



National Cooperative Bank

2024 MISSION REPORT



www.ncb.coop

Working Together. Building Community.

National Cooperative Bank is the only bank in the United States dedicated to delivering banking products and solutions to cooperatives and other member-owned organizations to help communities thrive.

We operate for the benefit of our cooperative members—not outside investors. This allows us to focus on our commitment to support affordable housing, healthy food, renewable energy, small businesses, community-driven health care and non-profit organizations.

NCB serves a variety of cooperatives and like-minded, socially responsible organizations throughout the United States.

These include:

- Community-owned housing such as co-ops and community associations
- Community-driven healthcare solutions
- Retailer-owned grocers and consumer-owned food cooperatives
- Small business cooperatives
- Consumer-owned credit unions, leagues and credit union service organizations
- Community Development Financial Institutions

Our cooperative and community development mission has guided us for 46 years and is a critical component of what defines our institution. As part of its enabling legislation, NCB has an uncommon mandate to ensure our efforts benefit those most in need, supporting low- and moderate-income communities and cooperative expansion initiatives.



Our Mission

NCB's mission is to support and be an advocate for America's cooperatives and their members, especially in low-income communities, by providing innovative financial and related services.

Our Cooperative Heritage

Cooperatives are based on the values of self-help, self-responsibility, democracy and member equity. Cooperatives believe in conducting business in a responsible, ethical and honest manner with the foremost commitment to improve the quality of life in the communities we serve.

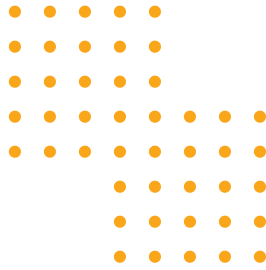
Cooperative Principles

Co-ops worldwide operate using these principles:

1. Voluntary and Open Membership
2. Democratic Member Control
3. Member Economic Participation
4. Autonomy and Independence
5. Education, Training, and Information
6. Cooperation Among Cooperatives
7. Concern for Community



Your Choices Reflect Your Values. Your Bank Should, Too.

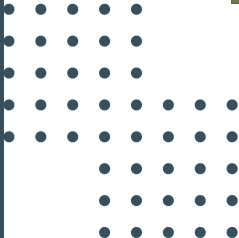


Mission Banking Activities

In 2024, NCB made loans and investments totaling \$558,148,693 to benefit low-and moderate-income families and communities, and cooperative development.

42%* of NCB's portfolio is comprised of loans serving low-and moderate-income communities and co-op development.

** This excludes cooperative share, single-family mortgage, consumer, home equity line of credit, and lease transactions.*



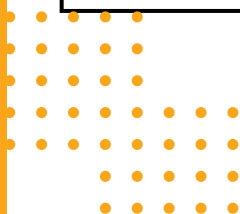
2024 National Cooperative Bank Mission-Related Activities



Co-op & Community Development Loans*	\$514,369,279
Low/Moderate Income Mortgage Loans	\$40,992,396
Contributions/Investments & Grants	\$2,787,018
Grand Total	\$558,148,693

*2024 Co-op & Community Development Sectors

Affordable Housing	\$301,680,000
Credit Union	\$49,743,852
Food	\$2,000,000
Hardware	\$6,042,500
Health Care	\$42,731,750
Non-Profit & Community Development	\$26,098,000
Renewable Energy	\$81,224,987
Small Business	\$4,848,190
Grand Total	\$514,369,279



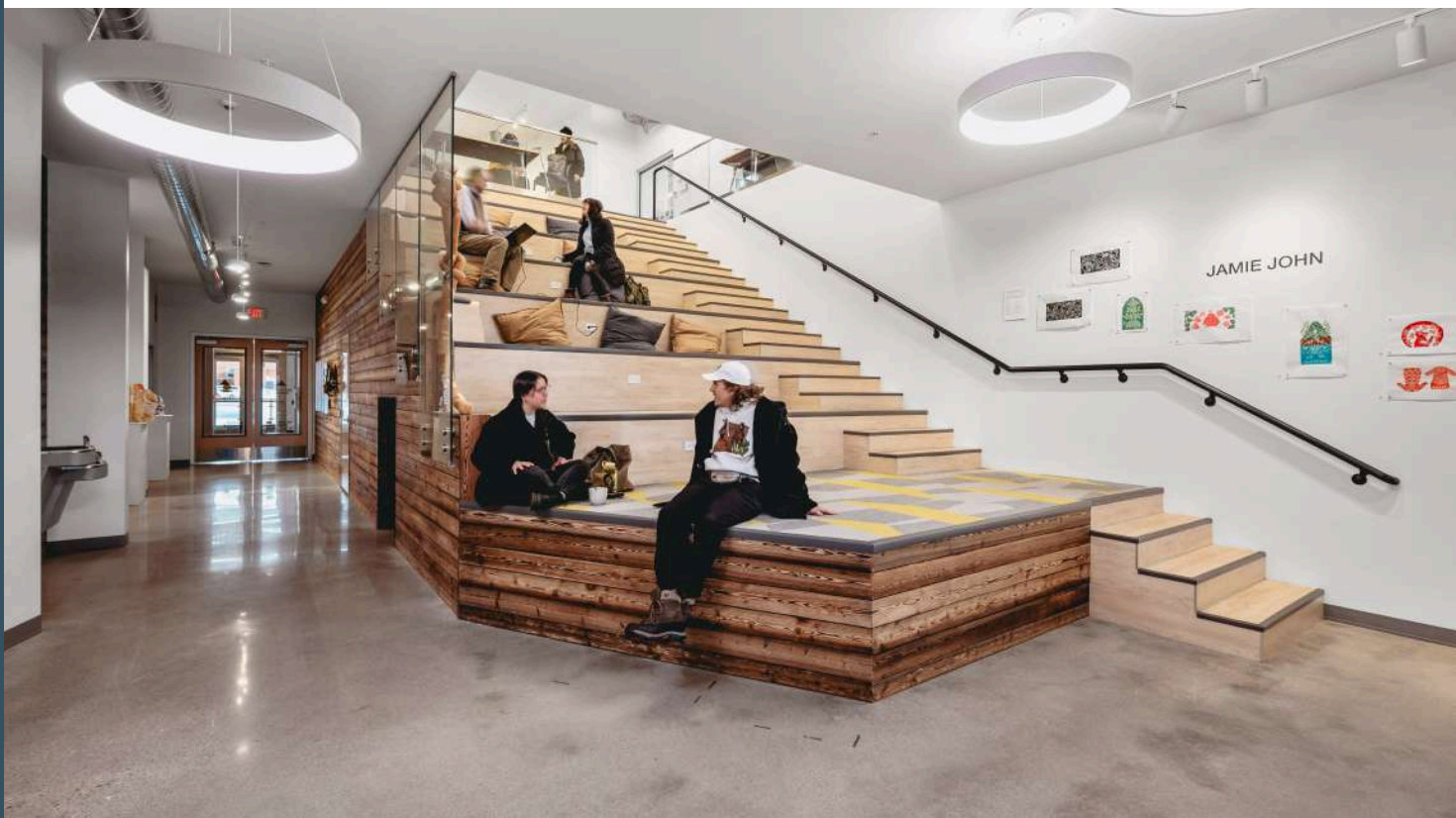
Co-op Innovation Awards

Celebrating their 10th year, the 2024 Co-op Innovation Awards, issued by National Cooperative Bank and Capital Impact Partners, provided \$170,000 in grants to support innovative cooperative projects across the United States.

These initiatives include:

- **Lowering the cost of school meals** through group purchasing, helping schools access nutritious food at budget-friendly rates.
- **Creating cooperatively-owned real estate projects** to empower communities and provide affordable housing.
- **Supporting employee-owned restaurants** nationwide, fostering democratic workplaces.
- **Developing a food distribution hub** to serve rural and Native communities, ensuring access to fresh produce and value-added products.

The award pool was expanded through the participation of additional sponsors: Rochdale Capital, Wells Fargo, Ford & Paulekas, LLC, National Co-op Grocers, and Gallagher Evelius & Jones LLP.



2024 Co-op Innovation Awardees



Community Purchasing Alliance Cooperative — a purchasing cooperative that reduces operating costs for schools, houses of worship, and other community groups was awarded \$50,000 to conduct a feasibility study on the group purchase of school meals in new regions, including Massachusetts, Pennsylvania, and Washington state, to support student access to nutritious food at budget-friendly rates while shifting contracts to local and disadvantaged businesses.



Commongrounds Cooperative — a real estate cooperative that is building empowered communities in Northern Michigan through cooperatively-owned places was awarded \$50,000 to fund a sister non-profit. This sister organization will expand Commongrounds Cooperative's work into additional areas of the state by incubating and providing technical assistance to future cooperative real estate projects serving underserved communities.



Emma's Cooperative Corporation and Red Emma's Education Fund — a 20-year worker-owned cooperative restaurant and bookstore demonstrating the power of a democratic workplace, and an education 501(c)(3) established in 2023 was awarded \$50,000 to create the first in-person, national convening of worker cooperatives in the restaurant industry that will focus on building democratic workplaces.



Montana Cooperative Development Center — which utilizes the cooperative business model to address community and economic needs was awarded \$20,000 to support the development of the Montana Food Hub, a multi-stakeholder cooperative that aggregates, processes, and distributes raw produce and value-added products to rural and Native communities.

2024 Mission Banking Deal Highlights

Electchester Housing

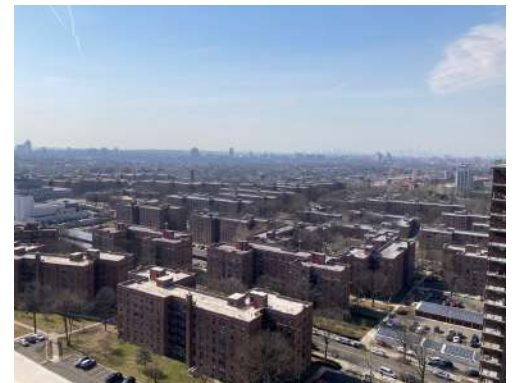
Queens, NY

\$185,700,000 in First Mortgage Loans

\$14,500,000 in Lines of Credit

NCB provided \$185.7 million in first mortgage loans and \$14.5 million in lines of credit to Electchester Housing Companies. The five limited equity housing cooperatives were incorporated in 1949 to provide affordable housing for members of Local No. 3 of the International Brotherhood of Electrical Workers.

Occupying 57 acres in the New York City neighborhood of Flushing, Queens, the 38-building residential development has 2,397 residential co-op units. NCB's loan proceeds were used to refinance existing debt and provide money for future capital expenditures.



Marillac Clinic

Grand Junction, CO

\$12.7 million NMTC Transaction

NCB provided three loans totaling \$12.7 million as part of a New Markets Tax Credit transaction to Marillac Clinic for the acquisition, construction, and build-out of a new 28,000 square foot building that will house a Federally Qualified Healthcare Clinic.

Marillac Clinic focuses upon serving low-and moderate- income, uninsured, and underinsured individuals by providing integrated healthcare that includes primary care, dental care, and behavioral health service. Marillac operates five service sites on the western slope of Colorado, in Mesa County.

2024 Mission Banking Deal Highlights



OTS R&D Inc
Beltsville, MD
\$150,000 Working Capital Line of Credit

NCB provided a \$150,000 revolving line of credit to OTS R&D, a newly established worker cooperative created in 2023. NCB's line of credit will support the working capital needs of the cooperative.

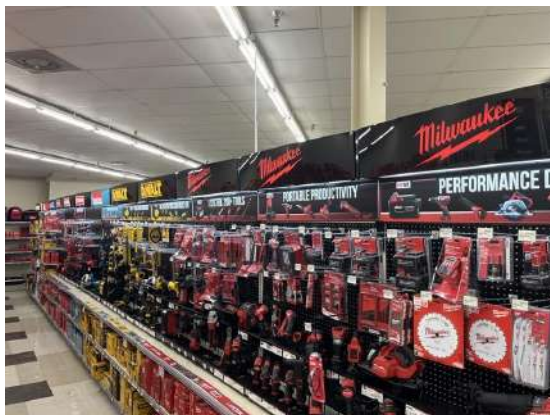


OTS R&D is an engineering consulting company specializing in providing research and development services for its industry partners. OTS R&D staff are mechanical engineers with expertise in heat transfer, system and component optimization, vapor compression cycles, refrigerant selection, heat pumps, and novel thermal management approaches.

Albion ACE Hardware
Albion, MI
\$685,000 Non-Revolver Line of Credit

NCB provided a \$685,000 non-revolving line of credit to support the startup of a new Ace hardware store in Albion, Michigan.

The new store is located in an area with a population less than 8,000.



2024 Mission Banking Deal Highlights



Village Cooperative of Ute Valley Colorado Springs, CO \$15,500,000 Construction Loan

NCB provided \$15.5 million for the construction of a new 55-unit limited equity senior (55+) housing cooperative located in the Ute Valley neighborhood of Colorado Springs.

The co-op was developed by Real Estate Equities, a full-service development company that has been involved in over 100 projects comprising over 9,000 housing units. This is NCB's ninth transaction with Real Estate Equities.

Innovations Financial Credit Union Panama City, FL \$3,250,000 Subordinated Debt Loan



NCB closed a \$3.25 million subordinated debt loan to support Innovations Financial Credit Union. Innovations, located in Panama City, Florida, was founded in 1952 and is a Low-Income Designated (LID) credit union and a Community Development Financial Institution (CDFI).

The subordinated debt loan will support Innovations' expansion with their recent acquisition of a community bank in Panama City.

Innovations worked with Olden Lane as advisor and placement agent, and Honigman LLP as legal counsel.

"As a low-income designated credit union and CDFI, Innovations brings critical financial services to communities that need them most," said Olden Lane CEO Michael Macchiarola. "NCB showed up as a great friend to the credit union movement with this investment."

Sustainability

NCB provides innovative financing programs for solar energy installation and term financing nationwide.

NCB focuses on financing energy projects with creditworthy off-takers, such as utilities, municipalities and established commercial businesses.

In 2024, NCB closed a \$7.4 million fixed rate term loan to Genie Energy Ltd. for the purchase of 11 solar projects totaling 10 MW. Located across Ohio, Michigan, and Indiana, the 11 ground-mounted solar projects will deliver renewable energy to educational facilities through direct fixed-price solar power purchase agreements and contribute to the sustainable development in these communities.



Advocacy

NCB is a strong advocate of co-ops and government programs that benefit co-op organizations. These include working with the Department of Agriculture and the rural cooperative development centers for grant funding for co-op organizations and advocating for worker and food co-ops to access the Small Business Administration loan programs.



Photography courtesy of Sam Levitan/NCBA CLUSA.

Supporting Co-op Development, New Cooperative Models and Sustainable Capital



Company Awards



NCB was named one of The Washington Post's 2024 Top Workplaces in the Washington, D.C. area and a Top Workplace in the USA by USA Today. Selection is based solely on employee feedback gathered through an anonymous third-party survey administered by research partner Energage, LLC, which measures several aspects of workplace culture, including alignment, execution, and connection.

Grants & Contributions

In 2024, NCB made investment, grants, and donations totaling \$2.8 million to support local non-profits and co-op organizations to expand their work in low- and moderate-income communities. NCB's employee-driven corporate contributions committee distributed \$151,000 to 74 non-profit organizations. Funds for this committee are made possible by a dollar-for-dollar match from NCB's employee-giving campaign.



Financial Education & Student Savings Programs



Financial Education

NCB provides free online financial education to high school students. In the 2023/2024 school year, 187 students completed 851 hours of learning.

NCB's adult online financial education program is free and accessible via NCB's website. In 2024, 193 adults accessed the online platform.

Student Savings and Checking Accounts

NCB offers a Money Matters Student Saving and Checking account. As of December 31, 2024, NCB had 411 student bank accounts totaling \$1,027,467.81.



Do Well to Do Good

Our commitment to community engagement shines through our actions. In 2024, we took meaningful steps to connect employees with local causes:

- **Volunteer Fairs:** These events allowed local non-profits to showcase their work and inspire employees to get involved.
- **Volunteer Days:** Organized across our office locations, these gave employees hands-on opportunities to support and uplift the communities in which we live.



Global Alliance for Banking on Values

National Cooperative Bank is a member of the Global Alliance for Banking on Values (GABV). GABV is a network of the world's leading banks and credit unions with a shared mission: To use finance to develop sustainable economic, social and environmental development, with a focus on helping individuals fulfill their potential and build stronger communities.



**Global Alliance for
Banking on Values**