



PUBLIC DISCLOSURE

September 29, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Texas Heritage National Bank
Charter Number 4701

107 Webb Street
Daingerfield, TX 75638

Office of the Comptroller of the Currency

1800 West Loop 281, Suite 306
Longview, TX 75604

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.

Contents

Overall CRA Rating.....	1
Description of Institution	1
Scope of the Evaluation.....	2
Discriminatory or Other Illegal Credit Practices Review	3
State Rating.....	4
State of Texas.....	4
Appendix A: Scope of Examination	A-1
Appendix B: Summary of MMSA and State Ratings	B-1
Appendix C: Definitions and Common Abbreviations.....	C-1
Appendix D: Tables of Performance Data.....	D-1

Overall CRA Rating

Institution's CRA Rating: This institution is rated **Outstanding**.

The Lending Test is rated: Outstanding.

The major factors that support this rating include:

- The Lending Test rating is based on an excellent distribution of loans in low- and moderate-income (LMI) geographies, excellent distribution of lending to LMI borrowers and businesses of different sizes, a majority of loans purchased or originated are in the assessment areas (AAs), and a more than reasonable loan-to-deposit (LTD) ratio.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AAs, the bank's LTD ratio was more than reasonable. The OCC evaluated the bank's quarterly average LTD ratio since the prior evaluation. The bank's quarterly average LTD ratio was 102.2 percent with a high of 118.1 percent and a low of 88.4 percent. The quarterly average LTD ratio for institutions similarly situated was 84.5 percent ranging from 55.6 percent to 100.3 percent.

Lending in Assessment Area

A majority of the bank's loans were inside its AAs.

The bank originated and purchased 65 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.

Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Business	14	70	6	30	20	2,564	21.2	9,515	78.8	12,079
Consumer	12	60	8	40	20	110	38.2	177	61.8	287
Total	26	65	14	35	40	2,674	21.6	9,692	78.4	12,366

Source: 1/1/2022 - 12/31/2024 Bank Data.
Due to rounding, totals may not equal 100.0%

Description of Institution

Texas Heritage National Bank (THNB or bank) is a single state institution headquartered in Daingerfield, Texas. THNB is wholly owned by Daingerfield Holding Company, also located in Daingerfield. THNB is a full-service institution that provides a traditional mix of loan and deposit products. Besides the main bank and automatic teller machine (ATM) in Daingerfield, the institution has five full-service branches and ATMs located in Farmers Branch, Gilmer, Omaha, Ore City, and Sulphur Springs, Texas as well as a loan production office in Austin, Texas. The bank has three AAs which include the non-metropolitan statistical area (MSA) AA (Morris and Hopkins Counties), the Upshur County MSA AA (Upshur County), and the Farmers Branch MSA AA (portions of Dallas, Collin, and

Denton counties).

The bank offers a wide array of loan and deposit products to its customers. Products and services offered include residential and commercial real estate loans, construction loans, consumer installment and commercial loans. Deposit products include business checking, personal checking, money market, individual retirement, and time accounts. Additional services include safe deposit boxes, wire transfers, cashiers' checks, night depository, debit cards, mobile banking, and internet banking.

As of December 31, 2024, THNB had total assets of \$857.1 million, total loans of \$742.0 million, total deposits of \$728.4 million, and tier 1 capital of \$77.2 million. Total loans represent approximately 86.6 percent of assets. The institution's primary loan products are commercial and consumer loans.

There are no legal or other factors that impede the institution's ability to meet the credit needs in its AAs. The institution's rating at the previous CRA examination, dated December 18, 2019, was "Outstanding".

Scope of the Evaluation

Evaluation Period/Products Evaluated

The Office of the Comptroller of the Currency (OCC) evaluated the CRA performance of THNB using Small Bank performance criteria. The evaluation covered the period from January 1, 2022, through December 31, 2024. In evaluating the institution's lending performance, examiners reviewed commercial and consumer lending, consistent with the institution's lending focus. In the Non-MSA and Upshur County MSA AAs, commercial and consumer lending was evaluated. In the Farmers Branch MSA AA, commercial loans were evaluated.

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 AAs located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA), if applicable 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 in rating areas with a single AA are based on performance in that AA. The MMSA and state ratings in rating areas with multiple AAs are based on the weighted-average conclusions in those 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) (March 29, 2024) in determining a national banks 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 Consumer Financial Protection Bureau, 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 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 Texas

CRA rating for the State of Texas¹: Outstanding

The Lending Test is rated: Outstanding

The major factors that support this rating include:

- The institution exhibits excellent geographic distribution of loans to LMI geographies.
- The institution exhibits an excellent distribution of loans to individuals of different income levels and businesses of different sizes.
- A majority of the institution's loans were originated within the AAs.
- The institutions LTD is more than reasonable.

Description of Institution's Operations in Texas

THNB operates in three AAs in the state of Texas as mentioned in the "Description of Institution" and the "Scope of the Evaluation" sections. The AAs are comprised of the non-MSA, Upshur County MSA, and the Farmers Branch MSA AAs. The institution's primary business focus is commercial lending and consumer loans. Competitors include other state and federal community financial institutions, credit unions, and some of the largest financial institutions that have a nationwide footprint as well as nonbank financial entities that compete for consumer loans.

According to the Federal Deposit Insurance Corporation (FDIC) Summary of Deposits Report, the institution's deposits totaled \$612.1 million as of 2024, with 48.3 percent of deposits coming from the non-MSA AA, 47.2 percent from the Upshur County MSA AA, and 4.5 percent from the Farmers Branch MSA AA.

¹ This rating reflects performance within the state. The statewide evaluations do not reflect performance in the parts of those states contained within a MMSA.

Non-MSA

Assessment Area- TX Non-MSA						
						2024
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	13	0.00	15.38	53.85	30.77	0.00
Population by Geography	48,760	0.00	13.06	57.64	29.30	0.00
Housing Units by Geography	21,487	0.00	13.32	59.77	26.91	0.00
Owner-Occupied Housing by Geography	13,136	0.00	11.86	54.89	33.25	0.00
Occupied Rental Units by Geography	5,548	0.00	16.15	67.20	16.65	0.00
Vacant Units by Geography	2,803	0.00	14.56	67.93	17.52	0.00
Businesses by Geography	1,576	0.00	17.89	58.63	23.48	0.00
Farms by Geography	141	0.00	4.96	51.77	43.26	0.00
Family Distribution by Income Level	13,163	18.81	18.57	20.14	42.48	0.00
Household Distribution by Income Level	18,684	22.13	16.77	18.38	42.72	0.00
Unemployment rate (%)	5.06	0.00	12.12	4.96	2.03	0.00
Households Below Poverty Level (%)	14.66	0.00	24.08	15.66	8.24	0.00
Median Family Income (Non-MSAs - TX)	\$61,809		Median Housing Value			\$115,600
Median Family Income (Non-MSAs - TX) for 2024	\$75,500		Median Gross Rent			\$810
					Families Below Poverty Level	10.46

FFIEC File - 2024 Census
 2024 Dun & Bradstreet SBSF Demographics
 Due to rounding, totals may not equal 100.0%
 (*) The NA category consists of geographies that have not been assigned an income classification

The non-MSA AA contains 13 tracts consisting of two moderate-, seven middle-, and four upper-income census tracts (CTs). The AA is made up of Hopkins and Morris counties in their entirety. THNB has three of its six branches within the non-MSA AA, including its main branch, located at 107 Webb Street, Daingerfield, Texas. Other branches in the AA are located in Omaha and Sulphur Springs.

The economy in the AA is stable, however unemployment in Morris County has been higher than the national average. Major employers include manufacturers, local school districts and retailers. A community contact in the AA indicated small business and home mortgage lending as the greatest community need.

Upshur County

Assessment Area - Upshur County						
						2024
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	10	0.00	10.00	70.00	20.00	0.00
Population by Geography	40,892	0.00	11.30	64.64	24.07	0.00
Housing Units by Geography	17,074	0.00	10.94	66.29	22.77	0.00
Owner-Occupied Housing by Geography	11,087	0.00	10.21	63.70	26.09	0.00
Occupied Rental Units by Geography	3,305	0.00	14.58	69.47	15.95	0.00
Vacant Units by Geography	2,682	0.00	9.47	73.08	17.45	0.00
Businesses by Geography	1,187	0.00	12.38	65.04	22.58	0.00
Farms by Geography	80	0.00	8.75	70.00	21.25	0.00
Family Distribution by Income Level	10,263	18.67	16.36	21.94	43.03	0.00
Household Distribution by Income Level	14,392	24.51	15.33	16.53	43.62	0.00
Unemployment rate (%)	5.95	0.00	9.55	6.03	4.66	0.00
Households Below Poverty Level (%)	15.38	0.00	24.78	15.17	11.49	0.00
Median Family Income (30980 - Longview, TX MSA)	\$64,818		Median Housing Value			\$154,150
Median Family Income (30980 - Longview, TX MSA) for 2024	\$79,100		Median Gross Rent			\$781
					Families Below Poverty Level	10.55

FFIEC File - 2024 Census
 2024 Dun & Bradstreet SBSF Demographics
 Due to rounding, totals may not equal 100.0%
 (*) The NA category consists of geographies that have not been assigned an income classification

The Upshur County MSA AA contains 10 tracts consisting of one moderate-, seven middle-, and two upper-income census tracts (CTs). The AA is made up of Upshur County in its entirety and is part of the Longview MSA. THNB has two of its six branches within the non-MSA AA located in Gilmer and Ore City.

The economy in the AA is stable, however most residents must travel to neighboring cities for employment. Major employers in the AA include the local school district and retailers. A community contact in the AA indicated affordable housing and financial education as the greatest community need.

Scope of Evaluation in Texas

As discussed earlier, the non-MSA AA and the Upshur County AA were both selected for full scope reviews. A limited scope review was performed for the Farmers Branch AA. Commercial loans and consumer loans were sampled for both the non-MSA AA and the Upshur County AA and commercial loans were sampled for the Farmers Branch AA as is consistent with the bank's primary lending in those areas. Refer to the table in Appendix A for a list of all AAs under review. For the Lending Test, 2024 was analyzed separately due to the updated 2024 U. S. Census.

LENDING TEST

The bank's performance under the Lending Test in Texas is rated Outstanding.

Conclusions for Areas Receiving Full-Scope Reviews

Based on full scope reviews the bank's performance in the non-MSA and Upshur County MSA AAs is excellent.

Distribution of Loans by Income Level of the Geography

The bank exhibited excellent geographic distribution of loans in the State.

Small Loans to Businesses

Refer to Table 9 in the state of Texas section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's originations and purchases of small loans to businesses.

Non-MSA

In 2022-2023, lending to small businesses in moderate-income CTs was below the percentage of businesses however it exceeded the aggregate lending in those geographies. There were no low-income CTs.

In 2024, lending to small businesses in moderate-income CTs exceeded the percentage of businesses in those geographies. Aggregate data was not available for 2024. There were no low-income CTs.

Upshur County MSA

In 2022-2023, lending to small businesses in moderate-income CTs exceeded both the percentage of businesses as well as the aggregate lending in those geographies. There were no low-income CTs.

In 2024, lending to small businesses in moderate-income CTs exceeded the percentage of businesses in those geographies. Aggregate data was not available in 2024. There were no low-income CTs.

Consumer Loans

Refer to Table 13 in the state of Texas section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's consumer loan originations and purchases.

Non-MSA

In 2022-2023, consumer lending in moderate-income CTs exceeded the percentage of households in those geographies. There were no low-income CTs.

In 2024, consumer lending in moderate-income CTs was below the percentage of households in those geographies. There were no low-income CTs.

Upshur County MSA

In 2022-2023, consumer lending in moderate-income CTs exceeded the percentage of households in those geographies. There were no low-income CTs.

In 2024, consumer lending in moderate-income CTs exceeded the percentage of households in those geographies. There were no low-income CTs.

Lending Gap Analysis

The institution's loan originations in LMI geographies during the evaluation period did not reflect any unexplained conspicuous lending gaps.

Distribution of Loans by Income Level of the Borrower

The bank exhibited an excellent distribution of loans to individuals of different income levels and businesses of different sizes, given the product lines offered by the bank.

Small Loans to Businesses

Refer to Table 10 in the state of Texas section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses.

Non-MSA

In 2022 and 2023, lending to small businesses exceeded both the percentage of small businesses as well as the aggregate lending in the AA.

In 2024, lending to small businesses exceeded the percentage of small businesses in the AA. Aggregate data was not available in 2024.

Upshur County MSA

In 2022 and 2023, lending to small businesses exceeded both the percentage of small businesses as well as the aggregate lending in the AA.

In 2024, lending to small businesses exceeded the percentage of small businesses in the AA. Aggregate data was not available in 2024.

Consumer Loans

Refer to Table 14 in the state of Texas section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's consumer loan originations and purchases.

Non-MSA

In 2022 and 2023, lending to low- and moderate-income borrowers exceeded the percentage of households in the AA.

In 2024, lending to low- and moderate-income borrowers exceeded the percentage of households in the AA.

Upshur County MSA

In 2022 and 2023, lending to low- and moderate-income borrowers exceeded the percentage of households in the AA.

In 2024, lending to low- and moderate-income borrowers was below the percentage of households in the AA.

Responses to Complaints

There were no complaints during the evaluation period.

Conclusions for Area Receiving a Limited Scope Review

Based on a limited-scope review, the bank's performance under the Lending Test in the Farmers Branch MSA AA was weaker than the bank's overall performance under the Lending Test in the full scope areas. The geographic distribution was weaker, however the Farmers Branch MSA AA is very large with only one branch location to serve the entire area, therefore this had a neutral impact on the rating. Additionally, the borrower distribution was weaker than the overall rating, however it is satisfactory and with this AA representing less than 5 percent of the bank's deposit base, it also had a neutral impact on the rating.

Appendix A: Scope of Examination

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”.

Time Period Reviewed:	01/22/22 to 12/31/24	
Bank Products Reviewed:	Small business, consumer loans	
Affiliate(s)	Affiliate Relationship	Products Reviewed
NA	NA	NA
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
Texas		
Non-MSA	Full-scope	Small business, consumer loans
Upshur County	Full-scope	Small business, consumer loans
Farmers Branch	Limited-scope	Small business

Appendix B: Summary of MMSA and State Ratings

RATINGS	
Overall Bank:	Lending Test Rating
Texas Heritage National Bank	Outstanding
MMSA or State:	
Texas	Outstanding

Appendix C: Definitions and Common Abbreviations

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/AA.

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 the 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 low- and moderate-income 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): 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 CD loans and qualified investments, branch distribution, and CD services).

Low-Income: Individual income that is at 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.

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/AA.

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.

Multistate Metropolitan Statistical Area (MMSA): Any multistate metropolitan statistical area or multistate combined statistical area, as defined by the Office of Management and Budget.

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.

Prior Period Investments: Investments made in a previous evaluation period that are outstanding as of the end of the evaluation period.

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 multistate 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 multistate metropolitan statistical area, the institution will receive a rating for the multistate 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.

Unfunded Commitments: Legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

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

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/AA. Deposit data are compiled by the FDIC and are available as of June 30th 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 7. 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 8. 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/AA. The table also presents aggregate peer data for the years the data is available.
- Table 9. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** – Compares 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 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 AA.
- Table 10. 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.
- Table 11. Assessment Area Distribution of Loans to Farms by Income Category of the Geography** - Compares 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 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 AA.

- Table 12. 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 \$500,000) 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 13. 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 14. 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/AA.

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total Number	Overall Market	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate
Non-MSA	20	1,306	33.3	2,023	0.0	0.0	0.0	18.6	15.0	11.8	57.9	65.0	54.6	23.5	20.0	33.6	0.0	0.0	0.0
Upshur County	20	6,111	33.3	1,330	0.0	0.0	0.0	12.3	30.0	10.2	65.3	55.0	60.5	22.5	15.0	29.3	0.0	0.0	0.0
Farmers Branch	20	28,929	33.3	165,307	9.2	0.0	8.8	23.7	15.0	25.3	29.3	20.0	30.0	36.8	65.0	34.9	1.0	0.0	0.0
Total	60	36,346	100	168,660	9.0	0.0	8.6	23.6	20.0	25.0	29.9	46.7	30.6	36.5	33.3	34.9	1.0	0.0	0.0

*Source: FFIEC File - 2020 Census; 1/1/2022 - 12/31/2023 Bank Data, 2023 Dunn & Bradstreet SBSF Demographics, 2022, 2023 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%*

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total Number	Overall Market	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Aggregate
Non-MSA	20	3,902	33.3	--	0.0	0.0	--	17.9	30.0	--	58.6	45.0	--	23.5	25.0	--	0.0	0.0	--
Upshur County	20	3,122	33.3	--	0.0	0.0	--	12.4	25.0	--	65.0	65.0	--	22.6	10.0	--	0.0	0.0	--
Farmers Branch	20	25,582	33.3	--	4.3	5.0	--	17.7	10.0	--	29.5	30.0	--	47.4	55.0	--	1.1	0.0	--
Total	60	32,606	100	--	4.3	1.7	--	17.7	21.7	--	29.9	46.7	--	47.1	30.0	--	1.1	0.0	--

*Source: FFIEC File - 2024 Census; 1/1/2024 - 12/31/2024 Bank Data, 2024 Dunn & Bradstreet SBSF Demographics, CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%*

Table 10: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues											2022-2023	
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available		
	#	\$	% of Total Number	Overall Market	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans	
Non-MSA	20	1,306	33.3	2,023	76.9	100.0	52.3	10.44	0.0	12.7	0.0	
Upshur County	20	6,111	33.3	1,330	84.9	85.0	60.2	6.90	15.0	8.2	0.0	
Farmers Branch	20	28,929	33.3	165,307	82.7	80.0	47.7	9.35	20.0	7.9	0.0	
Total	60	36,346	100	168,660	82.7	88.3	47.9	9.34	11.7	8.0	0.0	

Source: FFIEC File - 2020 Census; 1/1/2022 - 12/31/2023 Bank Data, 2023 Dunn & Bradstreet SBSF Demographics, 2022, 2023 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table 10: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues											2024	
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available		
	#	\$	% of Total Number	Overall Market	% Businesses	% Bank Loans	% Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans	
Non-MSA	20	3,902	33.3	--	76.5	85.0	--	10.4	15.0	13.1	0.0	
Upshur County	20	3,122	33.3	--	84.8	85.0	--	7.0	15.0	8.2	0.0	
Farmers Branch	20	25,582	33.3	--	82.3	75.0	--	8.7	25.0	9.0	0.0	
Total	60	32,606	100	--	82.3	81.6	--	8.7	18.3	89.0	0.0	

Source: FFIEC File - 2024 Census; 1/1/2024 - 12/31/2024 Bank Data, 2024 Dunn & Bradstreet SBSF Demographics, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table 13: Assessment Area Distribution of Consumer Loans by Income Category of the Geography													2022-2023	
Assessment Area:	Total Consumer Loans			Low-Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts		
	#	\$	% of Total	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	
Non-MSA	20	236	50.0	0.0	0.0	13.1	40.0	58.5	60.0	28.3	0.0	0.0	0.0	
Upshur County	20	238	50.0	0.0	0.0	11.2	30.0	65.0	50.0	23.8	20.0	0.0	0.0	
Total	40	474	100.0	0.0	0.0	12.2	35.0	61.8	55.0	26.1	10.0	0.0	0.0	

Source: FFIEC File - 2020 Census; 1/1/2022 - 12/31/2023 Bank Data.
Due to rounding, totals may not equal 100.0%

Assessment Area:	Total Consumer Loans			Low-Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts	
	#	\$	% of Total	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans
Non-MSA	20	178	50.0	0.0	0.0	13.2	10.0	58.5	70.0	28.3	20.0	0.0	0.0
Upshur County	20	371	50.0	0.0	0.0	11.2	25.0	65.0	55.0	23.8	20.0	0.0	0.0
Total	40	549	100.0	0.0	0.0	12.2	17.5	61.8	62.5	26.1	20.0	0.0	0.0

Source: FFIEC File - 2024 Census; 1/1/2024 - 12/31/2024 Bank Data.
Due to rounding, totals may not equal 100.0%

Assessment Area:	Total Consumer Loans			Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Not Available-Income Borrowers	
	#	\$	% of Total Number	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans
Non-MSA	20	236	50.0	22.1	25.0	16.8	20.0	18.4	15.0	42.8	40.0	0.0	0.0
Upshur County	20	238	50.0	24.5	30.0	15.3	20.0	16.5	15.0	43.6	35.0	0.0	0.0
Total	40	474	100.0	23.3	27.5	16.1	20.0	17.5	15.0	43.2	37.5	0.0	0.0

Source: FFIEC File - 2020 Census; 1/1/2022 - 12/31/2023 Bank Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Assessment Area:	Total Consumer Loans			Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Not Available-Income Borrowers	
	#	\$	% of Total Number	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans
Non-MSA	20	178	50.0	22.1	25.0	16.8	30.0	18.4	15.0	42.8	30.0	0	0
Upshur County	20	371	50.0	24.5	20.0	15.3	10.0	16.5	20.0	43.6	50.0	0	0
Total	40	549	100.0	23.3	22.5	16.1	20.0	17.5	17.5	43.2	40.0	0	0

Source: FFIEC File - 2024 Census; 1/1/2024 - 12/31/2024 Bank Data, "--" data not available.
Due to rounding, totals may not equal 100.0%