

**Table 4 Transition of Valuation for Real Estate Collateral (Value Available for Sale) and Sales Value
(According to Census Figures from Questionnaire to All Banks)**

Major Banks (9)

(100 million yen)

	March-02	September-02	March-03	September-03	March-04	September-04	March-05	September-05	March-06	September-06	March-07	September-07	March-08	September-08	March-09	September-09	March-10
Sales Value [A]	11,019	3,947	10,262	4,496	12,791	6,517	15,904	3,230	5,285	2,770	4,239	985	2,085	744	1,161	1,383	2,709
Valuation for Collateral right before sale (Value Available for Sale) [B]	9,712	3,457	8,850	3,904	10,471	5,152	12,014	2,010	3,443	1,548	2,497	544	1,204	481	849	1,109	2,007
A-B	1,307	490	1,412	592	2,320	1,365	3,891	1,220	1,841	1,222	1,742	441	882	263	311	274	703
A/B (%)	113.5	114.2	116.0	115.2	122.2	126.5	132.4	160.7	153.5	178.9	169.8	181.0	173.3	154.7	136.7	124.7	135.0

Regional Banks (107)

(100 million yen)

	March-02	September-02	March-03	September-03	March-04	September-04	March-05	September-05	March-06	September-06	March-07	September-07	March-08	September-08	March-09	September-09	March-10
Sales Value [A]	6,202	3,618	6,270	4,243	8,179	3,412	6,916	3,055	6,571	2,748	5,778	2,296	4,785	1,838	3,723	2,855	5,674
Valuation for Collateral right before sale (Value Available for Sale) [B]	6,154	3,224	5,674	4,017	7,440	2,789	5,549	2,124	4,419	1,804	3,648	1,411	2,911	1,182	2,586	2,186	4,392
A-B	48	394	596	226	739	623	1,367	931	2,152	943	2,130	885	1,874	656	1,137	668	1,282
A/B (%)	100.8	112.2	110.5	105.6	109.9	122.3	124.6	143.8	148.7	152.3	158.4	162.7	164.4	155.5	143.9	130.6	129.2

All Banks (118)

(100 million yen)

	March-02	September-02	March-03	September-03	March-04	September-04	March-05	September-05	March-06	September-06	March-07	September-07	March-08	September-08	March-09	September-09	March-10
Sales Value [A]	17,815	7,649	16,751	8,845	21,322	9,931	23,066	6,317	11,991	5,536	10,039	3,285	6,910	3,417	5,055	4,429	10,351
Valuation for Collateral right before sale (Value Available for Sale) [B]	16,269	6,729	14,621	7,984	18,060	7,942	17,655	4,147	7,891	3,359	6,151	1,956	4,132	2,154	3,605	3,439	8,057
A-B	1,546	920	2,130	861	3,262	1,989	5,411	2,170	4,099	2,177	3,888	1,328	2,778	1,263	1,450	991	2,293
A/B (%)	109.5	113.7	114.6	110.8	118.1	125.0	130.6	152.3	152.0	164.8	163.2	167.9	167.2	158.6	140.2	128.8	128.5

Note: 1. "Major Banks" consists of City Banks, Trust Banks and the former Industrial Bank of Japan.

2. From March-03, "Regional Banks" includes Saitama Resona Bank.

3. Figures of "All Banks" are composed of City Banks, the former Long-term Credit Banks (including Shinsei Bank from September-04 onward, which changed its status to an Ordinary Bank Charter on April 1, 2004, and including Aozora Bank from September-06 onward, which changed its status to an Ordinary Bank Charter on April 1, 2006), Trust Banks and Regional Banks.

4. Figures in parentheses refer to the number of financial institutions targeted as of March-10.

5. Figures for September are half-year figures, and figures for March are one year figures.