



New Hampshire Community Loan Fund, Inc.
Portfolio Management Report
3/31/2026

FUNDS AVAILABILITY ANALYSIS

Senior Debt - Notes Payable to Investors (see breakout)	144,688,992	BREAKOUT OF SENIOR DEBT - NOTES PAYABLE TO INVESTORS	
plus: Subordinate Debt & Eq. Equivalent Investments (EQ2s)	11,600,000	Opportunity-NH Investments	Unsecured 100,527,494
plus: Lending Activity Net Assets (see below)	<u>68,513,061</u>	Other Notes Payable to Investors	Unsecured 39,653,955
Total Capital	224,802,054	Drawn Lines of Credit - Unsecured	Unsecured 0
less: Loans Receivable from Borrowers (net of ACL)	206,863,261	Drawn Lines of Credit - Secured	Secured 0
less: Development Investments Outstanding (at cost)	1,251,000	USDA Intermediary Relending Program	Secured 4,257,544
less: Eq. Investments Outstanding (at cost)	880,284	SBA Microloan Program	Secured <u>250,000</u>
less: Commitments & Reservations (see below)	<u>7,526,739</u>	TOTAL SENIOR DEBT	<u>144,688,992</u>
Total Capital Less Deployment and Commitments:	8,280,771	Secured Debt Ratio (Secured Debt to Total Assets)	2%
less: Liquidity reserve (10% of Senior Unsecured Debt)	(14,018,145)	Secured Debt Ratio - Covenant Maximum	20%
plus: Lines of Credit Available for Lending Activities (real estate & unsecured)	8,156,000		
less: Impact Fund set-aside	<u>(7,000,000)</u>		
TOTAL FUNDS AVAILABLE TO LEND	<u>(4,581,374)</u>		
Average of last 24 months of lending			-2 month(s)
Deployment Ratio (Deployment & Commitments / Total Capital) - excludes interfund loans			96%

PORTFOLIO MANAGEMENT POLICIES

Net Asset Ratio (as of 3/31/2026)		Allowance for Credit Loss (ACL)	4,047,747
Lending Activity Net Assets [a]	68,513,061	ACL % of loans receivable (not including self-financed interfund LR)	1.92%
Other Unrestricted Net Assets [b]	6,901,836		
Total Assets [c]	238,445,867	Maximum Lending Exposure Limits to Any One Borrower	
Subordinated Debt (EQ2s) [d]	11,600,000	ROC-NH:	
Net Asset Ratio - Minimum (Policy)	15.00%	Commercial (Non-ROC):	30,000,000
Net Asset Ratio - Actual [a + b] / c	31.6%	Consumer:	3,000,000
Net Asset Ratio including Subordinate Debt (EQ2s) - [a + b + d] / c	36.5%		350,000
		3 Largest Borrowers	
Lending Activity Net Assets - Cumulative Since Inception			% of total capital
Lending Capital Donations	62,404,684	ROC-NH (1 loan; 2035 maturity)	4.34%
plus: self-generated - surplus earnings & acquired net assets	19,568,039	ROC-NH (2 loans; 2029 maturity)	2.61%
plus: net gains on development investmtns.	1,421,818	ROC-NH (1 Loan; 2028 maturity)	2.55%
less: allowance for credit loss	(4,047,747)		
less: net borrower losses (1.9% of total loans made)	(10,057,529)	Loans Outstanding to Borrowers (excludes non-recourse participations and deferred loan fees)	210,911,008
less: net OREO losses and carrying costs (since FY2008)	(926,020)	Self-Financed Property Loans Receivable (Interfund Loans)	0
+/- other net gains/(losses)	149,816	Total Portfolio of Loans Outstanding to Borrowers	210,911,008
Total Lending Activity Net Assets	68,513,061	Development and Eq. Investments	<u>2,131,284</u>
		Total Financings outstanding	213,042,292

SPREAD ANALYSIS (as of 3/31/2026)

	weighted avg. rate	weighted avg. term remaining (mos.)		weighted avg. rate	weighted avg. term remaining (mos.)
Senior Notes Payable to Investors - Opportunity-NH Investments	2.92%	34	Loans Receivable (L/R)	6.77%	154
Senior Notes Payable to Investors - Other	4.04%	54	Other Financing (DevInv, EqInv, Guar)	2.93%	n/a
EQ2's	2.63%	72	L/R & Other Financing	6.73%	n/a
Lending Activity Net Assets	0.00%	215*	Lending Cash & Investment Accounts	4.32%	n/a
Lines of Credit	6.58%	7	L/R, DI & Cash - EARNING RATE [a]	6.55%	n/a
LP, EQ2 & LOC - COST OF FUNDS [b]	3.22%	42		Spread	
LP, EQ2, LOC, & Lending Activity Net Assets [c]	2.20%	97		3.33% [a - b]	
COST OF FUNDS - 5 YEAR AVERAGE	3.03%			4.35% [a - c]	
				* (LA Net Assets / allowance for credit loss on loans and guaranty x 12)	

COMMITMENTS & RESERVATIONS

Committed Loans			Reserved Loans	
Conditional Commitments	5,396,739	29 Loans		2,130,000
Unconditional Commitments	-	0 Loans	Other Commitments (Investments & Guarantees)	-
Total Loan Commitments	<u>5,396,739</u>	29 Loans		0 Loans

NEAR FUTURE INFORMATION - 90 DAY OUTLOOK

New investments and EQ2s:	7,270,000	
Lending Capital Donations:	310,000	
Borrower payments (amortization and known payoffs):	3,356,000	
Loan sales or participations:	0	
Uncommitted borrower disbursements, pending approval (likely):	(186,000)	
Investor payments - known: (5 investments)	<u>(254,221)</u>	
		Total Investment Maturities within 90 days: (6,785,671)
Net increase / (decrease) in funds available to lend - 90 days	10,495,779	
Line of Credit maturities within 90 days:	(4,000,000)	