New Hampshire Community Loan Fund, Inc.
Portfolio Management Report
6/30/2026

FUNDS AVAILABILITY ANALYSIS

Senior Debt - Notes Payable to Investors (see breakout)	154,084,050
plus: Subordinate Debt & Eq. Equivalent Investments (EQ2s)	11,600,000
plus: Lending Activity Net Assets (see below)	69,844,951
Total Capital	235,529,002
less: Loans Receivable from Borrowers (net of ACL)	209,607,171
less: Development Investments Outstanding (at cost)	1,251,000
less: Eq. Investments Outstanding (at cost)	705,284
less: Commitments & Reservations (see below)	5,941,622
Total Capital Less Deployment and Commitments:	18,023,925
less: Liquidity reserve (10% of Senior Unsecured Debt)	(14,960,476)
plus: Lines of Credit Available for Lending Activities (real estate & unsecured)	8,156,000
less: Impact Fund set-aside	(7,000,000)
TOTAL FUNDS AVAILABLE TO LEND	**4,219,448**
Average of last 24 months of lending	2 month(s)
Deployment Ratio (Deployment & Commitments / Total Capital) - excludes interfund loans	92%

BREAKOUT OF SENIOR DEBT - NOTES PAYABLE TO INVESTORS

Opportunity-NH Investments	Unsecured	109,950,807
Other Notes Payable to Investors	Unsecured	39,653,955
Drawn Lines of Credit - Unsecured	Unsecured	0
Drawn Lines of Credit - Secured	Secured	0
USDA Intermediary Relending Program	Secured	4,229,288
SBA Microloan Program	Secured	250,000
TOTAL SENIOR DEBT		**154,084,050**
Secured Debt Ratio (Secured Debt to Total Assets)		2%
Secured Debt Ratio - Covenant Maximum		20%

PORTFOLIO MANAGEMENT POLICIES

Net Asset Ratio (as of 6/30/2026)	
Lending Activity Net Assets [a]	69,844,951
Other Unrestricted Net Assets [b]	6,415,896
Total Assets [c]	245,058,885
Subordinated Debt (EQ2s) [d]	11,600,000
Net Asset Ratio - Minimum (Policy)	**15.00%**
Net Asset Ratio - Actual [a + b] / c	**31.1%**
Net Asset Ratio including Subordinate Debt (EQ2s) - [a + b + d] / c	35.9%
Lending Activity Net Assets - Cumulative Since Inception	
Lending Capital Donations	62,524,559
plus: self-generated - surplus earnings & acquired net assets	20,318,039
plus: net gains on development invstmts.	2,217,177
less: allowance for credit loss	(4,068,742)
less: net borrower losses (**1.9**% of total loans made)	(10,163,740)
less: net OREO losses and carrying costs (since FY2008)	(927,866)
+/- other net gains/(losses)	(54,476)
Total Lending Activity Net Assets	**69,844,951**

Allowance for Credit Loss (ACL)		4,068,742
ACL % of loans receivable (not including self-financed interfund LR)		1.90%
Maximum Lending Exposure Limits to Any One Borrower		
ROC-NH:	30,000,000	
Commercial (Non-ROC):	3,000,000	
Consumer:	350,000	
3 Largest Borrowers	% of total capital	outstanding bal.
ROC-NH (1 loan; 2035 maturity)	4.14%	9,750,438
ROC-NH (2 loans; 2029 maturity)	2.48%	5,852,452
ROC-NH (1 Loan; 2028 maturity)	2.43%	5,717,641
Loans Outstanding to Borrowers (excludes non-recourse participations and deferred loan fees)		213,675,913
Self-Financed Property Loans Receivable (Interfund Loans)		0
Total Portfolio of Loans Outstanding to Borrowers		**213,675,913**
Development and Eq. Investments		1,956,284
Total Financings outstanding		**215,632,197**

SPREAD ANALYSIS (as of 4/30/2026)

	weighted avg. rate	weighted avg. term remaining (mos.)
Senior Notes Payable to Investors - Opportunity-NH Investments	3.26%	45
Senior Notes Payable to Investors - Other	4.04%	50
EQ2's	2.63%	71
Lending Activity Net Assets	0.00%	219*
Lines of Credit	6.42%	12
LP, EQ2 & LOC - **COST OF FUNDS [b]**	3.21%	46
LP, EQ2, LOC, & Lending Activity Net Assets **[c]**	2.25%	99
COST OF FUNDS - 5 YEAR AVERAGE	3.03%	

	weighted avg. rate	weighted avg. term remaining (mos.)
Loans Receivable (L/R)	6.81%	154
Other Financing (DevInv, EqInv, Guar)	2.93%	n/a
L/R & Other Financing	6.77%	n/a
Lending Cash & Investment Accounts	4.09%	n/a
L/R, DI & Cash - **EARNING RATE [a]**	6.51%	n/a
Spread	**3.30%** [a - b]	
Spread with Lending Activity Net Assets Included	4.26% [a - c]	

* (LA Net Assets / allowance for credit loss on loans and guaranty x 12)

COMMITMENTS & RESERVATIONS

Committed Loans

Conditional Commitments	5,941,622	36 Loans
Unconditional Commitments	-	0 Loans
Total Loan Commitments	5,941,622	36 Loans

Reserved Loans	-	0 Loans
Other Commitments (Investments & Guarantees)	-	0 Loans

NEAR FUTURE INFORMATION - 90 DAY OUTLOOK

New investments and EQ2s:	232,500
Lending Capital Donations:	0
Borrower payments (amortization and known payoffs):	4,867,947
Loan sales or participations:	4,891,722
Uncommitted borrower disbursements, pending approval (likely):	(9,266,000)
Investor payments - known: (2 investments)	(32,424)
Net increase / (decrease) in funds available to lend - 90 days	**693,745**
Line of Credit maturities within 90 days:	0

Total Investment Maturities within 90 days: (4,069,052)