

PUBLIC DISCLOSURE

October 20, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Peoples Community Bank
Certificate Number: 22394

101 Sycamore Street
Greenville, Missouri 63944

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
Kansas City Regional Office

1100 Walnut St, Suite 2100
Kansas City, Missouri 64106

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The Lending Test is rated Satisfactory.

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment areas' credit needs.
- A majority of home mortgage and small business loans were made in the assessment areas.
- The geographic distribution of home mortgage and small business loans reflects reasonable dispersion throughout the assessment areas.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different revenue sizes.
- The institution did not receive any CRA-related complaints since the previous CRA evaluation performed as of August 15, 2022.

The Community Development Test is rated Satisfactory.

- The institution demonstrated adequate responsiveness to the community development needs of its assessment areas through community development loans, qualified investments, and community development services. Examiners considered the institution's capacity and the need and availability of such opportunities.

DESCRIPTION OF INSTITUTION

Peoples Community Bank is a full-service financial institution headquartered in Greenville, Missouri. The bank operates 15 additional branches in the cities of Annapolis, Aurora, Bunker, Cabool, Doniphan, Ellington, Marble Hill, Naylor, Piedmont, Poplar Bluff, Puxico, Republic, Seligman, Wappapello, and Washburn, Missouri. All locations are full-service facilities, and there have been no changes in branching structure since the previous evaluation. Each location has a non-deposit taking ATM, with the exception of the Cabool branch which has two deposit-taking ATMs and the Bunker branch which does not have an ATM. The bank is wholly-owned by Greenville Bancshares, Inc., Piedmont, Missouri, a one-bank holding company. Peoples Community Bank does not have any lending affiliates or subsidiaries. The institution received a Satisfactory rating at its previous FDIC Performance Evaluation dated August 15, 2022, which utilized Intermediate Small Institution Examination Procedures.

Peoples Community Bank’s primary lending focus is home mortgage and commercial lending. Additional offerings include agricultural and consumer lending. The institution provides a variety of deposit services including checking accounts, savings accounts, money market accounts, and certificates of deposit. Alternative banking services include internet and mobile banking and electronic bill pay. The bank continues to be designated as a certified Community Development Financial Institution, a specialized financial institution that works in market niches underserved by traditional financial institutions.

The institution’s June 30, 2025, Reports of Condition and Income (Call Report) showed total assets of \$706.4 million, total loans of \$465.2 million, and total deposits of \$585.9 million. The following table details the loan portfolio.

Loan Portfolio Distribution as of 06/30/2025		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	30,709	6.6
Secured by Farmland	27,947	6.0
Secured by 1-4 Family Residential Properties	217,968	46.8
Secured by Multifamily (5 or more) Residential Properties	9,981	2.1
Secured by Nonfarm Nonresidential Properties	90,717	19.5
Total Real Estate Loans	377,322	81.1
Commercial and Industrial Loans	54,947	11.8
Agricultural Production and Other Loans to Farmers	2,195	0.5
Consumer Loans	27,361	5.9
Obligations of State and Political Subdivisions in the U.S.	3,586	0.8
Other Loans	0	0.0
Lease Financing Receivable (net of unearned income)	0	0.0
Less: Unearned Income	(244)	(0.1)
Total Loans	465,167	100.0
<i>Source: Call Report</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank’s ability to meet the assessment areas’ credit needs.

DESCRIPTION OF ASSESSMENT AREAS

The CRA regulation requires financial institutions to define one or more assessment areas within which its CRA performance will be evaluated. Peoples Community Bank has designated five assessment areas throughout Missouri. The boundaries of the assessment areas have not changed since the previous evaluation. The following table provides an overview of the assessment areas. Subsequent sections of this evaluation include detailed information regarding the demographics of each assessment area.

Description of Assessment Areas			
Assessment Area	Counties in Assessment Area	# of CTs	# of Branches
Cabool	Douglas, Howell, Texas, and Wright counties	25	1
Greenville	Butler, Iron, Reynolds, Ripley, Stoddard, and Wayne counties and census tract 9601 in Carter County	35	10
Marble Hill	Bollinger County	3	1
Republic	Greene County and census tracts 201.01, 201.02, and 202.01 in Christian County	81	1
Washburn	Barry and Lawrence counties and census tracts 901.01 and 901.02 in Stone County	22	3
<i>Source: Bank Data</i>			

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the previous evaluation dated August 15, 2022, through October 20, 2025. Examiners used the Federal Financial Institutions Examination Council (FFIEC) Interagency Intermediate Small Institution Examination Procedures to evaluate Peoples Community Bank’s CRA performance, which includes the Lending and Community Development Tests. Please refer to the *Intermediate Small Bank Performance Criteria* section of the Appendices for a summary of the criterion evaluated under these tests.

A majority of the bank’s loans, deposits, and branches are within the Greenville Assessment Area, followed by the Republic Assessment Area and then the remaining assessment areas as shown in the following table. When drawing conclusions, examiners gave the most weight to the Greenville Assessment Area followed by the Republic Assessment Area based on the distribution of loans, deposits and branches. The Marble Hill, Cabool, and Washburn assessment areas received less weight and were weighted equally. The Greenville, Republic, and Marble Hill assessment areas were subject to full-scope reviews. The Cabool and Washburn assessment areas do not constitute a significant portion of the bank’s loan or deposit portfolios and, therefore, were subject to limited-scope reviews.

Assessment Area Breakdown of Loans, Deposits, and Branches						
Assessment Area	Loans		Deposits		Branches	
	\$(000s)	%	\$(000s)	%	#	%
Cabool	45,733	9.4	60,429	16.0	1	6.3
Greenville	247,494	51.0	232,142	61.3	10	62.5
Marble Hill	17,287	3.6	20,517	5.4	1	6.3
Republic	151,384	31.2	47,141	12.5	1	6.3
Washburn	23,106	4.8	18,179	4.8	3	18.8
Total	485,004	100.0	378,408	100.0	16	100.0

*Source: Bank Data; FDIC Summary of Deposits (10/01/2025)
Due to rounding, totals may not equal 100.0%*

Activities Reviewed

Examiners reviewed home mortgage and small business lending to evaluate the institution’s performance under the Lending Test, as residential real estate and commercial lending are the primary business focus and constitute the largest portions of the bank’s loan portfolio and lending activity since the previous evaluation. Examiners did not review small farm lending, as agricultural lending composes a nominal portion of the loan portfolio and is not emphasized in the bank’s business strategy.

Examiners reviewed the universe of home mortgage originations reported on the bank’s Home Mortgage Disclosure Act (HMDA) loan application registers for 2022, 2023, and 2024. Examiners reviewed all HMDA loans consisting of 442 loans totaling \$62.5 million in 2022, 229 loans totaling \$28.1 million in 2023, and 231 loans totaling \$30.7 million in 2024 for the Assessment Area Concentration analysis. Examiners further reviewed HMDA loans inside the assessment areas consisting of 394 loans totaling \$54.8 million in 2022, 202 loans totaling \$23.8 million in 2023, and 203 loans totaling \$24.7 million in 2024 for the Geographic Distribution and Borrower Profile analyses. Examiners compared 2024 home mortgage lending data to 2020 U.S. Census data and 2024 HMDA Aggregate Lending data. The 2022 and 2023 home mortgage lending data was compared to 2015 American Community Survey data and the respective HMDA Aggregate lending data for 2022 and 2023. Examiners focused on home mortgage lending comparisons to HMDA aggregate lending data, when available, as this is typically a better indicator of market conditions and loan demand in the assessment areas. Where home mortgage performance within the Geographic Distribution and Borrower Profile analyses were consistent across 2022, 2023, and 2024, examiners only presented the institution’s 2024 performance within the performance tables throughout this evaluation.

Management indicated that a review of small business loans from 2024 would be reflective of lending since the previous evaluation. Therefore, examiners reviewed small business loans originated in 2024 consisting of 221 loans totaling \$20.6 million for the Assessment Area Concentration analysis. Examiners further reviewed small business loans inside the assessment areas consisting of 199 loans totaling \$17.2 million for the Geographic Distribution analysis. Lastly, examiners reviewed a sample of small business loans from the loans inside the assessment areas consisting of 102 loans totaling \$10.3 million for the Borrower Profile analysis. Examiners compared the 2024 small business lending data to 2024 D&B data.

Examiners considered the number and dollar volume of loans originated during the evaluation period, data from the Call Report, universes of loans reviewed by number and dollar volume, as well as management's business strategy to determine the weighting applied to the categories of lending products reviewed. Based on these factors, home mortgage lending received greater weight when drawing conclusions.

Examiners analyzed lending performance by both number and dollar volume of loans. However, the performance by number of loans was emphasized for the Geographic Distribution and Borrower Profile analyses, as it is generally a better indicator of the number of individuals and businesses served.

For the Community Development Test, examiners reviewed data and records provided by bank management for community development loans, qualified investments and donations, and community development services since the prior CRA evaluation. Examiners excluded loans considered under the Lending Test from the Community Development Test.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

The bank demonstrated satisfactory performance under the Lending Test. The bank's performance under all of the lending test criteria supports this conclusion.

Loan-to-Deposit Ratio

The bank's loan-to-deposit ratio is reasonable given the institution's size, financial condition, and the assessment areas' credit needs. Peoples Community Bank's net loan-to-deposit ratio, calculated from Call Report data, averaged 79.4 percent over the 12 calendar quarters from September 30, 2022, to June 30, 2025. The ratio ranged from a low of 76.4 percent, as of March 31, 2023, to a high of 84.3 percent, as of September 30, 2023. Due to the significant differences in branching structure, lending focus, and asset size, no similarly situated institutions were identified for loan-to-deposit comparison during this evaluation.

Assessment Area Concentration

As illustrated in the following table, the bank originated a majority of home mortgage and small business loans by number and dollar volume within the assessment areas which reflects a commitment to meeting the assessment areas' credit needs.

Lending Inside and Outside of the Assessment Areas										
Loan Category	Number of Loans				Total #	Dollars Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2022	394	89.1	48	10.9	442	54,815	87.7	7,711	12.3	62,526
2023	202	88.2	27	11.8	229	23,750	84.4	4,397	15.6	28,147
2024	203	87.9	28	12.1	231	24,700	80.3	6,043	19.7	30,743
Subtotal	799	88.6	103	11.4	902	103,265	85.1	18,151	14.9	121,416
Small Business	199	90.0	22	10.0	221	17,206	83.5	3,402	16.5	20,608
<i>Source: HMDA Reported Data; Bank Data</i>										

Geographic Distribution

The geographic distribution of loans reflects a reasonable dispersion throughout the assessment areas, considering a number of pertinent performance context factors. Examiners focused on the percentage, by number, of home mortgage and small business loans made in the low- and moderate-income census tracts within the assessment areas. Reasonable performance in the Greenville Assessment Area primarily contributed to the overall reasonable performance of the institution. While performance is consistent across the other assessment areas, the institution’s performance within the Cabool Assessment Area was not consistent, but did not change the overall rating. Refer to comments under the assessment area sections for more information.

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes, considering a number of performance context factors. Examiners focused on the dispersion of home mortgage loans to low- and moderate-income individuals and small business loans to entities with gross annual revenues of \$1 million or less. While performance in the Greenville Assessment Area was excellent, reasonable performance across all other assessment areas led to overall reasonable performance for this criterion. Refer to comments under the assessment area sections for more information.

Response to Complaints

The institution has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

COMMUNITY DEVELOPMENT TEST

Peoples Community Bank’s community development performance demonstrates adequate responsiveness to the community development needs of its assessment areas through community development loans, qualified investments, and community development services, considering the institution’s capacity and the need and availability of such opportunities for community development in the institution’s assessment areas. The overall volume of community development activities shows an increase in the volume of community development loans but decreases in qualified investments and community development services. The rating is supported by the bank’s reasonable performance within the Greenville, Marble Hill, and Washburn assessment areas and

excellent performance in the Cabool Assessment Area. The bank's performance within the Republic Assessment Area is poor, but this did not negatively impact the institution's overall Community Development Test rating. Refer to comments under the assessment area sections for more information.

Examiners compared the level of community development activity to FDIC regulated financial institutions operating in Missouri with assets ranging from \$423.4 million to \$1.3 billion. These comparable institutions were also evaluated using Interagency Intermediate Small Institution Examination Procedures during the review period and were selected based on asset size and market presence. Additionally, these institutions were rated satisfactory under the Community Development Test.

Community Development Loans

Peoples Community Bank originated or renewed 20 community development loans totaling \$46.8 million during the evaluation period. This level of community development lending represented 6.6 percent of total assets and 10.2 percent of net loans as of June 30, 2025. It is noted that the substantial volume of lending activity within the review period is from one loan that was originated and subsequently renewed twice.

The volume of community development loans has slightly increased since the previous evaluation, in which the institution received community development consideration for 182 loans totaling \$37.2 million; however, this volume includes 161 loans totaling \$11.7 million that were originated through the Small Business Administration (SBA) Paycheck Protection Program, which was only offered through the SBA in 2020 and 2021.

Comparable institutions originated or renewed community development loans ranging from \$16.4 million to \$275.6 million. Comparable institutions' community development loans to total assets ratios ranged from 2.0 to 23.6 percent. Further, the comparable institutions' community development loans to net loans ratios ranged from 4.2 to 27.4 percent. It should be noted that some of the comparable bank's ratios included SBA Paycheck Protection Program loans. Peoples Community Bank's ratios are within the range of comparable institutions.

The following tables illustrate the community development lending activity by category, assessment area, and activity year.

Community Development Lending by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Cabool	0	0	0	0	3	40,000	2	300	5	40,300
Greenville	2	94	2	1,025	1	1,407	7	2,400	12	4,926
Marble Hill	0	0	2	1,519	0	0	0	0	2	1,519
Republic	0	0	0	0	0	0	0	0	0	0
Washburn	0	0	0	0	0	0	1	19	1	19
Total	2	94	4	2,544	4	41,407	10	2,719	20	46,764
<i>Source: Bank Data</i>										

Community Development Lending by Activity Year										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2022 (partial)	1	27	0	0	0	0	0	0	1	27
2023	0	0	1	500	1	20,000	3	203	5	20,703
2024	1	67	2	631	2	11,407	5	266	10	12,371
Year-to-Date (YTD) 2025	0	0	1	1,413	1	10,000	2	2,250	4	13,663
Total	2	94	4	2,544	4	41,407	10	2,719	20	46,764
<i>Source: Bank Data</i>										

Qualified Investments

Peoples Community Bank made 22 qualified investments totaling \$6.0 million during the evaluation period. This level of community development investment represented 0.9 percent of total assets and 4.0 percent of total securities as of June 30, 2025. Examiners determined the bank was meeting the needs of its assessment areas; therefore, investments made in the broader statewide or regional area were considered. It is noted that the substantial volume of investments within the review period were from investments outside the bank’s assessment areas, but within the broader statewide or regional area. These investments make up 47.0 percent of the community development investment volume by dollar amount. It is also noted that 4 investments totaling \$1.9 million were made prior to the evaluation period but had an outstanding book value as of the evaluation date. These investments make up 32.2 percent of the total community development investment volume by dollar amount. Lastly, the bank received credit for 2 donations within the review period totaling \$41,000.

The volume of qualified investments has decreased since the previous evaluation, in which the institution received community development consideration for 63 investments totaling \$12.3 million. Bank management indicated that investment volume has decreased due to limited opportunities and high competition to purchase available securities within the assessment areas during the review period.

Comparable institutions made qualified investments ranging from \$194,000 to \$20.2 million. Comparable institutions’ qualified investments to total assets ratios ranged from less than 0.1 to 3.8 percent. Further, the comparable institutions’ qualified investments to total securities ratios ranged

from 0.6 to 52.9 percent. Peoples Community Bank’s ratios are within the range of comparable institutions.

The following tables summarize the qualified investment and donation activity by category, assessment area, and activity year.

Qualified Investments by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Cabool	0	0	0	0	0	0	0	0	0	0
Greenville	0	0	5	2,459	0	0	0	0	5	2,459
Marble Hill	0	0	0	0	0	0	0	0	0	0
Republic	0	0	0	0	0	0	0	0	0	0
Washburn	0	0	3	721	0	0	0	0	3	721
Broader Statewide or Regional Activities	0	0	14	2,825	0	0	0	0	14	2,825
Total	0	0	22	6,005	0	0	0	0	22	6,005

Source: Bank Data

Qualified Investments by Activity Year										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Prior Period	0	0	4	1,934	0	0	0	0	4	1,934
2022 (partial)	0	0	1	385	0	0	0	0	1	385
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	9	2,617	0	0	0	0	9	2,617
YTD 2025	0	0	6	1,028	0	0	0	0	6	1,028
Subtotal	0	0	20	5,964	0	0	0	0	20	5,964
Qualified Grants & Donations	0	0	2	41	0	0	0	0	2	41
Total	0	0	22	6,005	0	0	0	0	22	6,005

Source: Bank Data

Community Development Services

Peoples Community Bank received consideration for 15 community development services that consisted of bank employees providing financial expertise to community development-related organizations within its assessment areas. Community development services primarily consisted of participation by 8 bank employees with different organizations performing services that meet the definition of community development under the CRA. Comparable institutions received consideration for community development services ranging from 16 to 178 instances. Peoples Community Bank’s qualified instances are slightly below the range of comparable institutions. The volume of community development services has decreased since the previous evaluation, in which the institution received community development consideration for 46 activities.

The following tables summarize the community development services activity by category, assessment area, and activity year.

Community Development Services by Assessment Area					
Assessment Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
Cabool	0	1	0	0	1
Greenville	0	6	0	1	7
Marble Hill	0	0	0	1	1
Republic	0	0	6	0	6
Washburn	0	0	0	0	0
Total	0	7	6	2	15
<i>Source: Bank Data</i>					

Community Development Services by Activity Year					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2022 (partial)	0	0	1	0	1
2023	0	2	2	2	6
2024	0	4	2	0	6
YTD 2025	0	1	1	0	2
Total	0	7	6	2	15
<i>Source: Bank Data</i>					

In addition to community development services, the bank offers a variety of retail deposit and credit products and services. These product and service offerings are responsive to the needs of deposit and loan customers, including low- and moderate-income individuals and small business customers. In addition, the bank operates several locations in nonmetropolitan middle-income census tracts that were considered distressed and/or underserved at various times throughout the evaluation period. Lastly, the bank operates three branches and three ATMs in moderate-income geographies. These locations benefit low- and moderate-income individuals and small businesses in the area, along with the general population.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners reviewed the bank’s compliance with the laws relating to discrimination and other illegal credit practices, including the Fair Housing Act and the Equal Credit Opportunity Act. Examiners did not identify any evidence of discriminatory or other illegal credit practices.

GREENVILLE ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE GREENVILLE ASSESSMENT AREA

This assessment area includes the entirety of Butler, Iron, Reynolds, Ripley, Stoddard, and Wayne counties, as well as census tract 9601 in Carter County in southeast Missouri. According to 2020 U.S. Census data this assessment area consists of 35 census tracts, with 1 low-, 8 moderate-, 23 middle-, and 3 upper-income census tracts. Although the boundaries of this assessment area have not changed since the previous evaluation, the number of census tracts increased due to population growth highlighted within the 2020 U.S. Census data. Peoples Community Bank operates 10 branches and ATMs in the assessment area. Nine branches and ATMs are located in middle-income census tracts, and one branch and ATM are located in a moderate-income census tract. The nine branches in middle-income census tracts were census tracts that were considered distressed and/or underserved throughout the evaluation period as illustrated in the following table.

Branch	Distressed	Underserved
Annapolis	2022, 2023, 2024, 2025	2025
Bunker	2024	2022, 2023, 2024, 2025
Doniphan	2022, 2023, 2024, 2025	2022, 2023, 2024, 2025
Ellington	2024	2022, 2023, 2024, 2025
Greenville	2022, 2023, 2024, 2025	2022, 2023, 2024, 2025
Naylor	2022, 2023, 2024, 2025	2022, 2023, 2024, 2025
Poplar Bluff	2022, 2023	-
Puxico	-	2025
Wappepello	2022, 2023, 2024, 2025	2022, 2023, 2024, 2025

Economic and Demographic Data

The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Greenville Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	35	2.9	22.9	65.7	8.6	0.0
Population by Geography	111,344	2.3	23.3	65.3	9.2	0.0
Housing Units by Geography	59,456	2.3	24.0	66.4	7.3	0.0
Owner-Occupied Units by Geography	32,782	1.3	21.7	68.9	8.1	0.0
Occupied Rental Units by Geography	13,645	4.2	28.7	56.8	10.3	0.0
Vacant Units by Geography	13,029	2.7	24.9	70.1	2.3	0.0
Businesses by Geography	10,633	2.3	30.6	56.0	11.1	0.0
Farms by Geography	696	0.7	18.1	72.6	8.6	0.0
Family Distribution by Income Level	30,340	22.2	20.7	21.6	35.5	0.0
Household Distribution by Income Level	46,427	27.2	17.4	18.6	36.8	0.0
Nonmetropolitan Missouri Median Family Income	\$56,957	Median Housing Value				\$ 101,489
		Median Gross Rent				\$630
		Families Below Poverty Level				14.1%
<i>Source: 2020 Census and 2024 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> (*) The NA category consists of geographies that have not been assigned an income classification.						

Non-classifiable establishments represent the largest portion of assessment area businesses at 19.9 percent, followed by other services at 9.3 percent, retail trade at 8.3 percent, and construction at 7.1 percent. Additionally, 71.3 percent of businesses have 4 or fewer employees, and 93.2 percent of businesses operate from a single location. Major employers in the assessment area include Poplar Bluff Regional Medical Center; John J. Pershing VA Hospital; Briggs & Stratton, Gates Corporation; local city and county governments; and local school districts.

Examiners used the 2022, 2023, and 2024 FFIEC-estimated median family income levels to analyze home mortgage loans under the Borrower Profile criterion. The following table reflects these figures and the low-, moderate-, middle-, and upper-median family income ranges for the assessment area.

Nonmetropolitan Missouri Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2022 (\$63,500)	< \$31,750	\$31,750 to < \$50,800	\$50,800 to < \$76,200	≥ \$76,200
2023 (\$71,000)	< \$35,500	\$35,500 to < \$56,800	\$56,800 to < \$85,200	≥ \$85,200
2024 (\$70,600)	< \$35,300	\$35,300 to < \$56,480	\$56,480 to < \$84,720	≥ \$84,720
<i>Source: FFIEC</i>				

Competition

Peoples Community Bank operates in a highly competitive market for credit products and financial services. According to FDIC Market Share data as of June 30, 2025, there were 17 financial institutions operating 67 locations within the assessment area. These institutions range from small

community banks to large national financial institutions. Peoples Community Bank ranked 3rd with 10.3 percent of the deposit market share.

The 2024 home mortgage aggregate lending shows 143 institutions reported 2,356 home mortgage loans in the assessment area. This level of home mortgage lending activity indicates a high level of competition for this product. Peoples Community Bank ranked 5th out of this group of lenders with a market share of 5.9 percent.

The institution is not required to collect or report its small business loan data. However, aggregate lending data reflects a level of demand for different types of loans and is therefore considered in the performance context of the institution. The 2023 small business aggregate lending data, shows 60 institutions reported 1,902 small business loans in the assessment area, which indicates high level of competition for this product.

Community Contact

Community contact interviews are used to obtain a profile of the local communities, identify community development opportunities and general credit needs, and assess opportunities for participation by local financial institutions.

Examiners reviewed an existing community contact interview with an employee of an organization that provides services throughout several of the counties in the Greenville Assessment Area. The contact indicated that the price of acreage and homes have nearly doubled in the last five years, but high prices have started to slow in the last six months. Poplar Bluff serves as the economic hub of the area, and many individuals commute there for employment. The contact stated that the area's primary challenges are a lack of interstate access and internet access and believes land values would be much higher if there was stronger internet access. The contact felt that there was a healthy level of competition among financial institutions in the area and was not aware of any unmet credit needs.

Credit and Community Development Needs and Opportunities

Considering economic and demographic data along with information from bank management and the community contact, examiners determined that home mortgage and smaller consumer loans represent the primary credit needs of the assessment area. Additionally, the community contact identified the need for improved and expanded infrastructure to help drive growth, primarily in internet access and interstate accessibility.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE GREENVILLE ASSESSMENT AREA

LENDING TEST

Peoples Community Bank demonstrated reasonable performance in the Greenville Assessment Area. Reasonable performance under the Geographic Distribution criterion and excellent performance in the Borrower Profile criterion support this conclusion. Although Borrower Profile was excellent, it did not elevate the overall assessment.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Greenville Assessment Area, which is supported by reasonable dispersion of home mortgage and small business loans.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Greenville Assessment Area. The bank’s lending performance in low- and moderate-income census tracts in 2022, 2023, and 2024 were consistently comparable to demographic and aggregate lending data. The following table presents the bank’s 2024 performance.

Geographic Distribution of Home Mortgage Loans in the Greenville Assessment Area						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	1.3	3.7	5	3.7	822	5.7
Moderate	21.7	23.5	51	37.2	5,253	36.2
Middle	68.9	60.5	75	54.7	7,802	53.7
Upper	8.1	12.3	6	4.4	641	4.4
2024 TOTAL	100.0	100.0	137	100.0	14,518	100.0
<i>Source: 2020 Census; Imported Bank Data; 2024 HMDA Aggregate Data Due to rounding, totals may not equal 100.0%.</i>						

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the Greenville Assessment Area. The following table shows that the bank’s lending performance in low- and moderate-income census tracts was comparable to demographic data.

Geographic Distribution of Small Business Loans in the Greenville Assessment Area					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	2.3	3	2.3	36	0.4
Moderate	30.6	43	33.6	3,787	44.6
Middle	56.0	73	57.0	4,113	48.4
Upper	11.1	9	7.0	564	6.6
Total	100.0	128	100.0	8,500	100.0
<i>Source: 2024 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%.</i>					

Borrower Profile

The distributions of borrowers reflects excellent performance in the Greenville Assessment Area. While small business performance was adequate, home mortgage performance was excellent. As home mortgage performance was weighed more heavily in coming to conclusions, the borrower profile criterion for the Greenville Assessment Area is considered excellent.

Home Mortgage Loans

The distribution of home mortgage loans reflects excellent penetration among individuals of different income levels, including low- and moderate-income borrowers. The following table shows the percentage of home mortgage loans to low- and moderate-income borrowers.

Lending to low-income individuals is significantly higher than HMDA aggregate data, and lending to moderate-income individuals is slightly higher than HMDA aggregate data. While lending to both low- and moderate-income individuals exceeds aggregate lending data, the institution's lending to low-income borrowers significantly exceeded aggregate lending data consistently throughout the review period and primarily supports the conclusion.

Distribution of Home Mortgage Loans by Borrower Income Level in the Greenville Assessment Area						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	22.2	7.5	35	13.6	2,004	7.5
2023	22.2	8.5	23	17.3	1,327	10.3
2024	22.2	8.5	31	22.6	1,474	10.2
Moderate						
2022	20.7	18.6	54	20.9	4,051	15.2
2023	20.7	19.5	30	22.6	2,169	16.9
2024	20.7	15.6	22	16.1	1,438	9.9
Middle						
2022	21.6	20.3	50	19.4	4,450	16.7
2023	21.6	18.5	30	22.6	2,719	21.2
2024	21.6	20.3	25	18.3	2,086	14.4
Upper						
2022	35.5	27.6	91	35.3	11,995	45.0
2023	35.5	26.2	35	26.3	4,721	36.8
2024	35.5	27.0	34	24.8	6,526	45.0
NA						
2022	0.0	26.0	28	10.9	4,140	15.5
2023	0.0	27.3	15	11.3	1,907	14.9
2024	0.0	28.7	25	18.3	2,994	20.6
Total						
2022	100.0	100.0	258	100.0	26,640	100.0
2023	100.0	100.0	133	100.0	12,843	100.0
2024	100.0	100.0	137	100.0	14,518	100.0

Source: 2020 Census; Imported Bank Data; 2022, 2023, and 2024 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%.

Small Business Loans

The distribution of small business loans reflects reasonable penetration among businesses of different revenue sizes. The following table shows that the percentage of loans to small businesses with gross annual revenue of \$1 million or less is slightly greater than demographic data.

Distribution of Small Business Loans by Gross Annual Revenue Category in the Greenville Assessment Area					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	89.3	29	93.6	1,477	93.2
> \$1,000,000	1.9	2	6.5	107	6.8
Revenue Not Available	8.9	0	0.0	0	0.0
Total	100.0	31	100.0	1,584	100.0

*Source: 2024 D&B Data; Bank Data
Due to rounding, totals may not equal 100.0%.*

COMMUNITY DEVELOPMENT TEST

Peoples Community Bank’s community development performance demonstrates adequate responsiveness to community development needs in the Greenville Assessment Area through community development loans, qualified investments, and community development services.

Community Development Loans

Peoples Community Bank originated 12 community development loans totaling \$4.9 million in the Greenville Assessment Area, which accounts for 10.5 percent of the institution’s community development lending by dollar volume. A notable community development loan for \$67,000 provided funds to make improvements to an affordable housing unit. Another notable loan for \$1.4 million provided funds to build a multi-unit commercial space in an enhanced enterprise zone.

Qualified Investments

Peoples Community Bank made 5 qualified investments totaling \$2.5 million in the Greenville Assessment Area, which accounts for 40.9 percent of the institution’s qualified investments by dollar volume. The investments provided community services to low- and moderate-income individuals. The majority of qualified investments were school bonds to make enhancements to facilities.

Community Development Services

Bank employees provided 7 instances of qualifying services in the Greenville Assessment Area, which accounts for 46.7 percent of the institution’s number of qualifying services. In addition, the bank operates from several branches and ATMs within the assessment area that are located within census tracts that were considered distressed and/or underserved during the evaluation period. Lastly, Peoples Community Bank makes banking services available to low- and moderate-income individuals by operating the Piedmont full-service branch and ATM in a moderate-income census tract within the assessment area.

REPUBLIC ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE REPUBLIC ASSESSMENT AREA

This assessment area includes the entirety of Greene County and a portion of Christian County in the Springfield Missouri Metropolitan Statistical Area (MSA). According to 2020 U.S. Census data, this assessment area consists of 81 census tracts with 5 low-, 20 moderate-, 30 middle-, 24 upper-income, and 2 census tracts without an income classification. Peoples Community Bank operates 1 branch and 1 ATM within this assessment area. The Republic office is located in a middle-income census tract. Although the boundaries of this assessment area have not changed since the previous evaluation, the number of census tracts increased due to population growth highlighted within the 2020 U.S. Census data.

Economic and Demographic Data

The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Republic Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	81	6.2	24.7	37.0	29.6	2.5
Population by Geography	312,862	5.4	21.7	40.6	31.5	0.8
Housing Units by Geography	139,986	5.9	23.9	40.7	28.6	1.0
Owner-Occupied Units by Geography	76,174	2.0	16.4	41.1	40.4	0.0
Occupied Rental Units by Geography	56,495	10.5	32.6	40.7	14.0	2.3
Vacant Units by Geography	7,317	10.3	33.8	36.1	18.0	1.7
Businesses by Geography	50,022	2.1	21.7	45.4	28.7	2.1
Farms by Geography	866	1.2	11.0	48.2	38.8	0.9
Family Distribution by Income Level	77,754	19.5	18.7	21.3	40.5	0.0
Household Distribution by Income Level	132,669	25.4	17.6	17.9	39.1	0.0
Median Family Income - 44180 Springfield, MO MSA	\$64,545	Median Housing Value				\$ 148,741
		Median Gross Rent				\$785
		Families Below Poverty Level				8.8%
<i>Source: 2020 Census and 2024 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> (*) The NA category consists of geographies that have not been assigned an income classification.						

Non-classifiable establishments represent the largest portion of the assessment area businesses at 23.5 percent; followed by professional, scientific, and technical services at 9.3 percent; real estate rental and leasing; and other services at 8.0 percent. Additionally, 68.9 percent of area businesses have 4 or fewer employees, and 94.5 percent of businesses operate from a single location. Major employers in the assessment area include Cox Health and Mercy Hospitals, Amazon Distribution, Walmart, state and local government, and local school districts.

Examiners used the 2022, 2023, and 2024 FFIEC-estimated median family income levels for the Springfield MSA to analyze home mortgage loans under the Borrower Profile criterion which are included in the following table.

Springfield, Missouri MSA Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2022 (\$69,200)	< \$34,600	\$34,600 to < \$55,360	\$55,360 to < \$83,040	≥ \$83,040
2023 (84,800)	< \$42,400	\$42,400 to < \$67,840	\$67,840 to < \$101,760	≥ \$101,760
2024 (\$80,500)	< \$40,250	\$40,250 to < \$64,400	\$64,400 to < \$96,600	≥ \$96,600
<i>Source: FFIEC</i>				

Competition

Peoples Community Bank operates in a highly competitive market for credit products and financial services. According to FDIC Deposit Market Share data as of June 30, 2025, there were 36 financial institutions operating 152 locations within the assessment area. These institutions range from small community banks to large regional and national financial institutions operating in the area. Peoples Community Bank is ranked 30th with a 0.4 percent deposit market share.

The 2024 home mortgage aggregate lending data shows 291 institutions reported 9,121 home mortgage loans in the assessment area. This level of home mortgage lending activity indicates a high level of competition for this product. Peoples Community Bank ranked 73rd out of this group of lenders, with a 0.2 percent market share.

The 2023 small business aggregate lending data, which is the most current data available, shows 97 institutions reported 8,484 small business loans in the assessment area, which indicates high demand for this product.

Credit and Community Development Needs and Opportunities

Considering economic and demographic data along with information from bank management, examiners determined that construction, owner-occupied and rental housing, and commercial and retail lending are the primary credit needs of the assessment area. Community development opportunities are present in low- and moderate-income areas for affordable housing, along with consumer loans to borrowers with marginal credit that may not qualify for traditional credit.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE REPUBLIC ASSESSMENT AREA

LENDING TEST

Peoples Community Bank demonstrated reasonable performance in the Republic Assessment Area. Reasonable performance under the Geographic Distribution and Borrower Profile criteria supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Republic Assessment Area, which is supported by reasonable dispersion of home mortgage and small business loans.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Republic Assessment Area. The bank’s lending performance in low- and moderate-income census tracts in 2022, 2023, and 2024 was consistently comparable to demographic and aggregate lending data. The following table presents the bank’s 2024 performance.

Geographic Distribution of Home Mortgage Loans in the Republic Assessment Area						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	2.0	2.7	2	10.0	310	8.3
Moderate	16.4	22.1	4	20.0	895	23.8
Middle	41.1	39.1	10	50.0	1,585	42.2
Upper	40.4	36.0	4	20.0	964	25.7
2024 TOTAL	100.0	100.0	20	100.0	3,754	100.0

*Source: 2020 Census; Imported Bank Data; 2024 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%.*

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the Republic Assessment Area. The following table shows the bank’s lending performance in low- and moderate-income census tracts is less than comparable demographic data. After considering a number of performance context factors, small business lending reflects reasonable dispersion throughout the assessment area.

Examiners considered that the Republic, Missouri branch is located in the southwest corner of the assessment area, just outside the City of Springfield; however, the low- and moderate-income census tracts are generally located in the middle of the assessment area in Springfield, Missouri. The bank’s proximity to the low- and moderate-income census tracts is a significant hinderance to the bank’s ability to make loans in low- and moderate-income census tracts. There are a large number of financial institutions that are in closer proximity to those census tracts that are able to more effectively service those areas. This is supported by the high level of competition for small business lending in this area. Considering this information, performance is reasonable.

Geographic Distribution of Small Business Loans in the Republic Assessment Area					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	2.1	0	0.0	0	0.0
Moderate	21.7	2	8.0	39	0.8
Middle	45.4	13	52.0	2,117	45.0
Upper	28.7	10	40.0	2,549	54.2
NA	2.1	0	0.0	0	0.0
Total	100.0	25	100.0	4,705	100.0

Source: 2024 D&B Data; Bank Data
Due to rounding, totals may not equal 100.0%.

Borrower Profile

The distribution of borrowers reflects reasonable performance in the Republic Assessment Area, which is supported by reasonable penetration among individuals of different income levels and businesses of different revenue sizes.

Home Mortgage Loans

The distribution of home mortgage loans reflects reasonable penetration among individuals of different income levels, including low- and moderate-income borrowers. The bank's lending performance to low- and moderate-income borrowers in 2022, 2023, and 2024 was consistently comparable to aggregate lending data. The following table presents the bank's 2024 performance.

Distribution of Home Mortgage Loans by Borrower Income Level in the Republic Assessment Area						
Tract Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	19.5	6.8	1	5.0	20	0.5
Moderate	18.7	18.4	3	15.0	678	18.1
Middle	21.3	20.0	1	5.0	150	4.0
Upper	40.5	30.4	7	35.0	1,037	27.6
NA	0.0	24.5	8	40.0	1,869	49.8
Total	100.0	100.0	20	100.0	3,754	100.0

Source: 2020 Census; Imported Bank Data; 2024 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%.

Small Business Loans

The distribution of small business loans reflects reasonable penetration among businesses of different revenue sizes. The following table shows that the percentage of loans to small businesses with gross annual revenue of \$1 million or less is less than demographic data; however, performance is considered reasonable overall considering mitigating factors. The bank is not required to collect or report its small business loan data and has not elected to do so; however, aggregate lending data can be used to provide context about the size of businesses in which other banks are able to lend. In looking at 2023 aggregate data, 51.0 percent of small business loans in the assessment area were to businesses with gross annual revenues of \$1 million or less, leaving

49.0 percent of small business loans to businesses with gross annual revenues greater than \$1 million. Peoples Community Bank’s performance exceeded 2024 aggregate lending performance. Furthermore, the bank is an SBA lender illustrating its willingness to lend to businesses of all sizes, including smaller businesses.

Distribution of Small Business Loans by Gross Annual Revenue Category in the Republic Assessment Area					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	91.9	19	76.0	2,584	54.9
> \$1,000,000	1.9	6	24.0	2,121	45.1
Revenue Not Available	6.3	0	0.0	0	0.0
Total	100.0	25	100.0	4,705	100.0
<i>Source: 2024 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%.</i>					

COMMUNITY DEVELOPMENT TEST

Peoples Community Bank’s community development performance demonstrates poor responsiveness to community development needs in the Republic Assessment Area.

Community Development Loans

Peoples Community Bank did not originate any community development loans in the Republic Assessment Area.

Qualified Investments

Peoples Community Bank did not make any investments in the Republic Assessment Area.

Community Development Services

Bank employees provided 6 instances of qualifying services in the Republic Assessment Area, which accounts for 40.0 percent of the institution’s volume of qualifying services. Notable community development services include an employee who served on an economic development-related advisory board throughout the review period.

MARBLE HILL ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE MARBLE HILL ASSESSMENT AREA

This assessment area includes the entirety of Bollinger County, in the Missouri portion of the multi-state Cape Girardeau, Missouri-Illinois (MO-IL) MSA. According to 2020 U.S. Census data, this assessment area consists of three census tracts, with one census tract classified as moderate-income and two census tracts classified as middle-income. Although the boundaries of this assessment area have not changed since the previous evaluation, one census tract previously designated as middle-income is now designated as a moderate-income census tract within the updated 2020 U.S. Census data. Peoples Community Bank operates one branch and one ATM within this assessment area in a moderate-income census tract.

Economic and Demographic Data

The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Marble Hill Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	3	0.0	33.3	66.7	0.0	0.0
Population by Geography	10,567	0.0	36.5	63.5	0.0	0.0
Housing Units by Geography	5,877	0.0	35.4	64.6	0.0	0.0
Owner-Occupied Units by Geography	3,657	0.0	28.7	71.3	0.0	0.0
Occupied Rental Units by Geography	769	0.0	50.6	49.4	0.0	0.0
Vacant Units by Geography	1,451	0.0	44.3	55.8	0.0	0.0
Businesses by Geography	879	0.0	50.3	49.7	0.0	0.0
Farms by Geography	67	0.0	41.8	58.2	0.0	0.0
Family Distribution by Income Level	2,944	24.6	19.4	26.5	29.6	0.0
Household Distribution by Income Level	4,426	31.4	14.5	17.6	36.6	0.0
Median Family Income - 16020 Cape Girardeau, MO-IL MSA		\$67,914	Median Housing Value			\$ 112,652
			Median Gross Rent			\$676
			Families Below Poverty Level			10.0%
<i>Source: 2020 Census and 2024 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> (*) The NA category consists of geographies that have not been assigned an income classification.						

Non-classifiable establishments represent the largest portion of assessment area businesses at 19.2 percent, followed by other services at 11.1 percent, construction at 9.3 percent, and transportation and warehousing at 8.6 percent. In addition, 71.7 percent of area businesses have 4 or fewer employees, and 94.1 percent of businesses operate from a single location. Major employers include Crader Distributing, Roark Sawmill, local city and county governments, and local school districts. According to Missouri Economic Research and Information Center 83.0 percent of Bollinger

County workers are employed outside of the county. Since the previous evaluation population decreased 14.5 percent, from 12,356 to 10,567.

Examiners used the 2022, 2023, and 2024 FFIEC-estimated median family income levels for the Cape Girardeau MO-IL MSA to analyze home mortgage loans under the Borrower Profile criterion which are included in the following table.

Cape Girardeau, MO-IL MSA Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2022 (\$78,400)	< \$39,200	\$39,200 to < \$62,720	\$62,720 to < \$94,080	≥ \$94,080
2023 (\$84,900)	< \$42,450	\$42,450 to < \$67,920	\$67,920 to < \$101,880	≥ \$101,880
2024 (\$83,100)	< \$41,550	\$41,550 to < \$66,480	\$66,480 to < \$99,720	≥ \$99,720
<i>Source: FFIEC</i>				

Competition

Peoples Community Bank operates in a minimally competitive market for credit products and financial services. According to FDIC Deposit Market Share data as of June 30, 2025, there were two financial institutions operating three locations within the assessment area, including the subject bank. The other is a regional bank serving the south and central portions of Missouri. Peoples Community Bank is ranked 2nd with 20.9 percent deposit market share.

The 2024 home mortgage aggregate lending data shows 52 institutions reporting 196 home mortgage loans in the assessment area. This level of home mortgage lending activity indicates a high level of competition, for a nominal amount of home mortgages. Peoples Community Bank ranked 7th out of this group of lenders, with a 5.1 percent market share.

The 2023 small business aggregate lending data, which is the most current data available, shows 30 institutions reported 213 small business loans in the assessment area, which indicates a high level of competition for a nominal amount of small business loans.

Credit and Community Development Needs and Opportunities

Considering economic and demographic data along with information from bank management, examiners determined that small dollar consumer loans, small business loans, and refinancing and debt restructuring lending are the primary credit needs of the assessment area. Community development needs focus on infrastructure including high-speed internet, roads and highways, and enhancing public health services.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE MARBLE HILL ASSESSMENT AREA

LENDING TEST

Peoples Community Bank demonstrated reasonable performance in the Marble Hill Assessment Area. Reasonable performance under the Geographic Distribution and Borrower Profile criteria supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Marble Hill Assessment Area, which is supported by reasonable dispersion of home mortgage and small business loans. Examiners focused on the percentages by number of loans in the moderate-income census tracts, as there are no low-income census tracts within the assessment area.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Marble Hill Assessment Area. The bank’s lending performance in moderate-income census tracts in 2022, 2023, and 2024 was generally comparable to demographic and aggregate lending data and is considered reasonable. The following table illustrates the bank’s 2024 performance.

Geographic Distribution of Home Mortgage Loans in the Marble Hill Assessment Area						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	0.0	0.0	0	0.0	0	0.0
Moderate	28.7	46.4	4	36.4	490	44.2
Middle	71.3	53.6	7	63.6	618	55.8
Upper	0.0	0.0	0	0.0	0	0.0
Total	100.0	100.0	11	100.0	1,108	100.0

*Source: 2020 Census; Imported Bank Data; 2024 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%.*

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the Marble Hill Assessment Area. The following table shows that the bank’s lending performance in the moderate-income census tracts is below demographic data; however, as mentioned previously there is a high level of competition for small business loans within the assessment area.

Geographic Distribution of Small Business Loans in the Marble Hill Assessment Area					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	50.3	2	40.0	785	87.2
Middle	49.7	3	60.0	115	12.8
Upper	0.0	0	0.0	0	0.0
Total	100.0	5	100.0	900	100.0

*Source: 2024 D&B Data; Bank Data
Due to rounding, totals may not equal 100.0%.*

Borrower Profile

The distribution of borrowers reflects reasonable penetration in the Marble Hill Assessment Area, which is supported by reasonable penetration among individuals of different income levels and businesses of different revenue sizes.

Home Mortgage Loans

The distribution of home mortgage loans reflects reasonable penetration among individuals of different income levels, including low- and moderate-income borrowers. The bank’s lending to low- and moderate-income borrowers fluctuates between slightly exceeding and being slightly below aggregate lending data for 2022, 2023, and 2024 but was generally comparable and demonstrated overall reasonable performance. The following table illustrates the bank’s 2024 performance.

Distribution of Home Mortgage Loans by Borrower Income Level in the Marble Hill Assessment Area						
Tract Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	24.6	10.7	3	27.3	119	10.7
Moderate	19.4	30.1	3	27.3	260	23.5
Middle	26.5	18.4	2	18.2	167	15.1
Upper	29.6	24.5	3	27.3	562	50.7
NA	0.0	16.3	0	0.0	0	0.0
Total	100.0	100.0	11	100.0	1,108	100.0
<i>Source: 2020 Census; Imported Bank Data; 2024 HMDA Aggregate Data Due to rounding, totals may not equal 100.0%.</i>						

Small Business Loans

The distribution of small business loans reflects reasonable penetration among businesses of different revenue sizes. The following table shows that the bank’s lending performance to businesses with gross annual revenues of less than or equal to \$1 million is slightly less than demographic data.

Distribution of Small Business Loans by Gross Annual Revenue Category in the Marble Hill Assessment Area					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	90.8	4	80.0	150	16.7
> \$1,000,000	2.5	1	20.0	750	83.3
Revenue Not Available	6.7	0	0.0	0	0.0
Total	100.0	5	100.0	900	100.0
<i>Source: 2024 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%.</i>					

COMMUNITY DEVELOPMENT TEST

Peoples Community Bank’s community development performance demonstrates adequate responsiveness to community development needs in the Marble Hill Assessment Area through community development loans and community services.

Community Development Loans

Peoples Community Bank originated 2 community development loans totaling \$1.5 million in the Marble Hill Assessment Area, which accounts for 3.2 percent of the institution's community development lending by dollar volume. Both loans provided community services to low- and moderate-income individuals.

Qualified Investments

Peoples Community Bank did not make any qualified investments in the Marble Hill Assessment Area.

Community Development Services

Bank employees provided 1 instance of a qualifying service in the Marble Hill Assessment Area, which accounts for 6.7 percent of the institution's volume of qualifying services. The employee served as the Treasurer of a committee that aids in revitalizing and stabilizing the area. In addition, Peoples Community Bank makes banking services available to low- and moderate-income individuals by operating the Marble Hill full-service branch and ATM in a moderate-income census tract within the assessment area.

CABOOL ASSESSMENT AREA – Limited-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE CABOOL ASSESSMENT AREA

This assessment area includes the entirety of Douglas, Howell, Texas, and Wright counties in southern Missouri. According to 2020 U.S. Census data this assessment area consists of 25 census tracts, with 11 moderate- and 14 middle-income census tracts. Peoples Community Bank operates 1 branch and 2 ATMs within this assessment area. The branch and ATMs are located in a middle-income census tract that was considered underserved from 2022-2025 and distressed in 2025. Although the boundaries of this assessment area have not changed since the previous evaluation, the number of census tracts increased due to population growth highlighted within the 2020 U.S. Census data. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Cabool Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	25	0.0	44.0	56.0	0.0	0.0
Population by Geography	94,003	0.0	45.6	54.4	0.0	0.0
Housing Units by Geography	45,242	0.0	44.3	55.7	0.0	0.0
Owner-Occupied Units by Geography	27,797	0.0	40.8	59.2	0.0	0.0
Occupied Rental Units by Geography	9,906	0.0	54.1	45.9	0.0	0.0
Vacant Units by Geography	7,539	0.0	44.3	55.7	0.0	0.0
Businesses by Geography	8,775	0.0	46.5	53.5	0.0	0.0
Farms by Geography	641	0.0	41.0	59.0	0.0	0.0
Family Distribution by Income Level	25,784	27.3	21.7	19.1	31.9	0.0
Household Distribution by Income Level	37,703	28.1	19.7	18.3	33.9	0.0
Nonmetropolitan Missouri Median Family Income	\$56,957		Median Housing Value			\$ 116,044
			Median Gross Rent			\$580
			Families Below Poverty Level			15.9%
<i>Source: 2020 Census and 2024 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> (*) The NA category consists of geographies that have not been assigned an income classification.						

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE CABOOL ASSESSMENT AREA

LENDING TEST

Peoples Community Bank’s lending performance in the Cabool Assessment Area is consistent with the institution’s lending performance in the assessment area within the nonmetropolitan portions of the state that was reviewed using full-scope examination procedures. The Borrower Profile criterion is

considered reasonable for this assessment area; however, the Geographic Distribution criterion is considered poor. The Geographic Distribution performance does not change the overall Geographic Distribution conclusion for the nonmetropolitan portion of the state. Refer to the appendices for tables illustrating the bank's Geographic Distribution and Borrower Profile performance.

COMMUNITY DEVELOPMENT TEST

Peoples Community Bank's community development performance in the Cabool Assessment Area exceeds the community development performance in the assessment area in nonmetropolitan Missouri that was reviewed using full-scope examination procedure; however, it does not change the conclusions for the nonmetropolitan portion of the state. Refer to the appendices for information discussing the bank's community development performance.

WASHBURN ASSESSMENT AREA – Limited-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE WASHBURN ASSESSMENT AREA

This assessment area includes the entirety of Barry and Lawrence counties and census tracts 901.01 and 901.02 in Stone County in southwestern Missouri. According to 2020 U.S. Census data this assessment area consists of 22 census tracts, with 3 moderate-, 16 middle-, and 3 upper-income census tracts. Although the boundaries of this assessment area have not changed since the previous evaluation, the number of census tracts increased due to population growth highlighted within the 2020 U.S. Census data. No census tracts at the previous evaluation were designated as moderate-income; however, with the updated 2020 U.S. Census data, there are 3 census tracts now designated as moderate-income census tracts. Peoples Community Bank operates 3 branches and 3 ATMs within this assessment area. The Aurora branch and ATM are located in a moderate-income census tract. Additionally, the Washburn and Seligman locations are located in middle-income census tracts that were considered underserved in 2025. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Washburn Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	22	0.0	13.6	72.7	13.6	0.0
Population by Geography	80,159	0.0	14.5	74.2	11.4	0.0
Housing Units by Geography	37,329	0.0	14.5	72.0	13.5	0.0
Owner-Occupied Units by Geography	22,879	0.0	13.7	72.6	13.7	0.0
Occupied Rental Units by Geography	8,370	0.0	21.0	71.1	7.9	0.0
Vacant Units by Geography	6,080	0.0	8.4	71.0	20.6	0.0
Businesses by Geography	6,665	0.0	13.7	72.0	14.4	0.0
Farms by Geography	471	0.0	5.9	85.4	8.7	0.0
Family Distribution by Income Level	21,947	20.2	20.4	20.7	38.7	0.0
Household Distribution by Income Level	31,249	20.9	17.1	20.6	41.4	0.0
Nonmetropolitan Missouri Median Family Income	\$56,957	Median Housing Value				\$ 127,487
		Median Gross Rent				\$691
		Families Below Poverty Level				12.5%

*Source: 2020 Census and 2024 D&B Data
Due to rounding, totals may not equal 100.0%
(*) The NA category consists of geographies that have not been assigned an income classification.*

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE WASHBURN ASSESSMENT AREA

LENDING TEST

Peoples Community Bank's lending performance in the Washburn Assessment Area is consistent with the institution's lending performance in the assessment area in nonmetropolitan Missouri that was reviewed using full-scope examination procedures. Refer to the appendices for tables illustrating the bank's Geographic Distribution and Borrower Profile performance.

COMMUNITY DEVELOPMENT TEST

Peoples Community Bank's community development performance in the Washburn Assessment Area is consistent with the community development performance in the assessment area within nonmetropolitan Missouri that was reviewed using full-scope examination procedure. Refer to the appendices for information discussing the bank's community development performance.

APPENDICES

INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

Community Development Test

The Community Development Test considers the following criteria:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the bank provides community development services; and
- 4) The bank's responsiveness through such activities to community development lending, investment, and service needs.

LIMITED-SCOPE ASSESSMENT AREA TABLES

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE CABOOL ASSESSMENT AREA

LENDING TEST

Geographic Distribution

Home Mortgage Loans

Geographic Distribution of Home Mortgage Loans Assessment Area: Cabool						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	0.0	0.0	0	0.0	0	0.0
2023	0.0	0.0	0	0.0	0	0.0
2024	0.0	0.0	0	0.0	0	0.0
Moderate						
2022	40.8	44.3	6	16.2	472	12.6
2023	40.8	44.8	8	29.6	425	15.0
2024	40.8	42.3	5	26.3	481	29.5
Middle						
2022	59.2	55.7	31	83.8	3,263	87.4
2023	59.2	55.2	19	70.4	2,402	85.0
2024	59.2	57.8	14	73.7	1,150	70.5
Upper						
2022	0.0	0.0	0	0.0	0	0.0
2023	0.0	0.0	0	0.0	0	0.0
2024	0.0	0.0	0	0.0	0	0.0
TOTAL						
2022	100.0	100.0	37	100.0	3,735	100.0
2023	100.0	100.0	27	100.0	2,827	100.0
2024	100.0	100.0	19	100.0	1,631	100.0
<small>Source: 2020 Census; Imported Bank Data; 2022, 2023, and 2024 HMDA Aggregate Data Due to rounding, totals may not equal 100.0%.</small>						

Small Business Loans

Geographic Distribution of Small Business Loans					
Assessment Area: Cabool					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	46.5	10	34.5	608	36.0
Middle	53.5	19	65.5	1,081	64.0
Upper	0.0	0	0.0	0	0.0
Total	100.0	29	100.0	1,689	100.0
<i>Source: 2024 D&B Data; Bank Data</i> <i>Due to rounding, totals may not equal 100.0%.</i>					

Borrower Profile

Home Mortgage Loans

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: Cabool						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	27.3	8.9	6	16.2	289	7.7
2023	27.3	10.0	9	33.3	515	18.2
2024	27.3	8.6	2	10.5	150	9.2
Moderate						
2022	21.7	19.1	5	13.5	559	15.0
2023	21.7	19.6	3	11.1	492	17.4
2024	21.7	19.2	4	21.1	355	21.8
Middle						
2022	19.1	22.6	12	32.4	965	25.8
2023	19.1	21.9	4	14.8	264	9.3
2024	19.1	22.9	4	21.1	364	22.3
Upper						
2022	31.9	28.7	8	21.6	900	24.1
2023	31.9	27.9	10	37.0	1,502	53.1
2024	31.9	26.2	6	31.6	548	33.6
NA						
2022	0.0	20.7	6	16.2	1,022	27.4
2023	0.0	20.6	1	3.7	54	1.9
2024	0.0	23.2	3	15.8	214	13.1
Total						
2022	100.0	100.0	37	100.0	3,735	100.0
2023	100.0	100.0	27	100.0	2,827	100.0
2024	100.0	100.0	19	100.0	1,631	100.0

Source: 2020 Census; Imported Bank Data; 2022, 2023, and 2024 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%.

Small Business Loans

Distribution of Small Business Loans by Gross Annual Revenue Category Assessment Area: Cabool					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	91.1	26	89.7	1,509	89.3
> \$1,000,000	1.5	3	10.3	180	10.7
Revenue Not Available	7.4	0	0.0	0	0.0
Total	100.0	29	100.0	1,689	100.0
<i>Source: 2024 D&B Data; Bank Data</i> <i>Due to rounding, totals may not equal 100.0%.</i>					

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE WASHBURN ASSESSMENT AREA

LENDING TEST

Geographic Distribution

Home Mortgage Loans

Geographic Distribution of Home Mortgage Loans						
Assessment Area: Washburn						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	0.0	0.0	0	0.0	0	0.0
2023	0.0	0.0	0	0.0	0	0.0
2024	0.0	0.0	0	0.0	0	0.0
Moderate						
2022	13.7	17.4	3	9.7	452	10.0
2023	13.7	16.7	2	12.5	254	13.0
2024	13.7	17.1	1	6.3	272	7.4
Middle						
2022	72.6	68.8	27	87.1	3,890	86.2
2023	72.6	68.8	13	81.3	1,470	75.4
2024	72.6	67.6	15	93.8	3,417	92.6
Upper						
2022	13.7	13.8	1	3.2	172	3.8
2023	13.7	14.6	1	6.3	225	11.5
2024	13.7	15.4	0	0.0	0	0.0
TOTAL						
2022	100.0	100.0	31	100.0	4,514	100.0
2023	100.0	100.0	16	100.0	1,949	100.0
2024	100.0	100.0	16	100.0	3,689	100.0
<i>Source: 2020 Census; Imported Bank Data; 2022, 2023, and 2024 HMDA Aggregate Data</i>						
<i>Due to rounding, totals may not equal 100.0%.</i>						

Small Business Loans

Geographic Distribution of Small Business Loans Assessment Area: Washburn					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	13.7	1	8.3	63	4.5
Middle	72.0	9	75.0	680	48.2
Upper	14.4	2	16.7	669	47.4
Total	100.0	12	100.0	1,412	100.0
<small>Source: 2024 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%.</small>					

Borrower Profile

Home Mortgage Loans

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: Washburn						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	20.2	6.6	4	12.9	173	3.8
2023	20.2	7.0	3	18.8	113	5.8
2024	20.2	6.1	0	0.0	0	0.0
Moderate						
2022	20.4	18.3	3	9.7	366	8.1
2023	20.4	17.2	1	6.3	70	3.6
2024	20.4	18.1	0	0.0	0	0.0
Middle						
2022	20.7	21.6	9	29.0	1,041	23.1
2023	20.7	22.8	2	12.5	128	6.6
2024	20.7	19.9	5	31.3	387	10.5
Upper						
2022	38.7	31.5	9	29.0	1,986	44.0
2023	38.7	31.3	7	43.8	1,184	60.8
2024	38.7	32.3	9	56.3	3,126	84.7
NA						
2022	0.0	22.1	6	19.4	948	21.0
2023	0.0	21.7	3	18.8	454	23.3
2024	0.0	23.6	2	12.5	176	4.8
Total						
2022	100.0	100.0	31	100.0	4,514	100.0
2023	100.0	100.0	16	100.0	1,949	100.0
2024	100.0	100.0	16	100.0	3,689	100.0

*Source: 2020 Census; Imported Bank Data; 2022, 2023, and 2024 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%.*

Small Business Loans

Distribution of Small Business Loans by Gross Annual Revenue Category Assessment Area: Washburn					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	91.5	11	91.7	1,342	95.0
> \$1,000,000	1.3	1	8.3	70	5.0
Revenue Not Available	7.2	0	0.0	0	0.0
Total	100.0	12	100.0	1,412	100.0
<i>Source: 2024 D&B Data; Bank Data</i> <i>Due to rounding, totals may not equal 100.0%.</i>					

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Community Development: For loans, investments, and services to qualify as community development activities, their primary purpose must:

- (1) Support affordable housing for low- and moderate-income individuals;
- (2) Target community services toward low- and moderate-income individuals;
- (3) Promote economic development by financing small businesses or farms; or
- (4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

Community Development Corporation (CDC): A CDC allows banks and holding companies to make equity type of investments in community development projects. Institution CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Institution CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

Community Development Financial Institutions (CDFIs): CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

Community Development Loan: A loan that:

- (1) Has as its primary purpose community development; and
- (2) Except in the case of a wholesale or limited purpose institution:
 - (i) Has not been reported or collected by the institution or an affiliate for consideration in the institution's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and
 - (ii) Benefits the institution's assessment area(s) or a broader statewide or regional area including the institution's assessment area(s).

Community Development Service: A service that:

- (1) Has as its primary purpose community development;
- (2) Is related to the provision of financial services; and
- (3) Has not been considered in the evaluation of the institution's retail banking services under § 345.24(d).

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Distressed Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

- (1) An unemployment rate of at least 1.5 times the national average;
- (2) A poverty rate of 20 percent or more; or
- (3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g, geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g, innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area.

Performance under applicable tests is often analyzed using only quantitative factors (e.g, geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Low Income Housing Tax Credit: The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as **non-MSA**): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Investment Company (SBIC): SBICs are privately-owned investment companies which are licensed and regulated by the Small Business Administration (SBA). SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Underserved Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

Upper-Income: Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.