



## **PUBLIC DISCLOSURE**

July 3, 2023

# **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

The National Bank of Malvern  
Charter Number 3147

2 West King Street  
Malvern, PA 19355

Office of the Comptroller of the Currency

1150 Northbrook Drive  
Suite 303  
Trevese, PA 19053

**NOTE:** 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, and should not 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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## Overall CRA Rating

**Institution's CRA Rating:** This institution is rated **Satisfactory**

**The lending test is rated: Satisfactory**

The major factors that support this rating include:

- The quarterly loan-to-deposit ratio is reasonable given the bank's size, financial condition, and assessment area credit needs;
- A majority of the bank's lending activity is within the assessment area (AA) by number of loans originated and dollar amount;
- The geographic distribution of loans to low and moderate-income borrowers is reasonably dispersed within the census tracts;
- The overall borrower distribution of loans by income level of the borrower reflects reasonable distribution to borrowers of different income levels;
- The bank did not have any CRA related complains during the assessment period.

### Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AA(s), the bank's loan-to-deposit ratio is reasonable.

Considering the bank's size, financial condition, and credit needs of the AA, the bank's loan-to-deposit ratio is reasonable. The bank's quarterly average loan-to-deposit ratio over the 12 quarters captured in our evaluation period was 80.49 percent. During this period, the ratio ranged from a quarterly low of 73.56 percent and a quarterly high of 86.13 percent. We compared the bank's loan-to-deposit ratio to a custom peer group containing six banks within Chester County, with asset sizes ranging from \$200 million through \$2 billion. The quarterly average loan-to-deposit ratio for these institutions over the same 12 quarters captured in our evaluation period was 96.54 percent. The peer group ratios ranged from a quarterly low of 80.90 percent and quarterly high of 107.06 percent. While the bank's quarterly average loan-to-deposit ratio is lower than the peer group average, it is reasonable when taking into consideration the bank's asset size, lending market share, and competition for loans within the AA. As of the 2022 Peer Mortgage Data, the bank ranked 126 out of 433 lenders within the AA for loan originations.

### Lending in Assessment Area

A substantial majority of the bank's loans are inside its assessment area(s) (AAs).

The bank originated and purchased 85.4 percent of its total loans inside the bank's AAs during the evaluation period. This analysis is performed at the bank, rather than the AA level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria.

<b>Lending Inside and Outside of the Assessment Area</b>										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2020	20	95.2	1	4.8	21	5,706	92.3	475	7.7	6,181
2021	20	90.9	2	9.1	22	5,142	81.1	1,200	18.9	6,342
2022	20	70.0	6	30.0	26	7,730	79.0	2,066	21.0	9,796
<b>Subtotal</b>	<b>60</b>	<b>85.4</b>	<b>9</b>	<b>14.6</b>	<b>69</b>	<b>18,578</b>	<b>84.1</b>	<b>4,011</b>	<b>15.9</b>	<b>22,319</b>
<b>Total</b>	<b>60</b>	<b>85.4</b>	<b>9</b>	<b>14.6</b>	<b>69</b>	<b>18,578</b>	<b>84.1</b>	<b>4,011</b>	<b>15.9</b>	<b>22,319</b>

## Description of Institution

The National Bank of Malvern (NBM) is an intrastate bank founded in 1883. The institution, headquartered in Malvern, PA, is located in Chester County. NBM is the sole subsidiary of Malvern Bank Corporation.

NBM designates the entirety of Chester County as its one assessment area, located in the Montgomery-Bucks-Chester Counties Metropolitan Division. NBM offers 24-hour online banking services on the bank's website and mobile banking services through the NBM mobile application. NBM operates two full-service branches in the AA, including the main office in Malvern and its East Whiteland Branch in Frazer, PA which each have ATM services. Both branches are located in middle-income geographies. The bank's website offers information on hours of operation, products, and services.

NBM is a full-service bank that offers a selection of traditional loan and deposit products for both personal and business accounts, as well as personal trust services. As of December 31, 2022, NBM reported total assets of \$204.60 million and total deposits of \$179.44 million. Loans total \$139.70 million or 68.25 percent of total assets. Refer to the table below for a summary of the loan portfolio.

<b>Loan Portfolio Summary by Loan Product December 31, 2022</b>		
<b>Loan Category</b>	<b>\$ Amount (Thousands)</b>	<b>% of Outstanding Loans</b>
Residential Real Estate	\$48,576	34.77%
Non-Farm / Non-Residential	\$37,378	26.76%
Farm Loans	\$28,202	20.19%
Multi-Family	\$14,103	10.10%
Construction and Development	\$8,998	6.44%
Commercial and Industrial	\$1,770	1.27%
Consumer Loans	\$671	0.48%
<b>Total</b>	<b>\$139,698</b>	<b>100%</b>

Source: December 31, 2022 Call Report

The bank's last performance evaluation as of July 1, 2019 resulted in an overall satisfactory rating. NBM has not opened or closed any branches since the prior evaluation. There are no legal, financial, or other factors impeding the bank's ability to meet the credit needs of the AA during the evaluation period. Please note since the bank is not a HMDA reporter, full loan data population was not available for this analysis. This analysis is based on a sample of loans originated during the assessment period, rather than the whole population.

## **Scope of the Evaluation**

### **Evaluation Period/Products Evaluated**

We completed a full scope evaluation of NBM using the Small Bank CRA Examination procedures, which only includes a Lending Test and Community Development Test. The evaluation period under the Lending Test is representative of management's lending strategy since the last CRA evaluation. The evaluation represents a sample of home mortgage loans to assess performance from January 1, 2020, through December 31, 2022.

### **Selection of Areas for Full-Scope Review**

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated assessment areas located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under each State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

### **Ratings**

The bank's overall rating is a blend of the state ratings, and where applicable, multistate ratings.

The MMSA rating and state ratings are based on performance in all bank AAs. Refer to the "Scope" section under each state and MMSA Rating section for details regarding how the areas were weighted in arriving at the respective ratings.

## **Discriminatory or Other Illegal Credit Practices Review**

Pursuant to 12 CFR 25.28(c) or 195.28(c), respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The CRA performance rating was not lowered as a result of these findings. We considered the nature, extent, and strength of the evidence of the practices; the extent to which institution had policies and procedures in place to prevent the practices; and the extent to which the institution has taken or has committed to take corrective action, including voluntary corrective action resulting from self-assessment; and other relevant information.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

## State Rating

### State of Pennsylvania

**CRA rating for the State of Pennsylvania:** Satisfactory

**The Lending Test is rated:** Satisfactory

The major factors that support this rating include:

- The quarterly loan-to-deposit ratio is reasonable given the bank's size, financial condition, and assessment area credit needs;
- A majority of the bank's lending activity is within the AA by number of loans originated and dollar amount;
- The geographic distribution of loans to low and moderate-income borrowers is reasonably dispersed within the census tracts;
- The overall borrower distribution of loans by income level of the borrower reflects reasonable distribution to borrowers of different income levels;
- The bank did not have any CRA related complains during the assessment period.

### Description of Institution's Operations in Pennsylvania

NBM is an intrastate, federally chartered bank located in Chester County, Pennsylvania. The bank has two locations located in the Borough of Malvern (headquarters) and Frazer, PA. Both locations are located within Chester County. The bank offers traditional banking products, with first lien 1-4 family loans serving as the primary loan product. The bank's sole assessment area is located in Chester County and is comprised of 124 census tracts. The census tracts are primarily comprised of middle-income (49 tracts) and upper income (45 tracts). The assessment area is located in a competitive market, with 433 different lenders competing for market share within the lending space as of 2022. NBM is a full-service bank that offers a selection of traditional loan and deposit products for both personal and business accounts, as well as personal trust services. As of December 31, 2022, NBM reported total assets of \$204.60 million and total deposits of \$179.44 million. Loans total \$139.70 million or 68.25 percent of total assets.

## Chester County AA

**Table A – Demographic Information of the Assessment Area**

**Assessment Area: Chester County AA**

Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	124	4.8	16.9	40.3	36.3	1.6
Population by Geography	534,413	4.1	14.9	40.4	40.0	0.7
Housing Units by Geography	201,715	4.3	16.4	40.8	38.4	0.0
Owner-Occupied Units by Geography	144,688	2.2	13.1	40.8	43.9	0.0
Occupied Rental Units by Geography	48,263	9.8	25.9	41.3	22.9	0.0
Vacant Units by Geography	8,764	9.3	18.7	37.8	34.2	0.0
Businesses by Geography	--	--	--	--	--	--
Farms by Geography	--	--	--	--	--	--
Family Distribution by Income Level	137,325	17.8	16.6	21.3	44.4	0.0
Household Distribution by Income Level	192,951	21.4	15.9	17.5	45.2	0.0
Median Family Income MSA - 33874 Montgomery County-Bucks County- Chester County, PA		\$117,345	Median Housing Value			\$380,126
			Median Gross Rent			\$1,353
			Families Below Poverty Level			3.7%

Source: 2020 U.S. Census  
Due to rounding, totals may not equal 100.0%  
(\* The NA category consists of geographies that have not been assigned an income classification.)

The local economy is relatively stable. Based on the Moody's Analytics review of Montgomery-Bucks-Chester Counties PA (MBC), the economy is in the recovery phase of the business cycle. Professional services and healthcare continue to be the main employers within the counties, comprising 19.8 percent and 18.5 percent of the work force, respectively. The top employers within MBC consist of Tower Health, The Vanguard Group, Einstein Healthcare Network, and Universal Health Services Inc. The MBC unemployment rate as of 2021 was 4.9 percent, lagging behind the state and national unemployment rates of 4.6 percent and 3.9 percent, respectively. The population growth within MBC continues to outpace that of the state of Pennsylvania, given the adoption of remote work attracting new residents from Philadelphia.

Competition within the assessment area is high and includes community banks and larger regional and national institutions. Per 2022 Peer Mortgage Data, NBM's top competitors within the AA are Citadel Federal Credit Union, with a market share of 7.55 percent, CBNA with a market share of 7.39 percent, and Wells Fargo Bank NA with a market share of 4.71 percent.

Per FDIC deposit market share as of December 31, 2022, NBM ranked 21st within the AA, representing a 0.80 percent market share. NBM's major competitors in the AA are Citadel (11 branches, 18.44 percent market share) Wells Fargo Bank, National Association (13 branches, 12.63 percent market share), and Truist Bank (14 branches, 9.43 percent market share).



## **Scope of Evaluation in Pennsylvania**

The OCC performed a full-scope review of NBM's assessment area. The AA includes all of Chester County. Chester County has 124 census tracts, comprised of low-, moderate-, middle-, and high-income tracts. The AA has not changed since the last PE was published. The AA continues to meet regulatory requirements and does not arbitrarily exclude any low-or-moderate income geographies. Refer to Table A for demographic information on the AA.

The current evaluation period covered lending activity from January 1, 2020, to December 31, 2022. The evaluation under the Lending Test considered home mortgage loans, as these are the bank's primary lending product. The lending test was reflective of a sample of 20 home mortgage loans from 2020, 2021, and 2022.

## **Community Contact**

As part of the exam, the OCC reviewed information from the Community Contact Database for information on the local community and the surrounding area. The review included four previous interviews from community contacts performed from 2020 through 2022. The purpose of organizations interviewed included providing affordable housing opportunities, providing financing to small businesses, and promoting neighborhood revitalization. One contact specifically described Chester County as a wealthy county. Contacts noted primary financial needs in the community are affordable housing, programs for first-time home buyers, and financial education for small business owners and entrepreneurs. Contacts indicated there are opportunities for financial institutions to finance affordable housing developments and provide working capital loans to small businesses.

## **LENDING TEST**

The bank's performance under the Lending Test in Pennsylvania is rated Satisfactory.

## **Conclusions for Area Receiving a Full-Scope Review**

Based on a full-scope review, the bank's performance in the state of Pennsylvania is reasonable.

## **Distribution of Loans by Income Level of the Geography**

The bank exhibits reasonable geographic distribution of loans in the State.

### ***Home Mortgage Loans- Malvern AA***

Refer to Table O in the state of Pennsylvania section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

The geographic distribution of the bank's home mortgage loan originations and purchases is primarily to middle and upper-income tracts. The bank originated 58.3 percent of home mortgage loans within middle-income tracts and 40 percent of home mortgage loans within upper-income tracts. The opportunity to lend within LMI census tracts is minimal. Of the 124 census tracts within the AA, 6 tracts are low-income and 21 are moderate-income tracts.

## **Distribution of Loans by Income Level of the Borrower**

The bank exhibits a reasonable distribution of loans to individuals of different income levels and businesses and farms of different sizes, given the product lines offered by the bank.

### ***Home Mortgage Loans***

Refer to Table P in the state of Pennsylvania section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

The bank exhibits reasonable distribution of loans to individuals of different income levels. The percentage of home mortgage loans made to low and moderate-income borrowers exceeds the aggregate in the assessment area. This meets the standard for satisfactory performance.

### **Responses to Complaints**

NBM did not receive any CRA complaints during the evaluation period.

## Appendix A: Scope of Examination

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The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the MSAs and non-MSAs that received comprehensive examination review, designated by the term “full-scope,” and those that received a less comprehensive review, designated by the term “limited-scope”.

<b>Time Period Reviewed:</b>	01/01/2020-12/31/2022	
<b>Bank Products Reviewed:</b>	Home mortgage	
<b>List of Assessment Areas and Type of Examination</b>		
<b>Rating and Assessment Areas</b>	<b>Type of Exam</b>	<b>Other Information</b>
<b>Pennsylvania</b>		
The National Bank of Malvern	Full-Scope	Whole of Chester County

## Appendix B: Summary of MMSA and State Ratings

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RATINGS	(BANK NAME)
Overall Bank:	Lending Test Rating
The National Bank of Malvern	Satisfactory
MMSA or State:	
Pennsylvania	Satisfactory

## Appendix C: Definitions and Common Abbreviations

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The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

**Affiliate:** Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

**Aggregate Lending (Aggt.):** The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

**Census Tract (CT):** A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

**Combined Statistical Area (CSA):** A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

**Community Development (CD):** Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

**Community Reinvestment Act (CRA):** The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

**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, other secured consumer loans, and other unsecured consumer loans.

**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, which 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).

**Full-Scope Review:** Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, 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 conduct 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, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

**Home Mortgage Loans:** A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

**Household:** Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

**Limited-Scope Review:** Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

**Low-Income Individual:** Individual income that is less than 50 percent of the area median income.

**Low Income Geography:** A census tract with a median family income that is less than 50 percent.

**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 state/assessment area.

**Median Family Income (MFI):** The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

**Metropolitan Division:** As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

**Metropolitan Statistical Area:** An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties 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 percent 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 percent and less than 80 percent, in the case of a geography.

**Multifamily:** Refers to a residential structure that contains five or more units.

**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 qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

**Rating Area:** A rated area is a state or multi-state metropolitan statistical 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 multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

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

**Small Loan(s) to Farm(s):** 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, or are classified as loans to finance agricultural production and other loans to farmers.

**Tier 1 Capital:** The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

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



## Appendix D: Tables of Performance Data

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### Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30<sup>th</sup> of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

- Table S. Assessment Area Distribution of Loans to Farms by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents aggregate peer data for the years the data is available. Because aggregate small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table T. Assessment Area Distribution of Loans to Farms by Gross Annual Revenues** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$500 thousand) originated and purchased by the bank to farms with revenues of \$1 million or less to: 1) the percentage distribution of farms with revenues of greater than \$1 million; and, 2) the percentage distribution of farms for which revenues are not available. The table also presents aggregate peer small farm data for the years the data is available.
- Table U. Assessment Area Distribution of Consumer Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households in those geographies.
- Table V. Assessment Area Distribution of Consumer Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of households by income level in each MMSA/assessment area.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

<b>Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography</b>																<b>2020-2022</b>		
	Total Home Mortgage Loans			Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
Assessment Area	#	\$	% of Total	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate
Chester County AA	60	18,578	100.0	2.1	0.0	2.6	14.1	0.0	13.7	41.9	58.3	40.5	41.8	40.0	43.2	0.0	5.0	0.0
<b>Total</b>	<b>60</b>	<b>18,578</b>	<b>100.0</b>	<b>2.1</b>	<b>0.0</b>	<b>2.6</b>	<b>14.1</b>	<b>0.0</b>	<b>13.7</b>	<b>41.9</b>	<b>58.3</b>	<b>40.5</b>	<b>41.8</b>	<b>40.5</b>	<b>43.2</b>	<b>0.0</b>	<b>5.0</b>	<b>0.0</b>

*Source: 2015 ACS; 01/01/2020 - 12/31/2022 Bank Data, 2022 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%*

<b>Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower</b>																<b>2020-2022</b>		
	Total Home Mortgage Loans			Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
Assessment Area:	#	\$	% of Total	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate
Chester County AA	60	18,578	100.0	18.5	25.0	9.0	16.9	25.0	19.2	21.2	18.3	23.0	43.4	36.7	37.4	0.0	0.0	11.4
<b>Total</b>	<b>60</b>	<b>18,578</b>	<b>100.0</b>	<b>18.5</b>	<b>25.0</b>	<b>9.0</b>	<b>16.9</b>	<b>25.0</b>	<b>19.2</b>	<b>21.2</b>	<b>18.3</b>	<b>23.0</b>	<b>43.4</b>	<b>36.7</b>	<b>37.4</b>	<b>0.0</b>	<b>0.0</b>	<b>11.4</b>

*Source: 2015 ACS ; 01/01/2020 - 12/31/2022 Bank Data, 2022 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%*

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.