

**2024**  
**CPC Construction Loans Sustainability Summary (in \$000's)**

Loan Categories	UPB	% of UPB	Commitments	% of Comm
Energy Efficiency + Affordable Housing	165,686	37%	243,175	38%
Affordable Housing	138,799	31%	216,564	34%
Energy Efficiency	84,491	19%	112,612	18%
<b>Sustainability Loans</b>	<b>388,975</b>	<b>87%</b>	<b>572,350</b>	<b>90%</b>
<b>Other Housing Loans</b>	<b>57,463</b>	<b>13%</b>	<b>65,921</b>	<b>10%</b>
<b>Total Construction Loans (Excl. Grants)</b>	<b>446,438</b>	<b>100%</b>	<b>638,272</b>	<b>100%</b>

**2023**  
**CPC Construction Loans Sustainability Summary (in \$000's)**

Loan Categories	UPB	% of UPB	Commitments	% of Comm
Energy Efficiency + Affordable Housing	202,971	48%	291,722	43%
Affordable Housing	115,693	27%	206,690	31%
Energy Efficiency	46,766	11%	90,106	13%
<b>Sustainability Loans</b>	<b>365,430</b>	<b>86%</b>	<b>588,519</b>	<b>87%</b>
<b>Other Housing Loans</b>	<b>59,756</b>	<b>14%</b>	<b>88,312</b>	<b>13%</b>
<b>Total Construction Loans (Excl. Grants)</b>	<b>425,186</b>	<b>100%</b>	<b>676,831</b>	<b>100%</b>

**CPC Mortgage Lending Activity (in Millions)**

<b>Loan Type</b>	<b>2024</b>	<b>2023</b>
Construction Volume	\$ 218,745	\$ 304,712
Permanent Volume	\$ 27,255	\$ 38,453
Agency Volume	\$ 364,000	\$ 169,552
<b>Total</b>	<b>\$ 610,000</b>	<b>\$ 512,717</b>

**CPC Loan Portfolio - Loan Type**

<b>Loan Type</b>	<b>2024 % of B/S Loan Portfolio</b>	<b>2023 % of B/S Loan Portfolio</b>
Construction	93%	91%
Permanent	5%	6%
Other Loan Types	2%	3%

**CPC Loan Programs**

<b>Loan Type</b>	<b>Loan Investor</b>	<b>Loan Program</b>	<b>2024 % of B/S Loan Portfolio</b>	<b>2023 % of B/S Loan Portfolio</b>
Construction	CPC	Construction	79%	74%
Construction	CPC	Supportive Housing	2%	2%
Construction	CPC	Construction Loans without a Pre-Committed Fixed Interest Rate	12%	14%
Construction	CPC	Small Project Affordable Rental Construction ("SPARC")	0%	0%
Permanent	Freddie Mac	Conventional	0%	0%
Permanent	Freddie Mac	Small Balance Loan ("SBL")	1%	1%
Permanent	Freddie Mac	Targeted Affordable Housing ("TAH")	0%	0%
Permanent	Fannie Mae	Affordable Housing Preservation ("MAH")	0%	0%
Permanent	Fannie Mae	Small Loans Program	0%	0%
Permanent	FHA	221(d)(4)	0%	0%
Permanent	FHA	223(f)	0%	0%
Permanent	Pension Funds	Pension Funds	0%	0%
Permanent	FDIC-Insured Banking Institutions	CPC Direct	2%	3%
Permanent	CPC	NY Forward	0%	0%
Permanent	CPC	CPC Permanent Loan	2%	2%
Other	CPC	Acquisition and Pre-Development Loans	1%	1%
Other	CPC	Bridge to Permanent of a Cash Flowing Stabilized Property	1%	2%
Other	CPC	Subordinate Loans	0%	0%
Other	CPC	Grants	1%	1%

June 30, 2024	Number of Loans	CPC Share	Participant Share	Total
<b>Construction Loans:</b>				
<i>Rental project:</i>				
CPC wholly-owned	103	\$ 326,617	\$ -	\$ 326,617
Pari-passu participation	21	94,483	412,695	507,178
Total rental properties	124	421,100	412,695	833,795
<i>For Sale Project:</i>				
CPC wholly-owned	11	9,002	-	9,002
Pari-passu participation			1,898	1,898
Total for sale projects	11	9,002	1,898	10,900
Total construction loans	135	430,102	414,593	844,695
<b>Permanent Loans:</b>				
Mortgage loans	157	47,579	2,473	50,052
Freddie Mac loans prior to securitization	3	-	6,782	6,782
Pledged under collateral trust notes	68	26	16,478	16,504
Sold with 3% risk retained	5	53	2,761	2,814
Total permanent loans	233	47,658	28,494	76,152
Investment in construction and mortgage loans	368	477,760	443,087	920,847
Allowances for loan losses		(21,273)	(10)	(21,283)
Investment in mortgage loans, net		\$ 456,487	\$ 443,077	\$ 899,564

June 30, 2023	Number of Loans	CPC Share	Participant Share	Total
<b>Construction Loans:</b>				
<i>Rental project:</i>				
CPC wholly-owned	115	\$ 322,438	\$ -	\$ 322,438
Pari-passu participation	21	103,240	340,641	443,881
Total rental properties	136	425,678	340,641	766,319
<i>For Sale Project:</i>				
CPC wholly-owned	11	9,875	-	9,875
Pari-passu participation	1	46	3,548	3,594
Total for sale projects	12	9,921	3,548	13,469
Total construction loans	148	435,599	344,189	779,788
<b>Permanent Loans:</b>				
Mortgage loans	161	58,902	2,951	61,853
Freddie Mac loans prior to securitization	3	-	6,912	6,912
Pledged under collateral trust notes	76	29	19,627	19,656
Sold with 3% risk retained	5	58	3,011	3,069
Total permanent loans	245	58,989	32,501	91,490
Investment in construction and mortgage loans	393	494,588	376,690	871,278
Allowances for loan losses		(22,783)	(880)	(23,664)
Investment in mortgage loans, net		\$ 471,805	\$ 375,810	\$ 847,614

## CPC Allowance for Loan Losses (in \$000's)

	<u>6/30/2024</u>	<u>6/30/2023</u>
Loan loss reserve balance, beginning of the year	\$ 22,845	\$ 13,930
Change of accounting policy	916	-
Provision for loan losses	143	8,941
Provision for loan losses (grants)	-	14
Loan conversion to REO	(5,400)	-
Reserve for purchased credit deteriorated assets *	2,779	-
Charge-offs	-	(40)
Loan loss reserve balance, end of the year	<u>\$ 21,283</u>	<u>\$ 22,845</u>
Investment in mortgage loans	920,847	871,278
Charge-offs	-	40
Charge-off rate	0.00%	0.00%

\* PCD (Purchased Financial Asset with Credit Deterioration) represents loans that have experienced deterioration since origination and have since been purchased at a discount whose potential future revenues above the purchase price are deferred and could be recognized at loan resolution depending on how much principal is recovered at the loan resolution. This represents the participation buy back of the Inner Harbor loan at a \$2.779 M discount.

**2024**  
**CPC Delinquency Summary (in \$000's)**

		<u>30-89 Days</u>	<u>90+ Days</u>	<u>Total DQ</u>	<u>Total</u>	<u>Total Loan</u>
<b>CPC</b>		<u>DQ - CPC</u>	<u>DQ - CPC</u>	<u>Loans</u>	<u>Current</u>	<u>Portfolio</u>
Construction Loan	\$	42,906	59,037	101,943	328,160	430,103
Permanent Loans		113	339	452	47,180	47,632
<b>Total CPC</b>		<b>43,019</b>	<b>59,376</b>	<b>102,395</b>	<b>375,340</b>	<b>477,735</b>
<b>Participant</b>		<u>30-89 Days</u>	<u>90+ Days</u>	<u>Total DQ</u>	<u>Total</u>	<u>Total Loan</u>
		<u>DQ - Participant</u>	<u>DQ - Participant</u>	<u>Loans</u>	<u>Current</u>	<u>Portfolio</u>
Construction Loan		13,996	68,622	82,618	331,974	414,592
Permanent Loans		370	-	370	28,150	28,520
<b>Total Participant</b>		<b>14,366</b>	<b>68,622</b>	<b>82,988</b>	<b>360,124</b>	<b>443,112</b>
<b>TOTAL</b>	\$	<b>57,385</b>	<b>127,998</b>	<b>185,383</b>	<b>735,464</b>	<b>920,847</b>

**2023**  
**CPC Delinquency Summary (in \$000's)**

		<u>30-89 Days</u>	<u>90+ Days</u>	<u>Total DQ</u>	<u>Total</u>	<u>Total Loan</u>
<b>CPC</b>		<u>DQ - CPC</u>	<u>DQ - CPC</u>	<u>Loans</u>	<u>Current</u>	<u>Portfolio</u>
Construction Loan	\$	15,045	45,557	60,602	374,997	435,599
Permanent Loans		11	22,886	22,897	36,064	58,961
<b>Total CPC</b>		<b>15,056</b>	<b>68,443</b>	<b>83,499</b>	<b>411,061</b>	<b>494,560</b>
<b>Participant</b>		<u>30-89 Days</u>	<u>90+ Days</u>	<u>Total DQ</u>	<u>Total</u>	<u>Total Loan</u>
		<u>DQ - Participant</u>	<u>DQ - Participant</u>	<u>Loans</u>	<u>Current</u>	<u>Portfolio</u>
Construction Loan		26,338	14,603	40,941	303,248	344,189
Permanent Loans		416	687	1,103	31,426	32,529
<b>Total Participant</b>		<b>26,754</b>	<b>15,290</b>	<b>42,044</b>	<b>334,674</b>	<b>376,718</b>
<b>TOTAL</b>	\$	<b>41,810</b>	<b>83,733</b>	<b>125,543</b>	<b>745,735</b>	<b>871,278</b>

\* For loans categorized as 30-89 days delinquent, the balance of CPC loans that are more than 59 days past due was \$6.6M and \$4.8M as of June 30, 2024 and 2023, respectively. For participant loans categorized as 30-89 days delinquent, the balance of participant loans that are more than 59 days delinquent was \$4.8M and \$14M as of June 30, 2024 and 2023, respectively.

**2024**  
**CPC Portfolio Credit History (in \$000's)**

		<u>Passed</u> <u>Loans</u>	<u>Criticized</u> <u>Loans</u>	<u>Total Loan</u> <u>Portfolio</u>
<b>CPC</b>				
Construction Loans	\$	351,446	78,656	430,102
Permanent Loans		47,658	-	47,658
<b>Total CPC</b>	<b>\$</b>	<u>399,104</u>	<u>78,656</u>	<u>477,760</u>
<b>Participant</b>				
Construction Loans	\$	392,472	22,121	414,593
Permanent Loans		28,494	-	28,494
<b>Total Participant</b>	<b>\$</b>	<u>420,966</u>	<u>22,121</u>	<u>443,087</u>
<b>TOTAL</b>	<b>\$</b>	<u>820,070</u>	<u>100,777</u>	<u>920,847</u>

**2023**  
**CPC Portfolio Credit History (in \$000's)**

		<u>Passed</u> <u>Loans</u>	<u>Criticized</u> <u>Loans</u>	<u>Total Loan</u> <u>Portfolio</u>
<b>CPC</b>				
Construction Loans	\$	382,253	53,346	435,599
Permanent Loans		37,577	21,412	58,989
<b>Total CPC</b>	<b>\$</b>	<u>419,830</u>	<u>74,758</u>	<u>494,588</u>
<b>Participant</b>				
Construction Loans	\$	322,068	22,121	344,189
Permanent Loans		32,501	-	32,501
<b>Total Participant</b>	<b>\$</b>	<u>354,569</u>	<u>22,121</u>	<u>376,690</u>
<b>TOTAL</b>	<b>\$</b>	<u>774,399</u>	<u>96,879</u>	<u>871,278</u>

**CPC Summary of Revenues (in \$000's)**

	<b>2024</b>	<b>2023</b>
Interest and realized gain on investment, net	31,419	13,849
Unrealized gain on investment	11,151	863
Servicing fee income	14,527	11,283
Commitment fee income	4,308	3,942
Income from equity investments	5,257	30,840
Grant revenue	15,567	1,002
Other income	4,614	1,680
Subtotal	86,843	63,459
Mortgage Servicing Rights income (noncash)	19,132	3,098
Total	105,975	66,557



**CPC Cash and Cash Equivalents, Restricted Cash and Investments (in \$000's)**

	2024	2023
<b>Assets</b>		
Cash and cash equivalents	\$ 35,363	\$ 28,529
Restricted cash	298,827	341,799
Current receivables	263,100	227,683
Investment in Unrestricted Investment Portfolio	136,845	142,482
	<u>\$ 734,135</u>	<u>\$ 740,493</u>
<b>Liquidity</b>		
Cash and cash equivalents	\$ 35,363	\$ 28,529
Current receivables	7,460	3,698
Investment in Unrestricted Investment Portfolio	136,845	142,482
Accumulated voluntary payments on SPE1	20,422	56,850
	<u>\$ 200,090</u>	<u>\$ 231,559</u>
<b>Current Assets</b>		
Cash and cash equivalents	\$ 35,363.01	\$ 28,528.68
Restricted cash	26,999	9,411
Current receivables	7,460	5,770
	<u>\$ 69,822</u>	<u>\$ 43,710</u>
<b>Current Liabilities</b>		
Notes payable	\$ 20,993.51	\$ 9,411.28
Other liabilities	30,210	24,453
	<u>\$ 51,203</u>	<u>\$ 33,864</u>
<b>CA/CL Ratio</b>	136%	129%