colombian capital markets through resilience and commitment. By the end of 2022, Titularizadora has AUM close to COP 3.3 bn (USD ~723 mn) within its product portfolio, it has securitised mortgage loans, payroll-deducted loans, auto loans, commercial loans, and real estate assets securitisation.

www.titularizadora.com



DOMINICAN REPUBLIC: TITULARIZADORA DOMINICANA (TIDOM)

TIDOM was established in 2005 and specialises in the securitisation of mortgages. TIDOM is a private institution with five shareholders including Titularizadora Colombiana (TC).

www.tidom.com.do



EGYPT: EGYPTIAN MORTGAGE REFINANCE COMPANY (EMRC)

EMRC was established in 2006 and is a wholesale institution with a majority ownership by its users. EMRC provides refinancing funds to primary mortgage lenders collateralised by mortgage loans at full recourse. EMRC raises funds through long-term loans from institutional investors and equity contributions from its shareholders. Current shareholders structure comprise 13 Mortgage Finance Companies and 19 renowned Banks, in addition to the Central Bank of Egypt and Social Housing Fund & Mortgage Finance Subsidy. The Company has experienced strong refinance loan portfolio growth, particularly since 2017 due to EMRC's participation in the Central Bank of Egypt's program to refinance mortgages for low and middle income citizens.

www.emrc-online.com



FRANCE: CAISSE DE REFINANCEMENT DE L'HABITAT (CRH)

CRH was established in 1985 as a monoline mortgage refinance company that acts strictly as a pass-through entity. Its Mortgage Promissory Notes made to primary lenders mirror its bonds in terms of amount, interest rate, maturity and currency. CRH is a non-profit cooperative entity owned by its users/shareholders and does not charge any margin; revenues are earned exclusively from the investment of its capital. In 2014, CRH came under the purview of the European Central Bank, which led to a period of uncertainty over capital adequacy and other regulatory aspects of CRH operations. Refinancing activities were stalled until October 2019; since then CRH has issued five new bonds with maturities ranging seven to 15 years bonds.

www.crh-bonds.com



香港按揭證券有限公司
The Hong Kong Mortgage Corporation Limited

HONG KONG: HONG KONG MORTGAGE CORPORATION (HKMC)

The HKMC was established in 1997 and is wholly owned by the Hong Kong Special Administrative Region Government through the Exchange Fund. Products include fixed-rate mortgages, mortgage insurance, reverse mortgages, policy reverse mortgages, annuity, SME financing guarantees, dedicated loan guarantee schemes for specified sectors, mortgage purchases, debt issuance, mortgage-backed securitisation, infrastructure financing and securitisations.

www.hkmc.com.hk/eng/



INDIA: NATIONAL HOUSING BANK (NHB)

NHB was established in 1988 and is owned by the Reserve Bank of India. Products include mortgage refinancing, project loans and securitisation.

www.nhb.org.in



INDONESIA: SECONDARY MORTGAGE FACILITY (SMF)

PT Sarana Multigriya Finansial (Persero) (SMF), is a state-owned enterprise established in 2005 and is wholly owned by the Government of Indonesia. As the only secondary mortgage market company in Indonesia, SMF plays a vital role in facilitating and providing liquidity to mortgage lenders through refinancing and securitisation. New regulation to support expansion of mandate from the government allows SMF to refinance housing mortgage loans, pre-sale mortgage loans, micro-housing loans, construction loans, rent-to-own loans, reverse mortgages, and PPP loans, which makes housing loans more accessible for all Indonesians and contributes to the economic growth and social welfare in Indonesia. SMF is actively working with various national and international organisations and institutions to increase the accessibility of homeownership to low-income households as well as to establish and develop green and sustainable housing and housing finance in Indonesia.

<http://smf-indonesia.co.id/en>



JAPAN: JAPAN HOUSING FINANCE AGENCY (JHF)

JHF was established in 2007 and is wholly owned by the Japanese government. Its main businesses are purchase and securitisation of housing loans originated by private financial institutions, housing loan insurance (including insurance for reverse mortgages), and loan origination (including housing loans for recovery from disasters).

<https://www.jhf.go.jp/english/index.html>



JORDAN: JORDAN MORTGAGE REFINANCE COMPANY (JMRC)

JMRC is a public shareholding company established in 1996 based on the direction of the government, with the cooperation of the World Bank and the support of the Central Bank of Jordan. JMRC provides mortgage refinancing and issues medium and long-term bonds in the local capital market.

www.jmrc.com.jo



KAZAKHSTAN
HOUSING
COMPANY

KAZAKHSTAN: KAZAKHSTAN MORTGAGE COMPANY (KMC)

Kazakhstan Mortgage Company was established in 2000 and is 100% owned by the government through the “National Managing Holding “Baiterek”, JSC. KMC has transitioned to a single operator model and now also offers rent-to-own, construction support and construction guarantee products, subsidy programmes as well as mortgage loans and refinance. The Company issues covered and unsecured bonds.
<https://kmc.kz/en>



KMRC
KENYA MORTGAGE REFINANCE COMPANY

KENYA: KENYA MORTGAGE REFINANCE COMPANY (KMRC)

The Kenya Mortgage Refinance Company (KMRC) is a non-deposit taking financial institution established in 2018 under the Companies Act 2015. Its mandate is to provide long-term funds to primary mortgage lenders (PMLs) for purposes of increasing availability of affordable home loans to Kenyans. KMRC provides concessional, fixed, long-term finance to the primary lenders who include Banks and Saccos so that they can transfer the same benefits to Kenyans, making home loans more accessible to especially the moderate low-income earners in the country. By increasing the supply of affordable housing finance, KMRC acts as a key lever in the push to increase homeownership in Kenya. Noting that Kenya’s mortgage market remains underpenetrated, relative to the potential demand for home ownership, KMRC recognises the upside potential and the downside risks of facilitating homeownership to the moderate to low-income earners. KMRC is regulated by the Central Bank of Kenya (CBK), with the Capital Markets Authority (CMA) providing oversight over its bond issuance operations.

www.kmrc.co.ke



한국주택금융공사
KOREA HOUSING FINANCE CORPORATION

KOREA: KOREA HOUSING FINANCE CORPORATION (KHFC)

KHFC, established in 2004, is a state-run enterprise whose mandate is to improve public welfare and facilitate the development of the Korean economy by increasing the supply of housing finance. KHFC has wide-ranging housing finance operations including the supply of Bogeumjari Loan and Conforming Loan, the issuance of credit guarantees for housing finance, Home Pension (Reverse Mortgage), and the securitisation of mortgage-backed claims and other instruments.

<https://www.hf.go.kr>



STATE
MORTGAGE
COMPANY

KYRGYZSTAN: STATE MORTGAGE COMPANY (SMC)

SMC was established in 2015 and is 100% owned by the government represented by the State Property Management Fund. The company’s activities include the issuance of mortgage loans for ready-to-use housing and individual housing construction. In 2018, SMC did its first issue of mortgage-backed bonds. The company has also received debt financing from KfW. In 2020, SMC started a rent-to-own housing programme and launched a subsidiary for contract savings schemes for housing. SMC has also created an e-portal for applications which has reduced the process from 1-3 months to 30 minutes at up to a 60% reduction in borrowers’ costs.

<https://gik.kg/en/>

MALAYSIA: CAGAMAS BERHAD

Cagamas Berhad (Cagamas), the National Mortgage Corporation of Malaysia, was established in 1986 to promote the broader spread of homeownership and growth of the secondary mortgage market in Malaysia. It issues corporate bonds and sukuk to finance the purchase of housing loans and receivables from financial institutions, selected corporations and the public sector. Cagamas offers both conventional and Shariah products, including purchase with recourse of housing loans, commercial and industrial property loans, hire purchase and leasing debts and personal loans; purchase without recourse of housing loans and guarantees for mortgages and first time home buyers. In 2021, Cagamas introduced its reverse mortgage scheme, Skim Saraan Bercagar, the first of its kind in the Malaysian market. It is one of the largest corporate issuers of debt instruments in the Malaysian capital market and is also an active issuer of foreign currency bonds in international markets.

www.cagamas.com.my



MEXICO: SOCIEDAD HIPOTECARIA FEDERAL (SHF)

SHF was established in 2001 and is wholly owned by the governmental Mexican bank. SHF promotes the development of the primary and secondary housing markets through guarantees or various financial instruments for the construction, acquisition and improvement of housing. SHF's financial mechanisms include international funding - concessional loans and grants, intermediation of interest rate reductions and credit lines; and interest rate subsidies and technical assistance for developers which all leads citizens' ability to access to adequate sustainable homes at no additional cost. SHF's portfolio activities also promote low carbon market development, reduction in CO2 emissions and contribute to Mexico reaching its climate goals. Its ECOASA programme was accepted by the Climate Bond Initiative (CBI) in 2019, enabling SHF to issue green bonds backed by ECOASA projects.

www.gob.mx/shf



MONGOLIA: MONGOLIAN MORTGAGE CORPORATION (MIK)

Established in 2006 through a collaboration between the Bank of Mongolia and ten commercial banks, MIK has evolved into a comprehensive financial group. Comprising MIK Holding, Mongolian Mortgage Corporation (MIK) HFC, and 34 Special Purpose Companies (SPC), MIK plays a pivotal role in Mongolia's housing finance landscape. MIK's range of services includes liquidity refinancing and securitisations. In 2013, MIK took a significant step by becoming the exclusive securitising entity for the Government of Mongolia's subsidised Affordable Housing Finance Programme (AHFP). As of the first half of 2023, MIK's portfolio boasts a substantial MNT 3.78 trillion in purchased mortgage programme loans, representing a remarkable 78% of AHFP loans in Mongolia. In 2021, MIK further expanded its footprint on the international stage by issuing a successful 3-year USD 250 million bond. The proceeds from this bond issuance were utilised to retire a 2019 bond and to bolster its purchase with recourse (PWR) business, which provides liquidity to the local commercial banks and other financial entities, further expanding the mortgage market in Mongolia.

www.mik.mn/en



NIGERIA: NIGERIA MORTGAGE REFINANCE COMPANY (NMRC)

NMRC was incorporated in 2013 and obtained its license from the Central Bank of Nigeria in 2015. NMRC has 27 investors with the Ministry of Finance Incorporated (MoFI) and the Nigerian Sovereign Investment Authority (NSIA) holding 15.68% and 20.91%, respectively. Five commercial banks and 20 primary mortgage banks represent 11.11% and 52.30%, respectively. NMRC's Tier 2 Capital includes a subordinated loan of US\$ 168.13 million from the World Bank loan to the Federal Republic of Nigeria for funding of the Housing Finance Programme. NMRC's products include mortgage refinancing, securities issuance and standardisation. NMRC completed its N10 billion 7.2% Series 3 Fixed Rate Bond in November 2020. NMRC is establishing the first guarantee company: Nigeria Mortgage Guarantee Company and will own 25% of the company.

<http://nmrc.com.ng/>



PAKISTAN: PAKISTAN MORTGAGE REFINANCE COMPANY (PMRC)

Pakistan Mortgage Refinance Company (PMRC) was set up as a Mortgage Liquidity Facility by the Central Bank of Pakistan to address the long-term funding constraint in the banking sector, which was hindering the growth of the primary mortgage market. Its thrust is three-fold: help reduce maturity mismatch risk for Primary Mortgage Lenders (PML's), increase the availability of fixed rate mortgages and increase the maturity structure of the mortgage loans. PMRC is a regular issuer of capital market debt securities through which it provides long-term funding to PML's and is now one of the largest issuers in Pakistan. PMRC has been appointed as a Trustee of Credit Guarantee Trust (CGT), which has been set up by the Government of Pakistan to provide partial Credit Guarantee cover on first loss basis for low-income housing, particularly those in the informal sector so that PMLs are encouraged to provide mortgage facilities to this group of mortgagors.

www.pmrc.com.pk



PALESTINE: PALESTINE MORTGAGE AND HOUSING CORPORATION (PMHC)

Palestine Mortgage and Housing Corporation was established in 1997 by an initiative from the Palestinian National Authority and a number of large Palestinian and International economic institutions that specialise in housing finance. PMHC refinances mortgage loans that are originated by its partner banks through its first subsidiary; Palestine Housing Finance Corporation, in addition the company insures against mortgage credit risk through its other subsidiary; Palestine Mortgage Insurance Fund.

www.pmhc.com



PHILIPPINES: NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)

The National Home Mortgage Finance Corporation (NHMFC) was established in 1977 with the mandate of increasing the availability of affordable housing loans to finance the Filipino homebuyers. NHMFC buys mortgages originated by private financial institutions and issues mortgage-backed financial instruments. The Social Housing Finance Corporation, a subsidiary of NHMFC, purchases social housing loan receivables.

<https://nhmfc.gov.ph/>



RUSSIA: DOM. RF (FORMERLY AGENCY FOR HOUSING MORTGAGE LENDING)

DOM.RF is an integrated housing development institution that was established by a decree of the Russian Federation's Government in 1997 to promote the implementation of housing policy. The company is 100% owned by the Russian Federation represented by the Federal Property Management Agency. DOM.RF takes an integrated approach to the development of housing construction and mortgage lending. Its activities include creation of a mortgage and housing construction bank, development of the mortgage market and mortgage-backed securities, housing and mortgage markets research, development of the rental housing market and unlocking and enabling unused and inefficiently used federal land.

<https://domrf.com/>



SAUDI ARABIA: SAUDI REAL ESTATE REFINANCE COMPANY (SRC)

SRC was established in 2017 and is owned by the Public Investment Fund (PIF) and licensed to operate in the secondary real estate market by the Saudi Arabian Monetary Authority (SAMA). SRC offers funding to lenders, who are banks and finance companies, to enable them to offer accessible home loans for homebuyers.

www.srco.com.sa



TANZANIA: TANZANIA MORTGAGE REFINANCE COMPANY (TMRC)

TMRC was established in 2010 under the World Bank's Housing Finance Project and is regulated by the Bank of Tanzania (BoT). TMRC is a wholesale secondary market institution that provides long-term funding to financial institutions for the purposes of mortgage lending. TMRC is a private sector institution owned 18 shareholders including banks and non-bank institutions. TMRC began operations using funding from a World Bank loan and initially provided pre-finance as well as refinance. Afterwards, the company began issuing corporate bonds under a Medium Term Note Programme (MTN) and establishing credit line with other investors.

www.tmrc.co.tz



Fannie Mae

UNITED STATES: FANNIE MAE

Fannie Mae was established in 1938 as a government-sponsored enterprise and since 1968 has been a publicly traded company. Fannie Mae provides liquidity to the single-family market by purchasing and guaranteeing mortgage loans made by their lender customers and issuing debt securities and mortgage-backed securities (MBS) that attract global investors to finance U.S. housing. Fannie Mae is also active in providing financing to the multifamily property market by transforming multifamily loans into MBS.

www.fanniemae.com



UNITED STATES: GINNIE MAE

Ginnie Mae was established in 1968 and is a U.S. Federal Government-owned corporation within the Department of Housing and Urban Development (HUD). Ginnie Mae guarantees investors the timely payment of principal and interest on MBS backed by federally insured or guaranteed single family and multifamily loans — mainly loans insured by the Federal Housing Administration (FHA) or guaranteed by the Department of Veterans Affairs (VA). Ginnie Mae securities are the only MBS to carry the full faith and credit guarantee of the U.S. Government.

www.ginniemae.gov



Mortgage Refinancing
Company of Uzbekistan

UZBEKISTAN: MORTGAGE REFINANCING COMPANY OF UZBEKISTAN (UzMRC)

UzMRC was established in November 2019 with the help of Asian Development Bank and started its refinancing operation in October 2020. UzMRC is regulated by the Central Bank of Uzbekistan as a non-bank financial institutions and owned by the Ministry of Economy and Finance and 12 commercial banks.

UzMRC works only with partner financial institutions that are the Company's shareholders. UzMRC funds its refinances its operations using loan and debt capital market instruments.

www.uzmrc.uz



WAEMU: CAISSE REGIONALE DE REFINANCEMENT HYPOTHE- CAIRE DE L'UEMOA (CRRH-UEMOA)

CRRH-UEMOA was established in 2010, in Cotonou, by 29 commercial banks of the Union with BOAD. CRRH-UEMOA operates in eight countries, has issued nine bonds and refinanced 37 banks. In 2017, CRRH-UEMOA began offering refinancing of affordable housing loans using \$133 million in credit lines from the World Bank, KfW and Proparco. In 2020, CRRH-UEMOA began to refinance MFIs with funding from the World Bank. In 2023, CRRH-UEMOA raised 205M€ on international markets thanks to the US DFC guarantee.

<https://crrhuemoa.org/>

CHARTER

OF THE INTERNATIONAL SECONDARY MORTGAGE MARKET ASSOCIATION

1. NAME OF THE BODY:

International Secondary Mortgage Market Association (ISMMA)

2. OBJECTIVES:

- a) Exchange of ideas, views and experiences with a view of promoting housing finance markets
- b) Advocacy on regulatory issues
- c) Capacity building and mentoring support for newly established institutions

3. MEMBERSHIP:

- a) **Full membership** will be open to all secondary mortgage market institutions that are involved in the securitisation and/or refinancing of mortgages.
- b) **Observer membership** will be open to selected institutions involved in activities related to the secondary mortgage markets including investment, capital markets, research, insurance, property development, etc.

4. SECRETARIAT:

- a) The ISMMA Secretariat will be hosted by the European Mortgage Federation - European Covered Bond Council (EMF-ECBC)

5. STRUCTURE:

- a) The roles below will be on a 2-year rotational basis and will be nominated by members (based on a majority vote):
 - Chair of the Association

- Standing Committees will be created as follow (other committees addressing specific objectives may be created as needed):
 - Programme & Training Committee
 - Advocacy Committee
 - Budget & Membership Committee

6. KEY ROLES AND RESPONSIBILITIES:

Chair of the Association:

- Facilitates the articulation of a mission/vision for the Association and provides high-level guidance to the Secretariat and other members;
- Supports the continued development and engagement of the Association to successfully deliver value to the membership;
- Provides advice and input into potential enhancements and recommends improvements over time;
- Removes barriers and obstacles to productive contributions by the Association.

Secretariat:

- Manages the technology platform where the interaction takes place and approves/moderates content;
- Manages membership and consults, connects, and engages members on an ongoing basis;
- Fosters and facilitates member interaction and activities, focusing on communications between and among members of the Association;
- Creates and moderates virtual discussions; keeps discussions on topic; ensures that dissenting points of view are heard and understood; reconciles opposing points of view, and;
- Tracks key performance indicators (to be agreed) and monitors and reports on activity in the Association (e.g. newsletter on members' activities).

Programme & Training Committee:

- Assist the Secretariat in developing meeting agendas and programmes of interest to association members.

Advocacy Committee:

- Provide guidance and advocacy on legal and regulatory matters pertaining to the secondary mortgage market and other member concerns; and
- Prepare special programmes to engage secondary mortgage market regulatory authorities to further promote the ISMMA's objectives.

Budget & Membership Committee:

- Support the Secretariat in the budget process and financial matters; and
- Assist the Secretariat in improving member engagement, recruitment and retention.

7. FUNDING:

- a) Member fees will be assessed beginning in January 2024.
- b) Time resources will be required from the chair of the Association and committee members.

8. COMMUNICATION CHANNELS:

- a) The Secretariat will manage the Association's website at www.ismma.org and will coordinate the ISMMA's social media presence on selected online platforms.
- b) The members will define the rules governing the Association's communications strategy.

9. MEETINGS:

- a) There will be two face-to-face meetings per year. If and when possible, ISMMA meetings will be held in conjunction with other industry events such as the World Bank's biennial Global Affordable Housing Finance Conference.
- b) Additional ad-hoc (virtual) meetings/e-discussions to be proposed by members to discuss thematic issues of importance/relevance to their jurisdiction.

CONTACT DETAILS



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Association (ISMMA) Secretariat**

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www.ismma.org



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