New Hampshire Community Loan Fund, Inc.
Portfolio Management Report
9/30/2026

FUNDS AVAILABILITY ANALYSIS

Senior Debt - Notes Payable to Investors (see breakout)	153,952,346
plus: Subordinate Debt & Eq. Equivalent Investments (EQ2s)	11,600,000
plus: Lending Activity Net Assets (see below)	70,317,273
Total Capital	235,869,620
less: Loans Receivable from Borrowers (net of ACL)	209,598,910
less: Development Investments Outstanding (at cost)	1,251,000
less: Eq. Investments Outstanding (at cost)	705,284
less: Commitments & Reservations (see below)	6,271,123
Total Capital Less Deployment and Commitments:	18,043,303
less: Liquidity reserve (10% of Senior Unsecured Debt)	(14,965,595)
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	**4,233,708**
Average of last 24 months of lending	3 month(s)
Deployment Ratio (Deployment & Commitments / Total Capital) - excludes interfund loans	92%

BREAKOUT OF SENIOR DEBT - NOTES PAYABLE TO INVESTORS

Opportunity-NH Investments	Unsecured	110,001,992
Other Notes Payable to Investors	Unsecured	39,653,954
Drawn Lines of Credit - Unsecured	Unsecured	0
Drawn Lines of Credit - Secured	Secured	0
USDA Intermediary Relending Program	Secured	4,046,399
SBA Microloan Program	Secured	250,000
TOTAL SENIOR DEBT		**153,952,346**
Secured Debt Ratio (Secured Debt to Total Assets)		2%
Secured Debt Ratio - Covenant Maximum		20%

PORTFOLIO MANAGEMENT POLICIES

Net Asset Ratio (as of 9/30/2026)	
Lending Activity Net Assets [a]	70,317,273
Other Unrestricted Net Assets [b]	6,552,009
Total Assets [c]	246,459,801
Subordinated Debt (EQ2s) [d]	11,600,000
Net Asset Ratio - Minimum (Policy)	**15.00%**
Net Asset Ratio - Actual [a + b] / c	**31.2%**
Net Asset Ratio including Subordinate Debt (EQ2s) - [a + b + d] / c	35.9%
Lending Activity Net Assets - Cumulative Since Inception	
Lending Capital Donations	62,736,657
plus: self-generated - surplus earnings & acquired net assets	20,018,039
plus: net gains on development invstmts.	2,153,677
less: allowance for credit loss	(3,863,730)
less: net borrower losses (1.8% of total loans made)	(10,147,969)
less: net OREO losses and carrying costs (since FY2008)	(929,766)
+/- other net gains/(losses)	350,365
Total Lending Activity Net Assets	**70,317,273**

Allowance for Credit Loss (ACL)	3,863,730
ACL % of loans receivable (not including self-financed interfund LR)	1.81%

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)	4.13%	9,737,517
ROC-NH (2 loans; 2029 maturity)	2.47%	5,830,116
ROC-NH (1 Loan; 2028 maturity)	2.42%	5,701,240

Loans Outstanding to Borrowers (excludes non-recourse participations and deferred loan fees)	213,462,640
Self-Financed Property Loans Receivable (Interfund Loans)	0
Total Portfolio of Loans Outstanding to Borrowers	**213,462,640**
Development and Eq. Investments	1,956,284
Total Financings outstanding	**215,418,924**

SPREAD ANALYSIS (as of 9/30/2026)

	weighted avg. rate	weighted avg. term remaining (mos.)
Senior Notes Payable to Investors - Opportunity-NH Investments	3.04%	41
Senior Notes Payable to Investors - Other	4.06%	47
EQ2's	2.63%	71
Lending Activity Net Assets	0.00%	229*
Lines of Credit	6.42%	9
LP, EQ2 & LOC - **COST OF FUNDS [b]**	3.28%	45
LP, EQ2, LOC, & Lending Activity Net Assets **[c]**	2.27%	102
COST OF FUNDS - 5 YEAR AVERAGE	3.04%	

	weighted avg. rate	weighted avg. term remaining (mos.)
Loans Receivable (L/R)	6.79%	150
Other Financing (DevInv, EqInv, Guar)	2.93%	n/a
L/R & Other Financing	6.75%	n/a
Lending Cash & Investment Accounts	3.89%	n/a
L/R, DI & Cash - **EARNING RATE [a]**	6.48%	n/a
Spread	**3.20%**	[a - b]
Spread with Lending Activity Net Assets Included	4.21%	[a - c]

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

COMMITMENTS & RESERVATIONS

Committed Loans		
Conditional Commitments	6,271,123	31 Loans
Unconditional Commitments	-	0 Loans
Total Loan Commitments	6,271,123	31 Loans

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

NEAR FUTURE INFORMATION - 90 DAY OUTLOOK

New investments and EQ2s:	260,000
Lending Capital Donations:	0
Borrower payments (amortization and known payoffs):	2,128,172
Loan sales or participations:	0
Uncommitted borrower disbursements, pending approval (likely):	(2,721,000)
Investor payments - known: (7 investments)	(675,219)
Net increase / (decrease) in funds available to lend - 90 days	**(1,008,047)**
Line of Credit maturities within 90 days:	-

Total Investment Maturities within 90 days (104): 6,559,189