



New Hampshire Community Loan Fund, Inc.
Portfolio Management Report
9/30/2025

FUNDS AVAILABILITY ANALYSIS

Senior Debt - Notes Payable to Investors (see breakout)	153,967,153
plus: Subordinate Debt & Eq. Equivalent Investments (EQ2s)	11,600,000
plus: Lending Activity Net Assets (see below)	<u>67,817,325</u>
Total Capital	233,384,479
less: Loans Receivable from Borrowers (net of ACL)	210,722,056
less: Development Investments Outstanding (at cost)	1,251,000
less: Eq. Investments Outstanding (at cost)	880,274
less: Commitments & Reservations (see below)	<u>2,839,128</u>
Total Capital Less Deployment and Commitments:	17,692,021
less: Liquidity reserve (10% of Senior Unsecured Debt)	(14,938,546)
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>3,909,475</u>
Average of last 24 months of lending	1 month
Deployment Ratio (Deployment & Commitments / Total Capital) - excludes interfund loans	92%

BREAKOUT OF SENIOR DEBT - NOTES PAYABLE TO INVESTORS

Opportunity-NH Investments	Unsecured	110,282,819
Other Notes Payable to Investors	Unsecured	39,102,639
Drawn Lines of Credit - Unsecured	Unsecured	0
Drawn Lines of Credit - Secured	Secured	0
USDA Intermediary Relending Program	Secured	4,376,196
SBA Microloan Program	Secured	<u>205,500</u>
TOTAL SENIOR DEBT		<u>153,967,153</u>
Secured Debt Ratio (Secured Debt to Total Assets)		2%
Secured Debt Ratio - Covenant Maximum		20%

PORTFOLIO MANAGEMENT POLICIES

Net Asset Ratio (as of 8/31/2025)		Allowance for Credit Loss (ACL)	4,430,338
Lending Activity Net Assets [a]	67,817,325	ACL % of loans receivable (not including self-financed interfund LR)	2.06%
Other Unrestricted Net Assets [b]	6,183,147		
Total Assets [c]	248,381,335	Maximum Lending Exposure Limits to Any One Borrower	
Subordinated Debt (EQ2s) [d]	11,600,000	ROC-NH:	30,000,000
Net Asset Ratio - Minimum (Policy)	15.00%	Commercial (Non-ROC):	3,000,000
Net Asset Ratio - Actual [a + b] / c	29.8%	Consumer:	350,000
Net Asset Ratio including Subordinate Debt (EQ2s) - [a + b + d] / c	34.5%		
Lending Activity Net Assets - Cumulative Since Inception		3 Largest Borrowers	% of total capital
Lending Capital Donations	62,350,809	ROC-NH (1 loan; 2035 maturity)	4.19%
plus: self-generated - surplus earnings & acquired net assets	19,568,039	ROC-NH (2 loans; 2029 maturity)	2.54%
plus: net gains on development invstmnts.	1,421,818	ROC-NH (1 Loan; 2028 maturity)	2.47%
less: allowance for credit loss	(4,430,338)		
less: net borrower losses (1.9% of total loans made)	(10,085,738)	Loans Outstanding to Borrowers (excludes non-recourse participations and deferred loan fees)	215,152,393
less: net OREO losses and carrying costs (since FY2008)	(927,866)	Self-Financed Property Loans Receivable (Interfund Loans)	0
+/- other net gains/(losses)	(79,400)	Total Portfolio of Loans Outstanding to Borrowers	215,152,393
Total Lending Activity Net Assets	67,817,325	Development and Eq. Investments	<u>2,131,274</u>
		Total Financings outstanding	217,283,667

SPREAD ANALYSIS (as of 9/30/2025)

	weighted avg. rate	weighted avg. term remaining (mos.)		weighted avg. rate	weighted avg. term remaining (mos.)
Senior Notes Payable to Investors - Opportunity-NH Investments	2.94%	33	Loans Receivable (L/R)	6.77%	154
Senior Notes Payable to Investors - Other	4.06%	59	Other Financing (DevlInv, EqInv, Guar)	2.93%	n/a
EQ2's	2.63%	73	L/R & Other Financing	6.73%	n/a
Lending Activity Net Assets	0.00%	196*	Lending Cash & Investment Accounts	4.37%	n/a
Lines of Credit	7.08%	11	L/R, DI & Cash - EARNING RATE [a]	6.53%	n/a
LP, EQ2 & LOC - COST OF FUNDS [b]	3.22%	43		Spread	3.31% [a - b]
LP, EQ2, LOC, & Lending Activity Net Assets [c]	2.24%	89		Spread with Lending Activity Net Assets Included	4.29% [a - c]
COST OF FUNDS - 5 YEAR AVERAGE	3.03%				

COMMITMENTS & RESERVATIONS

Committed Loans			Reserved Loans	-	0 Loans
Conditional Commitments	2,839,128	23 Loans	Other Commitments (Investments & Guarantees)	-	0 Loans
Unconditional Commitments	-	0 Loans			
Total Loan Commitments	2,839,128	23 Loans			

NEAR FUTURE INFORMATION - 90 DAY OUTLOOK

New investments and EQ2s:	195,000		
Lending Capital Donations:	0		
Borrower payments (amortization and known payoffs):	6,721,841		
Loan sales or participations:	0		
Uncommitted borrower disbursements, pending approval (likely):	(3,385,000)		
Investor payments - known: (7 investments)	<u>(1,081,283)</u>	Total Investment Maturities within 90 days:	(9,653,930)
Net increase / (decrease) in funds available to lend - 90 days	2,450,558		
Line of Credit maturities within 90 days (0 LOC):	0		