

CPC Construction Loans Sustainability Summary (2025) (in \$000's)				
Loan Categories	UPB	% of UPB	Commitments	% of Comm
Energy Efficiency + Affordable Housing	175,980	43%	243,529	42%
Affordable Housing	126,391	31%	155,747	27%
Energy Efficiency	88,889	22%	157,215	27%
Sustainability Loans	391,260	95%	556,491	95%
Other Housing Loans	19,758	5%	26,846	5%
Total Construction Loans (Excl. Grants)	411,018	100%	583,337	100%

CPC Construction Loans Sustainability Summary (2024) (in \$000's)				
Loan Categories	UPB	% of UPB	Commitments	% of Comm
Energy Efficiency + Affordable Housing	171,585	41%	249,103	42%
Affordable Housing	126,936	30%	191,028	32%
Energy Efficiency	66,291	16%	92,626	15%
Sustainability Loans	364,812	86%	532,756	89%
Other Housing Loans	57,463	14%	65,921	11%
Total Construction Loans (Excl. Grants)	422,274	100%	598,678	100%

CPC Lending Activity (in Millions)		
Loan Type	2025	2024
Construction Volume	\$ 439	\$ 246
Permanent Volume	\$ 13	\$ 27
Agency Volume	\$ 484	\$ 364
Total	\$ 937	\$ 637

CPC Loan Portfolio - By Loan Programs		
Loan Type	2025 % of B/S Loan Portfolio	2024 % of B/S Loan Portfolio
Construction	92%	93%
Permanent	8%	5%
Other Loan Types	0%	2%

**CPC Loan Programs by Loan Type
as of June 30, 2025**

Loan Type	Loan Investor	Loan Program	2025 % of Balance Sheet Portfolio	2024 % of Balance Sheet Portfolio	YoY Change
Construction	CPC	Construction	81%	79%	1%
Construction	CPC	Supportive Housing	3%	1%	2%
Construction	CPC	Construction Loans without a Pre-Committed Fixed Interest Rate	8%	12%	-4%
Construction	CPC	Small Project Affordable Rental Construction ("SPARC")	0%	0%	0%
Permanent	Freddie Mac	Conventional	0%	0%	0%
Permanent	Freddie Mac	Small Balance Loan ("SBL")	1%	1%	0%
Permanent	Freddie Mac	Targeted Affordable Housing ("TAH")	0%	0%	0%
Permanent	Fannie Mae	Affordable Housing Preservation ("MAH")	0%	0%	0%
Permanent	Fannie Mae	Small Loans Program	0%	0%	0%
Permanent	FHA	221(d)(4)	0%	0%	0%
Permanent	FHA	223(f)	0%	0%	0%
Permanent	Pension Funds	Pension Funds	0%	0%	0%
Permanent	FDIC-Insured Banking Institutions	CPC Direct	2%	2%	0%
Permanent	CPC	NY Forward	0%	0%	0%
Permanent	CPC	CPC Permanent Loan	5%	2%	3%
Other	CPC	Acquisition and Pre-Development Loans	0%	1%	0%
Other	CPC	Bridge to Permanent of a Cash Flowing Stabilized Property	0%	1%	-1%
Other	CPC	Subordinate Loans	0%	0%	0%
Other	CPC	Grants	0%	1%	-1%
Total Portfolio			100%	100%	0%

June 30,2025	Number of Loans	CPC Share	Participant Share	Total
Construction Loans:				
<i>Rental project:</i>				
CPC wholly-owned	83	\$ 314,127,432	\$ -	\$ 314,127,432
Pari-passu participation	21	82,157,742	-	82,157,742
CFHF	19	9,674,601	-	9,674,601
Total rental properties	<u>123</u>	<u>405,959,775</u>	<u>-</u>	<u>405,959,775</u>
<i>For Sale Project:</i>				
CPC wholly-owned	14	19,372,801	-	19,372,801
Pari-passu participation	1	447,322	-	447,322
Total for sale projects	<u>15</u>	<u>19,820,123</u>	<u>-</u>	<u>19,820,123</u>
Total construction loans	<u>138</u>	<u>425,779,898</u>	<u>-</u>	<u>425,779,898</u>
Permanent Loans:				
Mortgage loans	150	67,273,846	1,994,364	69,268,210
Climate Capital	1	3,053,265	-	3,053,265
Freddie Mac loans prior to securitization	3	-	6,653,591	6,653,591
Pledged under collateral trust notes	64	19,235	14,668,911	14,688,146
Sold with 3% risk retained	5	47,701	2,497,835	2,545,536
Total permanent loans	<u>223</u>	<u>70,394,046</u>	<u>25,814,701</u>	<u>96,208,747</u>
Investment in construction and mortgage loans	361	496,173,944	25,814,701	521,988,645
Allowances for loan losses		(30,682,775)	(7,977)	(30,690,752)
Investment in mortgage loans, net		<u>\$ 465,491,169</u>	<u>\$ 25,806,724</u>	<u>\$ 491,297,893</u>

June 30,2024	Number of Loans	CPC Share	Participant Share	Total
Construction Loans:				
<i>Rental project:</i>				
CPC wholly-owned	103	\$ 326,617,016	\$ -	\$ 326,617,016
Pari-passu participation	21	94,483,041	-	94,483,041
CFHF	4	30,106	-	30,106
Total rental properties	<u>128</u>	<u>421,130,162</u>	<u>-</u>	<u>421,130,162</u>
<i>For Sale Project:</i>				
CPC wholly-owned	11	9,001,620	-	9,001,620
Total for sale projects	<u>11</u>	<u>9,001,620</u>	<u>-</u>	<u>9,001,620</u>
Total construction loans	<u>139</u>	<u>430,131,782</u>	<u>-</u>	<u>430,131,782</u>
Permanent Loans:				
Mortgage loans	157	47,579,487	2,472,372	50,051,859
Freddie Mac loans prior to securitization	3	-	6,782,297	6,782,297
Pledged under collateral trust notes	68	26,113	16,478,130	16,504,243
Sold with 3% risk retained	5	52,810	2,761,052	2,813,862
Total permanent loans	<u>233</u>	<u>47,658,410</u>	<u>28,493,851</u>	<u>76,152,261</u>
Investment in construction and mortgage loans	372	477,790,193	28,493,851	506,284,044
Allowances for loan losses		(21,273,384)	(9,889)	(21,283,273)
Investment in mortgage loans, net		<u>\$ 456,516,809</u>	<u>\$ 28,483,962</u>	<u>\$ 485,000,771</u>

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

	<u>6/30/2025</u>	<u>6/30/2024</u>
Loan loss reserve balance, beginning of the year	\$ 21,283	\$ 22,845
Change of accounting policy	-	916
Provision for general credit losses	315	(137)
Provision for specific credit losses (construction loans)	(302)	280
Provision for specific credit losses (permanent loans)	2,200	-
Provision for credit losses (grants)	3,053	-
Loan conversion to REO	-	(5,400)
Reserve for purchased credit deteriorated assets *	4,653	2,779
Charge-offs	(511)	-
Loan loss reserve balance, end of the year	<u>\$ 30,691</u>	<u>\$ 21,283</u>
Investment in mortgage loans	\$ 491,298	\$ 485,001
Charge-offs	511	-
Charge-off rate	0.10%	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 Amalgamated bank loan at a \$4.653 M discount.

2025
CPC Portfolio Credit History (in \$000's)

		<u>Passed Loans</u>	<u>Criticized Loans</u>	<u>Total Loan Portfolio</u>
CPC				
Construction Loans	\$	352,910	72,877	425,787
Permanent Loans		63,947	6,447	70,394
Total CPC	\$	<u><u>416,857</u></u>	<u><u>79,324</u></u>	<u><u>496,181</u></u>
Participant				
Construction Loans	\$	-	-	-
Permanent Loans		25,815	-	25,815
Total Participant	\$	<u><u>25,815</u></u>	<u><u>-</u></u>	<u><u>25,815</u></u>
TOTAL	\$	<u><u>442,672</u></u>	<u><u>79,324</u></u>	<u><u>521,996</u></u>

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

		<u>Passed Loans</u>	<u>Criticized Loans</u>	<u>Total Loan Portfolio</u>
CPC				
Construction Loans	\$	351,476	78,656	430,132
Permanent Loans		47,658	-	47,658
Total CPC	\$	<u><u>399,134</u></u>	<u><u>78,656</u></u>	<u><u>477,790</u></u>
Participant				
Construction Loans	\$	-	-	-
Permanent Loans		28,494	-	28,494
Total Participant	\$	<u><u>28,494</u></u>	<u><u>-</u></u>	<u><u>28,494</u></u>
TOTAL	\$	<u><u>427,628</u></u>	<u><u>78,656</u></u>	<u><u>506,284</u></u>

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

	2025	2024
Interest and realized gain on investment, net	26,690	31,419
Unrealized gain on investment	7,267	11,151
Servicing fee income	17,543	14,527
Commitment fee income	5,392	4,308
Income from equity investments	8,755	3,987
Distributions from equity investments	9,480	1,269
Grant revenue	11,705	15,567
Other income	7,908	4,614
Subtotal	94,740	86,843
Mortgage Servicing Rights income (noncash)	706	19,132
Total	95,446	105,975

2025
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>
		<u>DQ - CPC</u>	<u>DQ - CPC</u>	<u>Loans</u>	<u>Current</u>	<u>Portfolio</u>
CPC						
Construction Loan	\$	41,922	3,489	45,411	181,384	226,795
Construction Loan - Agency Subsidized		15,883	52,194	68,077	130,908	198,985
Permanent Loans		3,978	5,432	9,410	60,965	70,375
Total CPC		61,783	61,115	122,898	373,257	496,155
		<u>30-89 Days</u>	<u>90+ Days</u>	<u>Total DQ</u>	<u>Total</u>	<u>Total Loan</u>
		<u>DQ -</u>	<u>DQ -</u>	<u>Total DQ</u>	<u>Current</u>	<u>Total Loan</u>
		<u>Participant</u>	<u>Participant</u>	<u>Loans</u>	<u>Loans</u>	<u>Portfolio</u>
Participant						
Construction Loan	\$	-	-	-	-	-
Construction Loan - Agency Subsidized		-	-	-	-	-
Permanent Loans		4,445	155	4,600	21,234	25,834
Total Participant		4,445	155	4,600	21,234	25,834
TOTAL	\$	66,228	61,270	127,498	394,491	521,989

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>
		<u>DQ - CPC</u>	<u>DQ - CPC</u>	<u>Loans</u>	<u>Current</u>	<u>Portfolio</u>
CPC						
Construction Loan	\$	24,267	10,143	34,410	209,447	243,857
Construction Loan - Agency Subsidized		18,639	48,894	67,533	118,742	186,275
Permanent Loans		113	339	452	47,180	47,632
Total CPC		43,019	59,376	102,395	375,369	477,764
		<u>30-89 Days</u>	<u>90+ Days</u>	<u>Total DQ</u>	<u>Total</u>	<u>Total Loan</u>
		<u>DQ -</u>	<u>DQ -</u>	<u>Total DQ</u>	<u>Current</u>	<u>Total Loan</u>
		<u>Participant</u>	<u>Participant</u>	<u>Loans</u>	<u>Loans</u>	<u>Portfolio</u>
Participant						
Construction Loan	\$	-	-	-	-	-
Construction Loan - Agency Subsidized		-	-	-	-	-
Permanent Loans		370	-	370	28,150	28,520
Total Participant		370	-	370	28,150	28,520
TOTAL	\$	43,389	59,376	102,765	403,519	506,284

* For loans categorized as 30-89 days delinquent, the balance of CPC loans that are more than 59 days past due was \$36.9M and \$6.6M as of June 30, 2025 and 2024, respectively. For participant loans categorized as 30-89 days delinquent, the balance of participant loans that are more than 59 days delinquent was \$0.7M and \$0.4M as of June 30, 2025 and 2024, respectively.

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

	2025	2024
Assets		
Cash and cash equivalents	\$ 30,076	\$ 35,363
Restricted cash	683,141	298,827
Restricted Investments	147,368	263,100
Investment in Unrestricted Investment Portfolio	151,595	136,845
	<u>\$ 1,012,180</u>	<u>\$ 734,135</u>
Liquidity		
Cash and cash equivalents	\$ 30,076	\$ 35,363
Current receivables	10,211	7,460
Investment in Unrestricted Investment Portfolio	151,595	136,845
Accumulated voluntary payments on SPE1	154,352	20,422
	<u>\$ 346,234</u>	<u>\$ 200,090</u>
Current Assets		
Cash and cash equivalents	\$ 30,076	\$ 35,363
Restricted cash	84,915	26,999
Current receivables	10,211	7,460
	<u>\$ 125,202</u>	<u>\$ 69,822</u>
Current Liabilities		
Notes payable	\$ 29,941	\$ 20,994
Other liabilities	107,618	30,210
	<u>\$ 137,559</u>	<u>\$ 51,203</u>
CA/CL Ratio	91%	136%