Office of the
Comptroller of the Currency
Washington, DC 20219

LARGE BANK

PUBLIC DISCLOSURE

June 1, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Maspeth FS & LA
Charter Number: 705138

56-18 69th Street
Maspeth, NY 11378

Office of the Comptroller of the Currency
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Edison, NJ 08837

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 following table indicates the performance level of **Maspeth Federal Savings and Loan Association** with respect to the Lending, Investment, and Service Tests:

Performance Levels	Maspeth FS and LA Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding			
High Satisfactory	X		
Low Satisfactory			X
Needs to Improve		X	
Substantial Noncompliance			

**The Lending Test is weighted more heavily than the Investment and Service Tests when arriving at an overall rating.*

The major factors that support this rating include:

- The Lending Test rating is based on High Satisfactory rating in the state of New York.
- The Investment Test rating is based on Needs to Improve rating in the state of New York.
- The Service Test rating is based on Low Satisfactory rating in the state of New York.

Lending in Assessment Area

A high percentage of the bank's loans were in its assessment area (AA).

The bank originated and purchased 78.3 percent of its total loans inside the bank's AA during the evaluation period. This analysis is performed at the bank, rather than the AA, level. This performance factored positively in the overall analysis of the geographic distribution of lending by income level of geography.

Table 1: Lending Inside and Outside of the Assessment Area										**2022 - 2025**
Loan Category	**Number of Loans**				**Total #**	**Dollar Amount of Loans $(000s)**				**Total $(000s)**
	Inside		**Outside**			**Inside**		**Outside**		
	#	**%**	**#**	**%**		**$**	**%**	**$**	**%**	
Home Mortgage	319	77.62	92	22.38	411	191,996	78.09	53,863	21.91	245,859
Small Business	34	85.00	6	15.00	40	19,074	90.34	2,040	9.66	21,114
Total	**353**	**78.27**	**98**	**21.73**	**451**	**211,070**	**79.06**	**55,903**	**20.94**	**266,973**
Source: 1/1/2022 - 12/31/2025 Bank Data.										
Due to rounding, totals may not equal 100.0%										

Description of Institution

Maspeth Federal Savings and Loan Association (Maspeth or bank) is a federally chartered savings and loan association established in 1947 as a federally chartered mutual savings and loan association. Maspeth primarily serves Queens and Nassau counties and is headquartered in Maspeth, NY. Maspeth is an independent bank without a holding company, affiliates, or subsidiaries. The bank is a single state institution that operates seven branches and one loan processing office. Six branches and six deposit taking automated teller machine (ATMs) are in Queens County, and one branch and one deposit taking ATM are in the adjacent Nassau County. The loan processing center is in Queens County. One branch in Queens County was opened during the evaluation period.

Maspeth has one AA (New York MSA AA) which consists of the entirety of Queens County and Nassau County, NY. Queens County is located within the New York-Jersey City-White Plains, NY-NJ metropolitan division (MD) #35614, and Nassau County is located within the Nassau-Suffolk, NY MD #35004. Both MDs are located inside the New York-Newark-Jersey City, NY-NJ metropolitan statistical area (MSA) #35620. There are no census tracts (CT) designated as distressed or underserved within the AA.

Maspeth operates as a traditional savings and loan association that offers real estate financing, retail banking services, consumer banking products, and commercial banking products. The bank also offers alternative products including online banking, bank by mail, mobile banking including free electronic bill pay and banking for loan products, email notifications, e-statements, direct deposit, 24-hour banking by phone, and wire transfers. Loan product offerings include one- to four-family residential loans (focusing on mixed-used properties), multifamily residential and commercial real estate mortgages, and construction loans primarily for multifamily residential properties. The bank did not have any merger and acquisition activity during the evaluation period.

Maspeth had total assets of $2.2 billion as of December 31, 2025. This included total loans and leases of $2 billion that consisted of $1.1 billion (55 percent of loans and leases) in commercial mortgage loans, and $880.1 million (45 percent of loans and leases) in residential mortgage loans. Total tier 1 capital as of December 31, 2025, was $765.5 million.

Maspeth received a rating of “Satisfactory” in the prior CRA Performance Evaluation dated May 22, 2023. There are no legal, financial, or other factors that impeded Maspeth’s ability to meet the credit needs of the community within its AA during the evaluation period.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The OCC evaluated home mortgage loans; small loans to businesses; CD loans; qualified investments; and CD and retail services from January 1, 2022, through December 31, 2025. There were no MSA boundary changes introduced by the Office of Management and Budget during the evaluation period that affected the bank's AA.

Lending Test

For the Lending Test, examiners used home mortgage and small business loan data collected and reported by Maspeth. Examiners placed more weight on home mortgage loans since this was the predominant loan product in the AA. Home mortgage loans represented the largest portion of lending activity overall during the evaluation period with 411 loans totaling $245.9 million originated or purchased. These account for 91.1 percent by number and 92.1 percent by dollar volume of the loans evaluated. Small business loans originated or purchased during the evaluation period accounted for 40 loans or $21.1 million. These account for 8.9 percent by number and 7.9 percent by dollar volume of the loans evaluated.

Examiners determined lending activity responsiveness in the AA by comparing the bank's market rank percentage for deposits to each lending product's market rank percentage. Examiners divided the bank's market rank by the total number of depository institutions or lenders, respectively. This approach takes into consideration the differences between the number of insured depository institutions and the number of home mortgage and small business lenders within the AA.

For lending performance, the loan distribution analyses compared originated and purchased home mortgage loans and small loans to businesses to demographic and aggregate data under the applicable Lending Test components. Aggregate data illustrates how the bank is performing compared to other lenders in the AA and provides context on the reasonableness of the bank's performance. For the overall evaluation period, for both home mortgage loans and small loans to businesses, examiners placed more emphasis on borrower and geographic demographic distributions than on aggregate performance.

Examiners generally gave equal weighting to geographic and borrower distribution components of the Lending Test unless performance context factors supported a heavier weighting of one component over the other.

In the analysis of geographic distribution, examiners reviewed the distribution of loans within the low and moderate-income areas in the bank's AA. Examiners then assessed whether there were any unexplained gaps in lending in any geographic areas within the AA.

For the home mortgage borrower distribution analysis, examiners considered the impact that income, poverty levels, and housing costs have on limiting homeownership opportunities of low- and moderate income individuals and families. Additionally, examiners considered the impact of

home affordability for low- and moderate-income borrowers in higher cost areas when comparing the distribution of home mortgage loans to the demographics. In these higher cost markets, it is difficult for many low- and moderate-income borrowers to afford a home as the area's median housing value is typically too high for conventional mortgage loan qualifications.

The lending analysis also considered the number and dollar volume of CD loans, with emphasis placed on loans that were particularly complex or responsive to AA needs. CD lending could have a positive, neutral, or negative impact on the performance rating, which examiners described within the narrative comments. To provide perspective, CD lending volume was compared to the bank's tier 1 capital.

Investment Test

Examiners' analysis included donations and grants made during the evaluation period that had CD as their primary purpose. To provide perspective regarding the relative level of qualified investments, examiners compared the dollar amount of investments to tier 1 capital. The complexity and innovation of investments were typical for an institution of this size and capacity.

Service Test

The review of services included analyzing Maspeth's network of branches and deposit-taking ATMs for the availability and effectiveness of delivering retail banking services. Examiners gave the most weight to the geographic distribution of bank branches and changes in branch locations. The analysis of the distribution of the bank's retail branches was based on locations as of December 31, 2025.

Examiners reviewed branch locations in middle- and upper-income geographies that served and improved access for low- and moderate-income customers or customers in low- and moderate-income geographies. Examiners gave positive consideration when a branch located in a middle- or upper-income geography abuts or has a common boundary with a low- or moderate-income geography.

Maspeth offered other alternative delivery systems (ADS) including debit cards and ATMs, telephone and online banking, electronic bill pay, and mobile banking options that increased accessibility for both retail and business customers. Examiners also considered the extent and innovation of Maspeth's CD services in meeting the credit needs within its AA.

Selection of Areas for Full-Scope Review

In each state where the bank has an office, examiners selected one or more AA(s) within that state for a full-scope review. For purposes of this evaluation, examiners combined and evaluated bank delineated AAs located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) as a single AA. Refer to the "Scope" section under the State Rating section 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.

Maspeth's rating is based on performance within the state of New York as the bank originated or purchased a majority of loans by number and dollar amount in the state of New York.

The 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 C.F.R. §25.28(c) (March 29, 2024), 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 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 New York

CRA rating for the State of New York: Satisfactory
The Lending Test is rated: High Satisfactory
The Investment Test is rated: Needs to Improve
The Service Test is rated: Low Satisfactory

The major factors that support this rating include:

- Lending levels reflected excellent responsiveness to AA credit needs.
- The bank exhibited a good geographic distribution of loans in its AA.
- The bank exhibited an adequate distribution of loans among individuals of different income levels and businesses of different sizes.
- The bank made a low level of CD loans. CD lending had a neutral effect on the Lending Test conclusion.
- The bank had a poor level of qualified CD investments and grants which were responsive in addressing community needs.
- Service delivery systems were reasonably accessible to geographies and individuals of different income levels in the institution's AA.
- The bank provided an adequate level of CD services. CD services were responsive in addressing community needs.

Description of Institution's Operations in New York

The bank delineated one AA in the state of New York. The AA is the entirety of Queens County, within the New York-Jersey City-White Plains, NY-NJ MD, and Nassau County, within Nassau County-Suffolk County, NY MD. The MDs are part of the New York-Newark-Jersey City, NY-NJ MSA. *Refer to the table in **Appendix A** for a list of counties reviewed*.

As of year-end 2025, the bank operated seven branches in the AA. The bank also operated seven deposit-taking ATMs within the AA. The bank had $1.4 billion in deposits in the AA, which represented 100 percent of the bank's total deposits. The bank originated or purchased 78.3 percent of its home mortgage and small business loans in the AA.

Based on the June 30, 2025, Federal Deposit Insurance Corporation (FDIC) Summary of Deposit Market Share Report, the bank ranked 19th out of 57 FDIC-insured depository institutions with a 0.8 percent deposit market share. The top three banks by deposit market share are JPMorgan Chase Bank, National Association ranked first with a 26.5 percent deposit market share, Citibank, National Association ranked second with a 13 percent deposit market share, and Webster Bank, National Association ranked third with a 10.3 percent deposit market share.

The following table provides a summary of the demographics, including housing and business information, for the New York MSA AA for the evaluation period.

New York MSA AA

Assessment Area(s) - 2025 New York MSA						
						2022 - 2025
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	1,011	3.56	18.60	46.59	25.22	6.03
Population by Geography	3,801,238	4.33	21.03	49.89	24.24	0.50
Housing Units by Geography	1,338,028	4.26	19.82	49.13	26.42	0.37
Owner-Occupied Housing by Geography	718,427	1.34	12.69	53.59	32.10	0.28
Occupied Rental Units by Geography	514,902	8.29	29.58	44.13	17.52	0.48
Vacant Units by Geography	104,699	4.53	20.84	43.09	31.14	0.39
Businesses by Geography	172,565	4.01	17.00	48.99	29.12	0.89
Farms by Geography	2,114	4.59	18.16	49.15	27.39	0.71
Family Distribution by Income Level	876,506	22.59	16.85	19.91	40.65	0.00
Household Distribution by Income Level	1,233,329	24.69	15.21	17.53	42.57	0.00
Unemployment rate (%)	5.28	7.70	5.65	5.41	4.34	7.17
Households Below Poverty Level (%)	9.79	27.47	14.66	8.05	6.43	17.57
Median Family Income (35004 - Nassau County-Suffolk County, NY MD)		$130,301			Median Housing Value	$546,200
Median Family Income (35614 - New York-Jersey City-White Plains, NY-NJ MD)		$85,483			Median Gross Rent	$1,674
Median Family Income (35004 - Nassau County-Suffolk County, NY MD) for 2025		$164,900			Families Below Poverty Level	6.93
Median Family Income (35614 - New York-Jersey City-White Plains, NY-NJ MD) for 2025		$107,700				
FFIEC File - 2020 Census FFIEC File - 2024 Census 2025 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						

Based on information in the above table, in 2025, in Queens County low-income families earned less than $53,850 and moderate-income families earned less than $86,160. One method used to determine housing affordability assumed a maximum monthly principal and interest payment of no more than 30 percent of the applicant's income. This calculated to a maximum monthly mortgage payment of $1,346 for low-income borrowers and $2,154 for moderate-income borrowers.

Based on information in the above table, in 2025, in Nassau County low-income families earned less than $82,450 and moderate-income families earned less than $131,920. One method used to determine housing affordability assumed a maximum monthly principal and interest payment of no more than 30 percent of the applicant's income. This calculated to a maximum monthly mortgage payment of $2,061 for low-income borrowers and $3,298 for moderate-income borrowers.

Assuming a 30-year mortgage with a six percent interest rate, and not considering any down payment, homeowner's insurance, real estate taxes, or additional monthly expenses, the monthly mortgage payment for a home at the MSA median housing value would be $3,275. Most low-income borrowers would be unable to afford a mortgage loan in this AA. Based on these

calculations, low- and moderate-income borrowers would be challenged to qualify for and afford home mortgage financing in the MSA during 2025. Based on this analysis, housing is not affordable for low- and moderate-income borrowers.

The poverty level across the AA was also considered in the evaluation of lending performance. Families living below the poverty level are identified as having difficulty meeting basic financial needs and, as such, are less likely to have the financial wherewithal to qualify for a home loan than those with income above the poverty level. For this AA, 6.9 percent of families were living below the poverty level.

Economic Data

Nassau County
Based on data from the Nassau County MD 2025 Moody's Analytics report, Nassau's economy rebounded in late 2024 due to an increase in administrative jobs. Healthcare remains a key sector, but growth has slowed compared to the past few years. Tech is an expanding sector given the proximity to New York City. Major employers in the MD include Northwell Health, Volt Information Sciences Inc., Diocese of Rockville Centre, and JetBlue Airways.

Queens County
Based on data from the New York MD 2025 Moody's Analytics report, which includes Queens County, growth slowed considerably in late 2025. Healthcare remains a key economic driver but is offset by declining consumer industries. Banks had a strong year, and tech is a fast-growing sector. Housing and rent prices will continue to rise due to a shortage of supply. Major employers in the MD include JPMorgan Chase & Co., New York-Presbyterian Healthcare System, Mount Sinai Health System, and NYC Health + Hospitals.

According to the Bureau of Labor Statistics (BLS), the non-seasonally adjusted unemployment rate for the New York MSA was 6 percent as of January 2022. Since that time, rates have declined to 4.5 percent as of December 2025. The unemployment rate averaged 4.5 percent over the evaluation period. The national unemployment rate was 4.4 percent as of December 2025.

Community Contacts
Examiners reviewed and considered three community contact interviews that were conducted during the evaluation period. These contacts included three local community organizations operating in Queens and Nassau counties. One organization focuses on job creation and retention by supporting small businesses, entrepreneurs, and underserved communities through counseling, training, and certification programs, and promotes tourism and economic development in Queens. The organization is primarily funded through government grants, supplemented by private donations and program income. Another organization, located in Long Island, focuses on expanding affordable housing and supporting low- to moderate-income individuals in obtaining and maintaining stable housing. It provides programs including down payment assistance, disaster relief, and homeownership counseling, funded through a mix of donations, grants, sponsorships, and fees.

The contacts shared that housing remains expensive, with a shortage of affordable housing, and banks could do a better job of marketing their products and services to small businesses to ensure customers are aware of available financing and support options.

Scope of Evaluation in New York

Examiners conducted a full-scope review of the New York MSA AA.

Examiners based their ratings primarily on the results of the review of the New York MSA AA and considered the bank's size, complexity, response to community needs, and performance context to arrive at their rating.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN NEW YORK

LENDING TEST

The bank's performance under the Lending Test in New York is rated High Satisfactory.

Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank's performance in the New York MSA AA was good.

Lending Activity

Lending levels reflected excellent responsiveness to AA credit needs.

Table 3: Lending Activity **2022 - 2025**

Number of Loans

Assessment Area	Home Mortgage	Small Business	Small Farm	Community Development	Consumer	Total	% Rating Area Loans	% Rating Area Deposits
2025 New York MSA	319	34	0	3	0	356	100.00	100.00
Total	**319**	**34**	**0**	**3**	**0**	**356**	**100.00**	**100.00**

Dollar Volume of Loans ($000s)

Assessment Area	Home Mortgage	Small Business	Small Farm	Community Development	Consumer	Total	% Rating Area Loans	% Rating Area Deposits
2025 New York MSA	191,996	19,074	0	4,225	0	215,295	100.00	100.00
Total	**191,996**	**19,074**	**0**	**4,225**	**0**	**215,295**	**100.00**	**100.00**

Source: 1/1/2022 - 12/31/2025 Bank Data.
Due to rounding, totals may not equal 100.0%

Based on the June 30, 2025, FDIC Summary of Deposit Market Share Report, Maspeth ranked 19th out of 57 FDIC-insured depository institutions (top 34 percent) with a 0.8 percent deposit market share. According to the 2025 Peer Mortgage Data Report, the top three lenders in the AA

were JP Morgan Chase Bank, N.A. with 26.5 percent market share, Citibank, N.A. with 13 percent market share, and Webster Bank with 10.3 percent market share.

According to the 2024 Home Mortgage Market Data Report, the bank's market share of 0.2 percent ranked 92 out of 321 lenders (top 29 percent). The top five lenders were JP Morgan Chase Bank, N.A. with 7.7 percent market share, United Wholesale Mortgage with 7.1, Bethpage Federal Credit Union with 6.4 percent market share, CBNA Year to Date with 5 percent market share, and Rocket Mortgage with 4.7 percent market share.

According to the 2024 Peer Small Business Market Data Report, the bank's market share is less than one percent and ranked 86 out of 174 lenders (top 49.4 percent). The top five lenders were JP Morgan Chase Bank, NA with 37.4 percent market share, American Express National Bank with 29.8 percent market share, Bank of America NA with 5.1 percent market share, Citibank, N.A. with 4.5 percent market share, and Capital One, N.A. with 4.4 percent market share. The top five business lenders were institutions with large business credit card portfolios with average loan sizes of $14,800 or less. Maspeth's average small business loan size was $694,300.

Distribution of Loans by Income Level of the Geography

The bank exhibited a good geographic distribution of loans in its AA.

Home Mortgage Loans

*Refer to Table 7 in the state of New York 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 overall geographic distribution of home mortgage loans was good. In addition to competition from larger lenders, the bank's home mortgage lending opportunities were constrained by the limited number of owner-occupied homes within the AA. There are 36 low-income census tracts in the AA (3.6 percent). Just 4.3 percent of all housing units or 57,535 units were in low-income census tracts. Less than 10,000 owner-occupied housing units were in low-income census tracts. Owner-occupied housing units are the primary source of home mortgage lending opportunities, and the limited supply of such housing in low-income tracts reduced the bank's ability to originate loans in these geographies.

For 2022 through 2025, the percentage of home mortgage loans originated or purchased in low-income geographies was below the percentage of owner-occupied housing units located in those geographies and was well below the aggregate percentage of all reporting lenders.

The percentage of home mortgage loans originated or purchased in moderate-income geographies exceeded the percentage of owner-occupied housing units located in those geographies and approximated the aggregate percentage of all reporting lenders.

Small Loans to Businesses

Refer to Table 9 in the state of New York 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.*

The geographic distribution of small loans to businesses was good. Examiners considered the limited lending opportunities in low-income tracts, as only four percent or less than 7,000 small businesses were in low-income tracts. Examiners also considered the significant competition among small business lenders in the AA. As noted above, the top five small business lenders in the AA were JPMorgan Chase Bank, N.A., American Express National Bank, Bank of America, N.A., Citibank, N.A., and Capital One, N.A with a combined market share of 81.1 percent.

For 2022 through 2025, the percentage of small loans to businesses originated or purchased in low-income geographies was below the percentage of businesses located in those geographies and was below the aggregate percentage of all reporting lenders.

The percentage of small loans to businesses originated or purchased in moderate-income geographies exceeded the percentage of businesses located in those geographies and exceeded the aggregate percentage of all reporting lenders.

Lending Gap Analysis

Examiners reviewed summary reports and maps and analyzed home mortgage and small business lending activity to identify any gaps in the geographic distribution of loans in the full-scope AA. Examiners did not identify any unexplained conspicuous gaps in the full-scope area(s) reviewed.

Distribution of Loans by Income Level of the Borrower

The bank exhibited an adequate distribution of loans among individuals of different income levels, given the product lines offered by the institution.

Home Mortgage Loans

Refer to Table 8 in the state of New York 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 distribution of home mortgage loans among individuals of different income levels was adequate.

Examiners considered the affordability of housing for low- and moderate-income individuals. Based on the information in the demographic tables above, low- and moderate-income borrowers would find it challenging to qualify for a mortgage loan during the evaluation period given the median housing value in the AA.

For 2022 through 2025, the percentage of home mortgage loans originated or purchased to low-income borrowers was significantly below the percentage of those families in the AA and was well below the aggregate percentage of all reporting lenders.

The percentage of home mortgage loans originated or purchased to moderate-income borrowers was significantly below the percentage of those families in the AA and was significantly below the aggregate percentage of all reporting lenders.

Small Loans to Businesses

Refer to Table 10 in the state of New York section of ***Appendix D*** *for the facts and data used to evaluate the borrower distribution of the bank's origination and purchase of small loans to businesses.*

The distribution of loans to businesses of different sizes was excellent.

For 2022 through 2025, the percentage of loans to small businesses originated or purchased exceeded the percentage of small businesses in the AA and exceeded the aggregate percentage of all reporting lenders.

Community Development Lending

The institution made a low level of CD loans.

The Lending Activity Tables, shown above, set forth the information and data used to evaluate the institution's level of CD lending. These tables include all CD loans, including multifamily loans that also qualify as CD loans.

The volume of CD lending was poor and had a neutral impact on the Lending Test performance. During the evaluation period, Maspeth originated three CD loans totaling $4,225 or 0.6 percent of tier 1 capital. The bank's CD loans were responsive to identified community needs. By dollar volume, 100 percent funded affordable housing. The bank did not make use of complex or innovative CD loans.

The following examples demonstrate the bank's use of responsive CD loans:

- The bank made a $1.6 million loan to finance an apartment building that provides affordable housing in a moderate-income area of Astoria, New York. All unit rents were below 80 percent of the area median income.

- The bank made a $1.4 million loan to finance an apartment building that provides affordable housing in a moderate-income area of Astoria, New York. All unit rents were below 80 percent of the area median income.

- The bank made a $1.2 million loan to finance a mixed-use building that provides affordable housing in Astoria, New York. Most units offer rental rates below 80 percent of the area median income.

Product Innovation and Flexibility

The institution made little use of innovative or flexible lending practices in order to serve AA credit needs. During the evaluation period, Maspeth established a First Responder & Military Discount Program to provide an affordable mortgage product for police officers, fire fighters, correctional officers, and military. This product requires a minimum down payment of five percent and applies to fixed rate mortgages on primary one- or two-family houses, condominiums, and co-ops. The bank originated two loans under its flexible lending program totaling $1.4 million. The bank offered a first time home buyer program to provide an affordable mortgage product for first time home buyers. This product requires a minimum down payment of five percent and is available to potential borrowers who have not owned property in the past three years. The bank originated 111 loans under this flexible lending program totaling $47.9 million.

INVESTMENT TEST

The bank's performance under the Investment Test in New York is rated Needs to Improve.

Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank's performance in the New York MSA AA was poor.

Qualified Investments										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments**	
	#	$(000's)	#	$(000's)	#	% of Total #	$(000's)	% of Total $	#	$(000's)
New York MSA	0	0	219	2,090	219	100	2,090	100	0	0

* Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.
** Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

The institution had a poor level of qualified CD investments and grants, but not in a leadership position, particularly those that are not routinely provided by private investors.

The bank made two current period investments totaling $100,000 and 217 current period donations totaling $1.9 million. The current period dollar volume represented 0.3 percent of tier 1 capital.

The institution exhibited poor responsiveness to credit and community economic development needs. A substantial majority of the dollar volume of the bank's investment transactions

supported community service and economic development activities, addressing key needs within the AA.

A substantial majority of the grants supported 60 organizations that provided needed community services to primarily low- and moderate-income individuals. By dollar volume, 83.3 percent of total investments and grants funded community services to low- and moderate-income individuals, 12 percent supported economic development, 4.5 percent supported affordable housing, and less than one percent supported revitalization and stabilization efforts. The institution did not use innovative or complex investments to support CD initiatives.

The following examples demonstrate the bank's use of complex investments or responsiveness to community needs:

- A $70,000 donation to a community organization serving low- and moderate-income and immigrant populations. The organization supports community stabilization and revitalization by providing health and social service referrals and assistance with accessing public benefits and entitlements.

- A $10,000 grant to a community-based cultural institution to support economic development in a low- to moderate-income area through the delivery of high-quality visual arts exhibitions and educational programming for residents in its service area and across New York City.

- A $10,000 grant to a community organization serving low-income and elderly residents in the bank's AA. The organization provides essential supportive services designed to help clients achieve long-term self-sufficiency and independence in the community. Most clients served are Polish-speaking individuals.

SERVICE TEST

The bank's performance under the Service Test in New York is rated Low Satisfactory.

Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank's performance in the New York MSA AA was adequate.

Retail Banking Services

Service delivery systems were reasonably accessible to geographies and individuals of different income levels in the institution's AA(s).

Table 5: Distribution of Branch Delivery Systems													2022 - 2025
Assessment Area	Deposits	Branches							Population				
	% of Rated Area Deposits in AA	# of Bank Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)					% of Population within Each Geography				
				Low	Mod	Mid	Upp	NA	Low	Mod	Mid	Upp	NA
New York MSA	100	7	100	0	0	57.1	42.9	0	4.3	21.0	49.9	24.2	0.5
Total									4.3	21.0	49.9	24.2	0.5
Source: FFIEC File - 2020, 2024 Census *1/1/2022 - 12/31/2025 Bank Data* *Due to rounding, totals may not equal 100.0%*													

Maspeth's distribution of branches in low-income geographies was significantly below and in moderate-income geographies was significantly below the percentage of the population living within those geographies.

Examiners further considered three middle- or upper-income branches that served moderate-income geographies within the AA, which improved access and had a positive impact on the retail Service Test conclusion.

Maspeth had several ADS including ATMs, 24-hour telephone banking, online banking, and mobile banking options. These systems provided additional delivery availability and access to banking services for both retail and business customers. Maspeth had seven ATMs in the AA, all of which were deposit-taking. Maspeth participates in the Allpoint ATM network offering 55,000 surcharge free ATMs worldwide, and the Moneypass ATM network, which provides more than 40,000 surcharge free ATMs nationwide. These networks provide access to banking services throughout all portions of the AA.

Table 6: Distribution of Branch Openings/Closings							
Branch Openings/Closings							
Assessment Area	# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				
			Low	Mod	Mid	Upp	NA
2025 New York MSA	1	0				+1	
Total	1	0				+1	
1/1/2022 - 12/31/2025 Bank Data.							

The institution's opening and closing of branches has not adversely affected the accessibility of its delivery systems, particularly in low- and moderate-income geographies and/or to low- and moderate-income individuals.

During the evaluation period, the bank opened one branch, while located in an upper-income geography, is across the street from and serves a moderate-income geography.

Services, including, where appropriate, business hours, did not vary in a way that inconveniences the various portions of its AA(s), particularly low- and moderate-income geographies and/or individuals.

The bank maintained standard business hours and offered traditional banking products and services at all branch locations in the AA. At a minimum, all branches were open from 8:30 a.m. to 5:00 p.m. Monday through Friday, and six branches extended hours to 6:30 p.m. on Thursday or Friday. All branches were open from 9:00 a.m. to 2 p.m. on Saturdays. There were three locations with drive-thru facilities, operating under similar hours.

Community Development Services

The institution provided an adequate level of CD services.

Bank employees provided 374 qualified CD service activities to approximately 30 organizations with 1,515 qualified hours within this AA during the evaluation period. Leadership is evident through Board or committee participation in three of these activities with five employees providing 636 service hours. The bank's assistance was responsive to identified needs in the AA, particularly with financial literacy programs and organizations that provided community services for low-and moderate-income individuals and families.

Service activity examples during the evaluation period include:

- A bank employee provided 156 hours serving on the board of an organization that provides free groceries, and affordable clothing and household goods to low- and moderate-income individuals.

- Bank employees provided over 180 hours teaching financial literacy courses to schools where most students were economically disadvantaged.

- Bank employees provided 420 hours serving on the board of an organization that provides community services including after-school programs, literary services, and youth workforce development programs for low- and moderate-income individuals.

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:	01/01/2022 – 12/31/2025	
Bank Products Reviewed:	Home mortgage Community development loans, qualified investments, community development services	
Affiliate(s)	**Affiliate Relationship**	**Products Reviewed**
None		
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	**Type of Exam**	**Other Information**
State		
New York New York-Newark-Jersey City, NY-NJ MSA	Full	Counties of Queens and Nassau in New York

Appendix B: Summary of MMSA and State Ratings

RATINGS	MASPETH FEDERAL SAVINGS AND LOAN ASSOCIATION			
Overall Bank:	Lending Test Rating*	Investment Test Rating	Service Test Rating	Overall Bank/State/ Multistate Rating
Maspeth FS and LA	High Satisfactory	Needs to Improve	Low Satisfactory	Satisfactory
State:				
New York	High Satisfactory	Needs to Improve	Low Satisfactory	Satisfactory

(*) The Lending Test is weighted more heavily than the Investment and Service Tests in the overall rating.

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 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): 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 §1003.2 of this title, and that is not an excluded transaction under §1003.3(c)(1) through (10) and (13) of this title.

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/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**.**

MMSA (state): 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.

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

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 loans are treated the same 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 30 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** - 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 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 7: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2022 - 2025
Assessment Area:	**Total Home Mortgage Loans**				**Low-Income Tracts**			**Moderate-Income Tracts**			**Middle-Income Tracts**			**Upper-Income Tracts**			**Not Available-Income Tracts**		
	#	**$**	**% of Total Number**	**Overall Market**	**% 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**
2025 New York MSA	319	191,996	100.00	122,313	1.34	0.94	2.08	12.69	16.30	12.44	53.59	42.63	52.89	32.10	38.56	32.30	0.28	1.57	0.29
Total	**319**	**191,996**	**100.00**	**122,313**	**1.34**	**0.94**	**2.08**	**12.69**	**16.30**	**12.44**	**53.59**	**42.63**	**52.89**	**32.10**	**38.56**	**32.30**	**0.28**	**1.57**	**0.29**
Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2025 Bank Data, 2022, 2023, 2024 HMDA Aggregate Data, "--" data not available.																			
Due to rounding, totals may not equal 100.0%																			

Table 8: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2022 - 2025
Assessment Area:	**Total Home Mortgage Loans**				**Low-Income Borrowers**			**Moderate-Income Borrowers**			**Middle-Income Borrowers**			**Upper-Income Borrowers**			**Not Available-Income Borrowers**		
	#	**$**	**% of Total Number**	**Overall Market**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**
2025 New York MSA	319	191,996	100.00	122,313	22.59	2.19	4.21	16.85	5.64	13.53	19.91	18.18	24.44	40.65	37.62	41.80	--	36.36	16.01
Total	**319**	**191,996**	**100.00**	**122,313**	**22.59**	**2.19**	**4.21**	**16.85**	**5.64**	**13.53**	**19.91**	**18.18**	**24.44**	**40.65**	**37.62**	**41.80**	**--**	**36.36**	**16.01**
Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2025 Bank Data, 2022, 2023, 2024 HMDA Aggregate Data, "--" data not available.																			
Due to rounding, totals may not equal 100.0%																			

Table 9: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography																			2022 - 2025
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**
2025 New York MSA	34	19,074	100.00	414,641	4.01	2.94	3.79	17.00	29.41	16.27	48.99	47.06	47.94	29.12	20.59	30.82	0.89	--	1.18
Total	**34**	**19,074**	**100.00**	**414,641**	**4.01**	**2.94**	**3.79**	**17.00**	**29.41**	**16.27**	**48.99**	**47.06**	**47.94**	**29.12**	**20.59**	**30.82**	**0.89**	**--**	**1.18**
Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2025 Bank Data, 2025 Dunn & Bradstreet SBSF Demographics, 2022, 2023, 2024 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 - 2025
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**
2025 New York MSA	34	19,074	100.00	414,641	91.59	100.00	55.41	2.74	--	5.67	--
Total	**34**	**19,074**	**100.00**	**414,641**	**91.59**	**100.00**	**55.41**	**2.74**	**--**	**5.67**	**--**
Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2025 Bank Data, 2025 Dunn & Bradstreet SBSF Demographics, 2022, 2023, 2024 CRA Aggregate Data, "--" data not available.											
Due to rounding, totals may not equal 100.0%											