

PUBLIC DISCLOSURE

January 12, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Washington State Bank
Certificate Number: 9326

103 North Main Street
Washington, Louisiana 70589

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
Dallas Regional Office

600 North Pearl Street, Suite 700
Dallas, Texas 75201

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, nor should it 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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INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment areas (AAs), including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

- The loan-to-deposit (LTD) ratio is reasonable (considering seasonal variations and taking into account lending-related activities) given the institution's size, financial condition, and AA credit needs.
- A substantial majority of loans and other lending related activities are in the AAs.
- The geographic distribution of loans reflects reasonable dispersion throughout the AAs.
- The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among businesses of different sizes and individuals of different income levels (including low- and moderate-income).
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

DESCRIPTION OF INSTITUTION

Washington State Bank (WSB), is a Community Development Financial Institution, headquartered in Washington, Louisiana, and began operations in 1893. Washington State Bancshares, Inc., Washington, Louisiana, wholly owns the bank. No other affiliates or subsidiaries exist relevant to this CRA evaluation.

WSB received a Satisfactory rating at its previous evaluation, dated May 18, 2020, based on Federal Financial Institutions Examination Council (FFIEC) Small Institution CRA Examination Procedures, as performed by the Federal Deposit Insurance Corporation (FDIC).

WSB functions as a retail bank with a primary business focus on commercial and residential loans, which is unchanged from the prior evaluation. The bank did not participate in any merger or acquisition activity since the prior evaluation. WSB operates five full-service offices and two limited-service offices, all in the State of Louisiana. WSB did not open or close any full-service offices since the previous evaluation.

WSB offers a variety of loan products including commercial, residential, and consumer loans. WSB also provides a variety of consumer and commercial deposit services including checking and saving accounts. Service hours remain consistent with area and industry norms and include extended hours on Fridays. Alternative banking services include online banking, mobile banking, telephone banking, bill pay capabilities, and three automated teller machines (ATMs).

As of the September 30, 2025, Report of Condition and Income (Call Report), assets totaled \$299.2 million, total loans equaled \$226.6 million, and deposits totaled \$264.2 million. Since the prior evaluation, total assets increased 28.3 percent, total loans increased 52.0 percent, and total deposits increased by 42.8 percent. The following table shows a distribution supportive of the institution's primary business focus, with commercial loans representing the largest portion of the loan portfolio followed by residential real estate loans.

Loan Portfolio Distribution as of 9/30/2025		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	16,443	7.2
Secured by Farmland	8,973	4.0
Secured by 1-4 Family Residential Properties	69,391	30.6
Secured by Multifamily (5 or more) Residential Properties	6,058	2.7
Secured by Nonfarm Nonresidential Properties	83,588	36.9
Total Real Estate Loans	184,453	81.4
Commercial and Industrial Loans	14,701	6.5
Agricultural Production and Other Loans to Farmers	10,296	4.5
Consumer Loans	16,299	7.2
Obligations of State and Political Subdivisions in the U.S.	839	0.4
Other Loans	43	0.0
Lease Financing Receivable (net of unearned income)	0	0.0
Less: Unearned Income	0	0.0
Total Loans	226,631	100.0
<i>Source: Call Report</i>		

Examiners did not identify any financial, legal, or other impediments that affect the institution's ability to meet AA credit needs.

DESCRIPTION OF ASSESSMENT AREAS

WSB designated two AAs in the State of Louisiana: 1) Lafayette Metropolitan Statistical Area (MSA) AA; and 2) Louisiana Nonmetropolitan Area (Non-MSA) AA. The AAs conform to CRA regulatory requirements. The individual AA sections of this evaluation provide information on each area reviewed.

SCOPE OF EVALUATION

General Information

Examiners evaluated performance based on FFIEC Small Institution CRA Examination Procedures, which includes the Lending Test. This evaluation covers the period from May 18, 2020, to January 12, 2026, the date of the previous evaluation to this evaluation's date. Examiners performed a full-scope review of the Louisiana Non-MSA AA and a limited-scope review of the Lafayette MSA AA

after contemplating all considerations in outstanding guidance, particularly the level of operations. Based on the information in following table, examiners placed greater weight on the Louisiana Non-MSA AA when arriving at overall conclusions.

Assessment Area Breakdown of Loans, Deposits, and Branches						
Assessment Area	Loans		Deposits		Branches	
	\$(000s)	%	\$(000s)	%	#	%
Lafayette MSA	6,687	33.1	21,565	8.0	1	20.0
Louisiana Non-MSA	13,498	66.9	249,690	92.0	4	80.0
Total	20,185	100.0	271,255	100.0	5	100.0
<i>Source: 2024 Bank data, 2024 Home Mortgage Disclosure (HMDA) Loan Application Register (LAR) data, and FDIC Summary of Deposits (6/30/2025)</i>						

Activities Reviewed

For the Lending Test, CRA Small Institution Examination Procedures require examiners to determine the bank's major product lines for review. Examiners may select from among the same loan categories used for Large Bank CRA evaluations: home mortgage, small business, small farm, and consumer loans. The following table details WSB's lending activity for 2024.

Loans Originated or Purchased				
Loan Category	\$(000s)	%	#	%
Construction and Land Development	14,736	15.4	43	8.7
Secured by Farmland	510	0.5	5	1.0
Secured by 1-4 Family Residential Properties	17,536	18.4	96	19.3
Multi-Family (5 or more) Residential Properties	0	0	0	0.0
Commercial Real Estate Loans	31,967	33.5	38	7.6
Commercial and Industrial Loans	9,909	10.4	77	15.5
Agricultural Loans	10,250	10.7	32	6.4
Consumer Loans	8,576	9.0	205	41.3
Other Loans	2,000	2.1	1	0.2
Total Loans	95,484	100.0	497	100.0
<i>Source: 2024 Bank data</i>				

Considering the dollar volume and number of loans originated or purchased and management's stated business strategy, examiners determined that the major product lines are commercial and residential loans. Since small farm and consumer loans do not represent major product lines and thus would not materially affect any conclusions or ratings, this evaluation does not include a review of these products. WSB's records indicate the lending focus and product mix remain generally consistent throughout the evaluation period.

This evaluation includes a review of the universe of 61 small business loans totaling \$8.5 million originated in 2024, the most recent year of available data, for the Assessment Area Concentration performance factor. For the Geographic Distribution performance factor, examiners considered only loans originated inside the AAs. For the Borrower Profile performance factor, examiners

considered a random sample of 36 small business loans totaling \$4.7 million from the universe of 59 loans totaling \$8.5 million originated inside the AAs during 2024. Examiners considered the reviewed loans representative of the entire evaluation period. D&B data for 2024 provides a standard of comparison for the reviewed small business loans.

This evaluation includes a review of all home mortgage loans listed below reported on WSB's HMDA LARs for 2023 and 2024. Examiners did not identify any trends between the different years' data that materially affect conclusions. Therefore, this evaluation presents HMDA data for 2024, the most recent year for which aggregate data exists as of this evaluation date. HMDA aggregate data for 2024 and 2020 Census data provided the standards of comparison for home mortgage loans.

- 2023 – 47 loans totaling \$6.7 million
- 2024 – 50 loans totaling \$14.9 million

While home mortgage loans comprise the majority of lending activity, examiners considered management's stated business strategy to determine the weighting applied to loan products when evaluating the applicable performance factors. Therefore, examiners placed more weight on small business loans.

Loan Products Reviewed				
Loan Category	Universe			
	#	%	\$(000s)	%
Small Business	61	55.0	8,479	36.2
Home Mortgage	50	45.0	14,930	63.8
Total Loans	111	100.0	23,409	100.0
<i>Source: 2024 Bank data and 2024 HMDA LAR data</i>				

While the evaluation presents both the number and dollar volume of loans, examiners emphasized performance by number of loans when arriving at conclusions for individual performance factors as the number of loans better indicates the number of businesses and individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

WSB demonstrated satisfactory performance regarding the Lending Test. The reasonable LTD ratio, and reasonable records regarding geographic distribution and borrower profile outweighed the substantial majority of loans originated inside the AA to support this conclusion.

Loan-to-Deposit Ratio

The LTD ratio is reasonable (considering seasonal variations and taking into account lending related activities) given the institution's size, financial condition, and AA credit needs. The LTD ratio, calculated from Call Report data, averaged 79.9 percent over the past 22 quarters, from June 30,

2020, to September 30, 2025, representing a decrease from the 82.9 percent average, net LTD ratio reported at the prior evaluation. The LTD ratio ranged from a high of 92.1 percent on December 31, 2022, to a low of 61.8 percent as of March 31, 2021.

The following table shows performance for the bank and three similarly-situated institutions reflecting similar lending emphases and asset sizes. As shown, WSB's average, net LTD ratio exceeds all the similarly-situated institutions.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 9/30/2025 (\$000s)	Average Net LTD Ratio (%)
Washington State Bank, Washington, Washington Parish, Louisiana	299,191	79.9
Farmers-merchants Bank & Trust Company, Breaux Bridge, Louisiana	449,538	72.3
St. Landry Bank and Trust Company, Opelousas, Louisiana	287,772	20.7
American Bank & Trust Company, Opelousas, Louisiana	253,519	73.1
<i>Source: Call Reports (6/30/2020 – 9/30/2025)</i>		

Assessment Area Concentration

A substantial majority of loans and other lending related activities are in the institution's AAs. As seen in the following table, a substantial majority of small business loans, by both number and dollar volume, were originated inside the AAs and a majority of home mortgage loans, by both number and dollar volume, were originated inside the AAs.

Lending Inside and Outside of the Assessment Areas										
Loan Category	Number of Loans				Total #	Dollars Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Business	59	96.7	2	3.3	61	8,458	99.8	21	0.2	8,479
Home Mortgage										
2023	36	76.6	11	23.4	47	3,187	47.5	3,526	52.5	6,713
2024	42	84.0	8	16.0	50	11,727	78.5	3,203	21.5	14,930
Home Mortgage Subtotal	78	80.4	19	19.6	97	14,914	68.9	6,729	31.1	21,643
Source: 2024 Bank data and HMDA LAR data										

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the AAs. Reasonable performances in both the Louisiana Non-MSA AA and the Lafayette MSA AA support this conclusion. Examiners focused on the percentages by number of loans in low- and moderate-income census tracts when arriving at conclusions. This factor only considered loans granted inside the AAs. Refer to the comments under each AA for additional analysis.

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among businesses of different sizes and individuals of different income levels (including low- and moderate-income). Reasonable performances in both the Louisiana Non-MSA AA and the Lafayette MSA AA support this conclusion. Examiners focused on the percentage by number of loans to businesses with gross annual revenue of \$1.0 million or less and to low- and moderate-income borrowers when arriving at conclusions for this performance factor. Refer to the comments under each AA for additional analysis.

Response to Complaints

WSB did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

WSB's compliance with laws relating to discrimination and other illegal credit practices was reviewed, including for Fair Housing and Equal Credit Opportunity. Examiners did not identify any discriminatory or other illegal credit practices.

LOUISIANA NON-MSA AA – Full-Scope Review

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE LOUISIANA NON-MSA AA

The Louisiana Non-MSA AA includes all census tracts in St. Landry and Evangeline parishes. WSB operates four full-service branches, two limited-service branches, and four ATMs in this AA. Since the prior evaluation, the bank opened one ATM in this AA.

Economic and Demographic Data

Based on 2020 Census data, the Louisiana Non-MSA AA is made up of 39 census tracts reflecting the following income designations: 5 low-, 11 moderate-, 14 middle-, 8 upper-income, and a census tract with no income designation. The number of census tracts has increased from the prior evaluation, in which 2015 American Community Survey (ACS) data reported only 27 census tracts with the following income designations: 3 low-, 9 moderate-, 10 middle-, and 5 upper-income. The following table illustrates select demographic characteristics of the AA.

Demographic Information of the Louisiana Non-MSA Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	N/A* % of #
Geographies (Census Tracts)	39	12.8	28.2	35.9	20.5	2.6
Population by Geography	114,890	11.4	22.4	39.3	25.3	1.6
Housing Units by Geography	52,198	14.3	23.5	39.3	20.9	2.0
Owner-Occupied Units by Geography	28,759	8.3	22.1	43.4	25.7	0.5
Occupied Rental Units by Geography	14,130	27.5	23.0	31.1	13.0	5.4
Vacant Units by Geography	9,309	12.6	28.6	39.3	18.2	1.3
Businesses by Geography	10,611	12.7	19.9	40.6	25.6	1.2
Farms by Geography	521	2.3	23.2	43.6	30.9	0.0
Family Distribution by Income Level	28,967	28.6	16.1	19.2	36.0	0.0
Household Distribution by Income Level	42,889	28.4	14.5	16.3	40.8	0.0
Louisiana Non-MSA Median Family Income		\$50,518	Median Housing Value			\$ 108,654
			Median Gross Rent			\$597
			Families Below Poverty Level			21.8%
Source: 2020 Census data and 2024 D&B data (*) The NA category consists of geographies that have not been assigned an income classification Due to rounding, totals may not equal 100.0 percent						

Based on 2024 D&B data, non-classifiable establishments represent the largest portion of the area's businesses at 23.5 percent followed by service industries (educational, health care, and other services) at 15.1 percent. According to Moody's Analytics and St. Landry Parish Economic Development, major employers in the area include the Opelousas General Health System, Walmart Supercenter, and the Evangeline Parish School Board.

The following table shows the annual unemployment rates for the parishes within the AA, the State of Louisiana, and nationwide. The unemployment rates for St. Landry Parish exceeds both the State and national rates, while the unemployment rates for Evangeline Parish have exceeded the national level since 2023 and exceeded the State level in 2024. This reflects a slightly weaker economy for the AA.

Unemployment Rates			
Area	2022	2023	2024
	%	%	%
St. Landry Parish	4.0	4.5	5.0
Evangeline Parish	3.5	4.0	4.7
State of Louisiana	3.6	4.2	4.6
National Average	3.5	3.8	4.1
<i>Source: U.S. Bureau of Labor Statistics</i>			

Examiners used the applicable FFIEC-updated median family income levels to analyze home mortgage loans under the borrower profile criterion. The following table presents the low-, moderate-, middle-, and upper-income ranges based on the 2024 FFIEC-updated median family income of \$61,100 for the Louisiana Non-MSA AA.

Estimated Median Family Income Ranges for the Louisiana Non-MSA Assessment Area					
Year	MFI	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥ 120%
2024	\$ 61,100	< \$30,550	\$30,550 to < \$48,880	\$48,880 to < \$73,320	≥ \$73,320
<i>Source: FFIEC</i>					

Competition

The Louisiana Non-MSA AA contains a moderate level of competition for financial services. According to the June 30, 2025, FDIC Deposit Market Share Report there were 17 financial institutions that operate 46 offices within the AA. Credit unions and finance companies also compete for loans in the area, adding to the competition levels. WSB ranks 4th in deposit market share by capturing 10.0 percent of the area’s deposits.

Community Contact

As part of the evaluation process, examiners obtain information from third parties knowledgeable of the AA to assist in identifying community needs. This information helps determine the bank’s responsiveness to these needs and helps assess the current economic conditions, community credit needs, and potential opportunities for bank involvement in the area.

Examiners contacted a local representative of an economic development organization that serves the AA. The contact indicated that population growth and increasing economic opportunity has led to increased demand for residential and multifamily housing, in addition to access to capital for small businesses. The food and beverage, transporting, warehousing, and distribution industries are all large and have brought people to the area. Demand for multifamily homes may exceed the current supply, however, lenders are competitive and do a good job of extending credit at reasonable market rates. Overall, the contact indicated that financial institutions are involved in the community and meet the community’s credit needs.

Credit Needs

Considering information from bank management and demographic and economic data, examiners determined that small business and home mortgage lending are the primary credit needs of the Louisiana Non-MSA AA.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE LOUISIANA NON-MSA AA

LENDING TEST

WSB demonstrated an adequate Lending Test record in the Louisiana Non-MSA AA. Reasonable geographic distribution and borrower profile performances support this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Louisiana Non-MSA AA. This conclusion is supported by reasonable small business and home mortgage lending performances.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion in the Louisiana Non-MSA AA. Excellent performance in moderate-income census tracts and poor performance in low-income census tracts support this conclusion.

The following table shows that in low-income census tracts, lending trailed demographic data 9.8 percentage points, reflecting poor performance. Within moderate-income census tracts, lending exceeded demographic data by 11.5 percentage points, thereby reflecting excellent performance.

Geographic Distribution of Small Business Loans Louisiana Non-MSA AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	12.7	1	2.9	21	0.4
Moderate	19.9	11	31.4	1,093	21.9
Middle	40.6	10	28.6	2,200	44.0
Upper	25.6	13	37.1	1,683	33.7
NA	1.2	0	0.0	0	0.0
Total	100.0	35	100.0	4,997	100.0
<i>Source: 2024 D&B data and 2024 Bank data Due to rounding, totals may not equal 100.0 percent</i>					

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion in the Louisiana Non-MSA AA. Reasonable performances in both low- and moderate-income census tracts support this conclusion.

The following table shows that in low-income census tracts, lending trailed aggregate data by 4.4 percentage points, reflecting reasonable performance. Within moderate-income census tracts, lending trailed aggregate data by 1.3 percentage points, also reflecting reasonable performance.

Geographic Distribution of Home Mortgage Loans Louisiana Non-MSA AA						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	8.3	8.4	1	4.0	23	0.3
Moderate	22.1	17.3	4	16.0	1,048	12.3
Middle	43.4	42.2	8	32.0	930	10.9
Upper	25.7	31.3	12	48.0	6,500	76.5
NA	0.5	0.8	0	0.0	0	0.0
Total	100.0	100.0	25	100.0	8,501	100.0
Source: 2020 Census data, 2024 HMDA Aggregate data, and 2024 HMDA LAR data Due to rounding, totals may not equal 100.0 percent						

Borrower Profile

The distribution of borrowers reflects, given the demographics of the Louisiana Non-MSA AA, reasonable penetration among businesses of different sizes and individuals of different income levels (including low- and moderate-income). The reasonable performances for small business and home mortgage lending support this conclusion.

Small Business Loans

The distribution of borrowers reflects, given the demographics of the Louisiana Non-MSA AA, reasonable penetration among businesses of different sizes. Reasonable performance to businesses with gross annual revenues of \$1.0 million or less supports this conclusion.

The following table shows that WSB originated nearly 9 out of every 10 loans to businesses with gross annual revenues of \$1.0 million or less, reflecting a reasonable level. Additionally, the level of lending only trails demographic data by 4.2 percentage points, further supporting reasonable performance.

Distribution of Small Business Loans by Gross Annual Revenue Category Louisiana Non-MSA AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
< \$100,000	69.8	7	30.4	477	16.3
\$100,000 - \$249,999	16.5	9	39.1	1,061	36.3
\$250,000 - \$499,999	3.3	4	17.4	134	4.6
\$500,000 - \$1,000,000	1.6	0	0.0	0	0.0
Subtotal <= \$1,000,000	91.2	20	87.0	1,672	57.1
>\$1,000,000	1.8	3	13.0	1,254	42.8
Revenue Not Available	7.0	0	0.0	0	0.0
Total	100.0	23	100.0	2,926	100.0
Source: 2024 D&B data and 2024 Bank data Subtotals may not equal the sum of the figures above due to rounding Due to rounding, totals may not equal 100.0 percent					

Home Mortgage Loans

The distribution of borrowers reflects, given the demographics of the Louisiana Non-MSA AA, reasonable penetration among individuals of different income levels (including low- and moderate-income). Reasonable performances to both low- and moderate-income borrowers support this conclusion.

The following table shows that WSB's lending to low-income borrowers exceeds aggregate data by 2.1 percentage points, reflecting reasonable performance. The table further shows WSB's lending to moderate-income borrowers exceeds aggregate data by 0.7 percentage points, also reflecting reasonable performance.

Distribution of Home Mortgage Loans by Borrower Income Level						
Louisiana Non-MSA AA						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	28.6	5.9	2	8.0	47	0.6
Moderate	16.1	11.3	3	12.0	202	2.4
Middle	19.2	18.7	1	4.0	94	1.1
Upper	36.0	36.1	12	48.0	2,356	27.7
NA	0.0	28.0	7	28.0	5,801	68.3
Total	100.0	100.0	25	100.0	8,501	100.0
<i>Source: 2020 Census data, 2024 HMDA Aggregate data, and 2024 HMDA LAR data</i>						
<i>Due to rounding, totals may not equal 100.0 percent</i>						

LAFAYETTE MSA AA – Limited-Scope Review

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE LAFAYETTE MSA AA

The Lafayette MSA AA includes all census tracts in Lafayette, St. Martin, and Acadia parishes. WSB operates one full-service branch and one ATM in this AA.

Based on 2020 Census data, the Lafayette MSA AA is made up of 96 census tracts reflecting the following income designations: 9 low-, 25 moderate-, 33 middle-, and 29 upper-income. The number of census tracts has increased from the prior evaluation, in which 2015 ACS data reported only 66 census tracts with the following income designations: 5 low-, 14 moderate-, 28 middle-, 18 upper-income, and a census tract with no income designation. The following table illustrates select demographic characteristics of the AA.

Demographic Information of the Lafayette MSA Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	N/A* % of #
Geographies (Census Tracts)	96	9.4	26.0	34.4	30.2	0.0
Population by Geography	351,096	7.2	27.4	31.0	34.5	0.0
Housing Units by Geography	154,014	7.6	29.2	30.9	32.4	0.0
Owner-Occupied Units by Geography	92,882	4.8	25.6	32.1	37.4	0.0
Occupied Rental Units by Geography	41,847	12.4	34.2	29.0	24.3	0.0
Vacant Units by Geography	19,285	10.2	35.6	28.8	25.4	0.0
Businesses by Geography	59,281	7.5	22.1	34.7	35.8	0.0
Farms by Geography	929	5.5	21.9	43.2	29.5	0.0
Family Distribution by Income Level	88,708	25.8	14.6	17.2	42.4	0.0
Household Distribution by Income Level	134,729	26.6	15.0	14.6	43.7	0.0
Median Family Income MSA - 29180 Lafayette, LA MSA		\$69,295	Median Housing Value			\$ 176,391
			Median Gross Rent			\$796
			Families Below Poverty Level			13.9%
Source: 2020 Census data and 2024 D&B data (*) The NA category consists of geographies that have not been assigned an income classification Due to rounding, totals may not equal 100 percent						

Based on 2024 D&B data, non-classifiable establishments represent the largest portion of the area's businesses at 26.5 percent followed by service industries (educational, health care, and other services) at 13.2 percent. According to the Lafayette Economic Development Authority, major employers in the area include Ochsner Lafayette General, Lafayette Parish School System, and Our Lady of Lourdes Regional Medical Center.

The U.S. Bureau of Labor Statistics reflects an average unemployment rate of 3.4 percent for the three parishes in the Lafayette MSA AA, ranging from a high of 3.7 percent for Acadia Parish and a low of 3.2 percent for Lafayette Parish. These levels are below the 4.6 percent rate for the State of Louisiana and below the 4.1 percent national unemployment rate, thus suggesting a relatively stronger economy.

The following table presents the low-, moderate-, middle-, and upper-income ranges based on the 2024 FFIEC-updated median family income of \$82,000 for the Lafayette MSA AA.

Estimated Median Family Income Ranges for the Lafayette MSA AA					
Year	MFI	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥ 120%
2024	\$ 82,000	< \$41,000	\$41,000 to < \$65,600	\$65,600 to < \$98,400	≥ \$98,400
<i>Source: FFIEC</i>					

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE LAFAYETTE MSA AA

LENDING TEST

The institution's lending performance in the Lafayette MSA AA is consistent with the institution's lending performance overall.

Geographic Distribution

Small Business Loans

Geographic Distribution of Small Business Loans Lafayette MSA AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	7.5	2	8.3	137	4.0
Moderate	22.1	6	25.0	1,975	57.1
Middle	34.7	13	54.2	932	26.9
Upper	35.8	3	12.5	417	12.0
NA	0.0	0	0.0	0	0.0
Total	100.0	24	100.0	3,461	100.0
Source: 2024 D&B data and 2024 Bank data Due to rounding, totals may not equal 100.0 percent					

Home Mortgage Loans

Geographic Distribution of Home Mortgage Loans Lafayette MSA AA						
Tract Income Level	% of Owner Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	4.8	3.0	2	11.8	240	7.5
Moderate	25.6	22.6	3	17.6	217	6.7
Middle	32.1	30.9	6	35.3	1,291	40.0
Upper	37.4	43.5	6	35.3	1,478	45.8
NA	0.0	0.0	0	0.0	0	0.0
Total	100.0	100.0	17	100.0	3,226	100.0
Source: 2020 Census; Imported Bank Data; 2024 HMDA Aggregate Data Due to rounding, totals may not equal 100.0%.						

Borrower Profile

Small Business Loans

Distribution of Small Business Loans by Gross Annual Revenue Category Lafayette MSA AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
< \$100,000	71.5	4	30.8	633	35.2
\$100,000 - \$249,999	15.3	5	38.4	254	14.1
\$250,000 - \$499,999	3.2	0	0.0	0	0.0
\$500,000 - \$1,000,000	1.7	2	15.4	384	21.3
Subtotal <= \$1,000,000	91.7	11	84.6	1,271	70.6
>\$1,000,000	2.0	2	15.4	529	29.4
Revenue Not Available	6.4	0	0.0	0	0.0
Total	100.0	13	100.0	1,800	100.0
Source: 2024 D&B data and 2024 Bank data Due to rounding, totals may not equal 100.0 percent					

Home Mortgage Loans

Distribution of Home Mortgage Loans by Borrower Income Level Lafayette MSA AA						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low	25.8	7.3	0	0.0	0	0.0
Moderate	14.6	15.8	1	5.9	35	1.1
Middle	17.2	17.4	1	5.9	45	1.4
Upper	42.4	31.4	5	29.4	565	17.5
NA	0.0	28.1	10	58.8	2,581	80.0
Total	100.0	100.0	17	100.0	3,226	100.0
Source: 2020 Census data, 2024 HMDA Aggregate data, and 2024 HMDA LAR data Due to rounding, totals may not equal 100.0 percent						

APPENDICES

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The institution's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the institution under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

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, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

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. Other family 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).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g, geographic distribution, borrower profile, 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 do 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; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited-scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g, geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is 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 metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities 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 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 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as non-MSA): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

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.

Rated Area: A rated area is a state or multistate metropolitan 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 area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

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

Small Farm Loan: 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, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

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

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.