PUBLIC DISCLOSURE

September 8, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

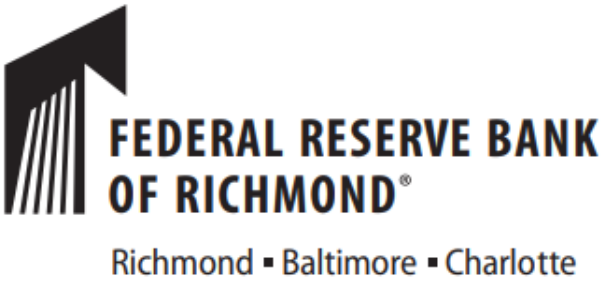
United Bank

Fairfax, Virginia

Federal Reserve Bank of Richmond
Richmond, Virginia

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.

Federal Reserve System



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COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION

United Bank
365325

11185 Fairfax Boulevard
Fairfax, VA 22030

Federal Reserve Bank of Richmond
P. O. Box 27622
Richmond, Virginia 23261

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, 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'S COMMUNITY REINVESTMENT ACT RATING

This institution is rated: **SATISFACTORY**

The following table indicates the performance level of United Bank (UB) with respect to the lending, investment, and service tests.

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

* *The lending test is weighted more heavily than the investment and service tests in determining the overall rating.*

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- A substantial majority of the bank's loans are originated within its delineated assessment areas.
- The bank's distribution of loans by income level of geography (geographic distribution) is good.
- The bank's distribution of loans among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes (borrower distribution) is good.
- The bank makes an adequate level of community development (CD) loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes significant use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank's record of opening and closing branches has generally not adversely affected the accessibility of its delivery systems, particularly to low- and moderate-income people or areas.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

DESCRIPTION OF INSTITUTION

Headquartered in Fairfax, Virginia, United Bank (UB) is a subsidiary of United Bankshares, Inc. (UBS), a bank holding company headquartered in Charleston, West Virginia. UB previously had two mortgage subsidiaries which were consolidated into the bank in 2024. The bank completed no mergers or acquisitions since the previous performance evaluation. UB currently operates 218 full-service branch offices, 250 Automated Teller Machines (ATM), and serves 39 assessment areas throughout West Virginia, southeastern Ohio, southwestern Pennsylvania, Maryland, Washington, D.C., Virginia, North Carolina and South Carolina. Appendix E outlines the composition of the bank's assessment areas. Since the previous evaluation, UB has closed five branches, relocated two branches, and opened one branch.

The bank received a "Satisfactory" rating at its prior Community Reinvestment Act (CRA) evaluation conducted October 17, 2022. The bank's performance under the lending and service tests were considered "High Satisfactory", and the performance under the investment test was considered "Outstanding." No known legal impediment exists that would prevent the bank from meeting the credit needs of its assessment areas.

As of June 30, 2025, UB held $32.7 billion in assets, of which 72.2% were net loans and 9.5% were securities. As of the same date, deposits totaled $26.5 billion. Various deposit and loan products are available through the institution, including loans for residential mortgage, consumer, and small business purposes.

Composition of Loan Portfolio

Loan Type	6/30/2025	
	$(000s)	%
Secured by 1-4 Family dwellings	5,917,738	24.6
Multifamily	2,099,554	8.7
Construction and Development	3,741,200	15.5
Commercial & Industrial/ NonFarm NonResidential	10,226,546	42.5
Consumer Loans and Credit Cards	767,222	3.2
Agricultural Loans/ Farmland	32,301	0.1
All Other	1,302,714	5.4
Total	***24,087,275***	***100.0***

As indicated in the preceding table, UB is an active commercial and residential mortgage lender. The bank offers other loans such as consumer and farm loans; however, the dollar volume of such lending is relatively small in comparison to its commercial and residential mortgage lending. Based on its financial capacity, there are no significant limitations on the bank's ability to meet credit needs within the communities it serves.

SCOPE OF EXAMINATION

UB was evaluated using the interagency examination procedures large institutions developed by the Federal Financial Institutions Examination Council (FFIEC). Given its size and branch locations, UB is required to collect and report Home Mortgage Disclosure Act (HMDA) and CRA data.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

While the bank has reported its 2024 HMDA and CRA data, that data is not included in this analysis because the 2024 aggregate data was not yet available at the time of review. Aggregate data is an important performance context factor since it captures lending done under the same economic market conditions.

During 2022 and 2023, the bank reported 108 small farm loans totaling $11.7 million. During the same period, the bank reported 6,939 HMDA loans totaling $2.9 billion and 4,755 small business loans totaling $906 million. Given its comparatively low volume, the geographic and borrower distribution performance of the bank's small farm loans was not evaluated, as it would not affect the bank's overall performance.

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA AA
- Richmond, VA AA
- Raleigh-Durham-Cary, NC AA
- Wilmington, NC AA
- Greenville-Kinston-Greenville, NC NonMSA
- Charleston-Huntington-Ashland, WV AA
- Morgantown, WV MSA AA
- Myrtle Beach-Conway, SC-NC Multistate MSA AA
- Charleston-North Charleston, SC MSA AA
- Charlotte-Concord-Gastonia, NC-SC Multistate MSA AA
- Baltimore-Columbia-Towson, MD AA
- Pittsburgh, PA AA
- Hagerstown-Martinsburg, MD-WV Multistate MSA AA
- Wheeling, WV-OH Multistate MSA AA

Limited-scope review procedures were used for the following assessment areas.

- Charlottesville, VA AA
- Harrisonburg-Staunton-Stuarts Draft, VA MSA AA
- Lynchburg, VA AA
- Winchester, VA AA
- Essex, VA NonMSA AA
- Louisa, VA NonMSA AA
- Northumberland, VA NonMSA AA
- Shenandoah, VA NonMSA AA
- Fayetteville-Lumberton-Pinehurst, NC AA
- Goldsboro, NC MSA AA
- Hickory-Lenoir-Morgantown, NC AA
- New Bern-Morehead City, NC AA
- Rocky Mount-Wilson-Roanoke Rapids, NC AA
- Columbus, NC NonMSA AA
- Dare-Pasquotank, NC NonMSA AA
- Lenoir, NC NonMSA AA (2024 and 2025 only)
- Rutherford County, NC NonMSA AA
- Beckley, WV AA
- Parkersburg-Vienna, WV AA
- Weirton-Steubenville, WV AA
- Braxton, WV NonMSA AA
- Logan, WV NonMSA AA
- Columbia, SC AA
- Greenville-Spartanburg-Anderson, SC AA

Appendix C lists the geographic composition of each of the bank's assessment areas.

When weighing the different products, greater weight is placed on HMDA for both 2022 and 2023 due to the higher dollar volume of lending. Additionally, the bank's Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA AA and the Commonwealth of Virginia generally drive overall institution conclusions due to the higher volume of lending, deposits, and number of branches.

Appendix D includes additional data about the distribution of lending, branches, and deposits by assessment area.

To help determine the availability of community development opportunities in specific assessment areas, the CRA public evaluations of other financial institutions operating in the assessment areas were reviewed. Additionally, community officials were contacted to learn about local economic conditions and credit needs, performance of banks in the assessment areas, and potential community development opportunities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS:

When evaluating the bank's residential mortgage, relevant area demographic data from the American Community Survey (ACS) is used to estimate potential demand and lending opportunities. While ACS data is collected and published by the U.S. Census Bureau on an annual basis, the demographic data relied upon in this performance evaluation is based on ACS data that is updated once every five years. As such, when evaluating the bank's performance, relevant area demographic data from the 2020 ACS was used. Additionally, Dun and Bradstreet (D&B) business demographic data from 2022 and 2023 was also used when evaluating small business lending.

Aggregate loan data is used to estimate viable loan demand when evaluating the bank's HMDA and CRA lending. Aggregate data includes all activity reported by lenders subject to reporting HMDA and CRA data within the bank's assessment areas. Aggregate data are useful in the analysis because the aggregate lending occurred in the same assessment area under the same economic conditions as the bank's lending.

To evaluate the geographic and borrower distribution for a specific loan category within an assessment area, primary emphasis is placed on the number (and corresponding percentage) of loans originated and purchased. To arrive at an overall conclusion regarding the distribution of lending, performance in each loan category is then generally weighted by the dollar volume of such loans made in the assessment area.

When determining overall conclusions for the bank, its performance in each assessment area is generally weighted by the significance of the bank's operations in the assessment area. As previously noted, with a majority of the bank's branches and a large majority of the bank's deposits are located in the Washington-Arlington-Alexandria, DC-VA-MD-WV multistate area and Virginia, the bank's performance in those areas was weighted more heavily when determining the bank's overall performance.

LENDING TEST

Geographic Area	Lending Test Ratings
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	High Satisfactory
Virginia	High Satisfactory
North Carolina	High Satisfactory
West Virginia	High Satisfactory
Myrtle Beach-Conway, SC-NC Multistate MSA	High Satisfactory
South Carolina	Outstanding
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	High Satisfactory
Maryland	Low Satisfactory
Pennsylvania	High Satisfactory
Hagerstown-Martinsburg, MD-WV Multistate MSA	Low Satisfactory
Wheeling, WV-OH Multistate MSA	Low Satisfactory
OVERALL	**High Satisfactory**

Factors supporting these conclusions include:

- Lending activity levels are good overall.
- Geographic distribution performance is good.
- Borrower distribution performance is good.
- The bank made an adequate level of community development loans during the evaluation period.

Lending Activity

Lending activity evaluates the bank's responsiveness to assessment area credit needs.

Geographic Area	Lending Activity Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Good
Virginia	Good
North Carolina	Good
West Virginia	Good
Myrtle Beach-Conway, SC-NC Multistate MSA	Good
South Carolina	Good
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Good
Maryland	Adequate
Pennsylvania	Good
Hagerstown-Martinsburg, MD-WV Multistate MSA	Good
Wheeling, WV-OH Multistate MSA	Adequate
OVERALL	**Good**

Considering the limited variability, the overall conclusion is Good.

The evaluation includes all of the bank's HMDA and CRA data reported during 2022 and 2023. The following table summarizes the number and dollar amount of HMDA and CRA loans reported by the bank during that time period.

Summary of Lending Activity

Loan Type	#	%	$(000)	% of $
Home Improvement	1,092	8.13	142,347	3.08
Home Purchase	4,802	35.73	2,235,032	48.40
Multi-Family Housing	202	1.50	626,612	13.57
Refinancing	1,429	10.63	467,048	10.11
Loan Purpose Not Applicable	0	0	0	0
Other Purpose Closed-End	57	0.42	19,264	0.42
Other Purpose LOC	412	3.07	56,840	1.23
Total HMDA related	**7,994**	**59**	**3,547,143**	**77**
Small Business	5,324	39.62	1,057,983	22.91
Small Farm	120	0.00	0	0.00
TOTAL LOANS	**13,438**	**100**	**4,618,116**	**100**

According to 2023 aggregate data, UB ranked 42 out of 1,207 reporters in HMDA lending with a less than 1% market share, and it ranked 13 out of 264 reporters in small business/small farm lending volume with a less than 1% market share across all of its assessment areas on a combined basis.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs, including low- and moderate-income borrowers. The bank also utilizes flexible loan programs such as government guaranteed loans and engages in a lending program considered responsive to commercial credit needs.

While many of these loans have been reported by the bank as community development or small business loans, they are examples of UB using flexible lending products and are in all of the bank's assessment areas.

Assessment Area Concentration

To determine the institution's volume of lending within its assessment areas, the geographic location of the bank's 2022 and 2023 HMDA and CRA data was considered. The lending distribution inside and outside of the bank's assessment areas is represented in the following table. The bank originated a substantial majority of loans, by number and dollar, inside its assessment areas.

Comparison of Credit Extended Inside and Outside of Assessment Area(s)

Loan Type	Inside				Outside			
	#	%	$(000)	%	#	%	$(000)	%
Home Purchase	4,061	84.6	1,836,360	82.2	741	15.4	398,672	17.8
Home Improvement	1,022	93.6	131,954	92.7	70	6.4	10,393	7.3
Refinancing	1,297	90.8	411,966	88.2	132	9.2	55,082	11.8
Multi-Family Housing	140	69.3	437,868	69.9	62	30.7	188,744	30.1
Loan Purpose Not Applicable	0	0.0	0	0.0	0	0.0	0	0.0
Other Purpose Closed/Exempt	42	73.7	12,072	62.7	15	26.3	7,192	37.3
Other Purpose LOC	377	91.5	48,088	84.6	35	8.5	8,752	15.4
Total HMDA related	**6,939**	**86.8**	**2,878,308**	**81.1**	**1,055**	**13.2**	**668,835**	**18.9**
Small Business	4,755	89.3	906,256	85.7	569	10.7	151,727	14.3
Small Farm	108	90.0	11,688	90.0	12	10.0	1,302	10.0
TOTAL LOANS	**11,802**	**87.8**	**3,796,252**	**82.2**	**1,636**	**12.2**	**821,864**	**17.8**

The remaining loan distribution analyses discussed in this performance evaluation only consider loans originated and purchased within the bank's assessment areas.

Regulation C, which implements the Home Mortgage Disclosure Act, requires HMDA data to be reported by loan category. Within the following evaluation, the geographic and borrower distribution performance of HMDA loans focuses on performance for Home Purchase, Home Improvement, Refinancing, and Multifamily loan categories. Performance for the Not Applicable, Other Closed, and Other Line of Credit loan categories are not evaluated because not all HMDA reporters are required to report each loan category, or the category contains relatively few loans overall.

Geographic Distribution of Loans

The geographic distribution of loans evaluates the penetration of lending throughout the bank's assessment areas.

Geographic Area	Geographic Distribution Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Good
Virginia	Good
North Carolina	Good
West Virginia	Good
Myrtle Beach-Conway, SC-NC Multistate MSA	Good
South Carolina	Excellent
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Excellent
Maryland	Adequate
Pennsylvania	Excellent
Hagerstown-Martinsburg, MD-WV Multistate MSA	Excellent
Wheeling, WV-OH Multistate MSA	Good
OVERALL	**Good**

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance.

Lending To Borrowers of Different Incomes and To Businesses of Different Sizes

The borrower distribution of loans evaluates the bank's lending to borrowers of different income levels and businesses and farms of different sizes, including low- and moderate-income people and small businesses and farms.

Geographic Area	Borrower Distribution Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Good
Virginia	Good
North Carolina	Good
West Virginia	Adequate
Myrtle Beach-Conway, SC-NC Multistate MSA	Good
South Carolina	Excellent
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Good
Maryland	Adequate
Pennsylvania	Adequate
Hagerstown-Martinsburg, MD-WV Multistate MSA	Poor
Wheeling, WV-OH Multistate MSA	Adequate
OVERALL	**Good**

Since there is variability of the conclusions for the rated areas, the overall conclusion is driven by the conclusions in the Washington, DC Multistate area, Virginia, North Carolina, and West Virginia. Combined, those areas account for 71% of the number and 75.5% of the dollar volume of loans in the analysis as well as 75.7% of the bank's branches and 82.3% of its total deposit base. These areas have limited variability amongst conclusion with an overall Good.

When evaluating the borrower distribution performance of residential mortgage (HMDA) data, multifamily loans are excluded from the analysis because the properties securing these loans are non-owner-occupied investment purpose loans. Because the borrowers have business revenue, they are excluded from the analysis as most other HMDA borrowers have personal income.

Community Development Lending

Community development lending evaluates the bank's level of community development lending during the evaluation period. The bank makes an adequate level of CD loans. The following table provides CD lending performance conclusions at the statewide and multistate area level.

Geographic Area	Community Development Lending Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Relatively High
Virginia	Adequate
North Carolina	Adequate
West Virginia	Relatively High
Myrtle Beach-Conway, SC-NC Multistate MSA	Adequate
South Carolina	Relatively High
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Relatively High
Maryland	Few, if Any
Pennsylvania	Relatively High
Hagerstown-Martinsburg, MD-WV Multistate MSA	Adequate
Wheeling, WV-OH Multistate MSA	Relatively High
OVERALL	**Adequate**

While there is variability amongst the conclusions for the rated areas, the overall conclusion is driven by a comparison to similarly situated bank's CD lending activity.

The bank faces no constraints relative to its size and business strategy in making community development loans. Information from individuals knowledgeable of the bank's assessment areas and review of the performance evaluations from other banks indicate that community development opportunities are readily available within the bank's footprint.

Community Development Loans- Institution		
Community Development Purpose	**#**	**$000**
Affordable Housing	28	82,800
Community Services	78	57,640
Economic Development	13	47,031
Revitalization and Stabilization	6	44,500
Total Loans	**125**	**231,971**

The bank provided 125 community development loans totaling approximately $232 million. No community development loans were made that impacted multiple states. Additional details of specific community development lending activity are discussed in the analysis of each state and assessment area evaluation.

INVESTMENT TEST

Geographic Area	Investment Test Rating
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	High Satisfactory
Virginia	High Satisfactory
North Carolina	High Satisfactory
West Virginia	High Satisfactory
Myrtle Beach-Conway, SC-NC Multistate MSA	High Satisfactory
South Carolina	High Satisfactory
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	High Satisfactory
Maryland	High Satisfactory
Pennsylvania	High Satisfactory
Hagerstown-Martinsburg, MD-WV Multistate MSA	Low Satisfactory
Wheeling, WV-OH Multistate MSA	High Satisfactory
OVERALL	High Satisfactory

The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position. The bank makes significant use of innovative and/or complex investments and exhibits good responsiveness to the credit and CD needs of its assessment areas. Investments in equity housing funds, low-income housing tax credits, low-income mortgage loan pools, Small Business Investment Companies (SBICs), venture capital companies, and qualified community development bonds have been made. All six states and five multistate areas have a high satisfactory rating in the investment test. This is primarily driven by the volume of qualified investments benefitting multiple states/multistates.

As of September 30, 2025, the institution reported $33.3 billion in total assets with the securities portfolio totaling $5.8 billion. The bank has approximately $282 million in funded and/or committed investments. As indicated in the table below, the bank held 63 qualified community development investments totaling approximately $139 million as of the evaluation date.

Investments, Grants, Donations Bankwide		
Community Development Purpose	**#**	**$**
Affordable Housing	46	127,921,760
Community Services	1	100,000
Economic Development	16	11,018,429
Revitalization and Stabilization	-	-
Donations & Grants	352	3,613,440
Total	**415**	**$142,653,629**

Qualified investments that benefit areas within multiple states include the following.

- $31.2 million of low-income housing tax credit (LIHTC) projects invested through eight different funds that impact multiple states/multistates. The funds facilitate the development and financing of affordable housing utilizing the federal LIHTC program.

- $5.2 million in four SBIC investments which invest in small businesses throughout UB's geographic footprint.

- $3.1 in three equity investments throughout multiple states/multistates including community development loan funds and affordable housing funds. The proceeds are used to help small businesses, social service non-profits, and small farms grow operations and help acquire properties to be developed into affordable housing.

- $4.7 million in two mortgage-backed securities which are comprised of loans extended to low- and moderate-income borrowers and/or residents of low- and moderate-income census tracts throughout the bank's geographic footprint.

Additional details of specific community development investment activities are discussed in the analysis of each state and assessment area evaluation.

SERVICE TEST

Geographic Area	Service Test Rating
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	High Satisfactory
Virginia	High Satisfactory
North Carolina	High Satisfactory
West Virginia	High Satisfactory
Myrtle Beach-Conway, SC-NC Multistate MSA	High Satisfactory
South Carolina	High Satisfactory
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	High Satisfactory
Maryland	Low Satisfactory
Pennsylvania	Outstanding
Hagerstown-Martinsburg, MD-WV Multistate MSA	High Satisfactory
Wheeling, WV-OH Multistate MSA	High Satisfactory
OVERALL	High Satisfactory

The bank's overall performance under the service test is rated High Satisfactory, as a majority of the underlying full scope-multistate assessment areas, states and commonwealths are also rated "High Satisfactory", with the exception of the state of Maryland (rated Low Satisfactory) and the Commonwealth of Pennsylvania (rated Outstanding). These ratings consider the accessibility of delivery systems, changes in branch office locations, reasonableness of hours and services, and the level of community development services provided by the bank. The bank's product and service offerings are consistent and made available across all of its assessment areas.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Geographic Area	Delivery System Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Accessible
Virginia	Reasonably Accessible
North Carolina	Reasonably Accessible
West Virginia	Accessible
Myrtle Beach-Conway, SC-NC Multistate MSA	Reasonably Accessible
South Carolina	Accessible
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Reasonably Accessible
Maryland	Unreasonably Inaccessible to Portions
Pennsylvania	Readily Accessible
Hagerstown-Martinsburg, MD-WV Multistate MSA	Readily Accessible
Wheeling, WV-OH Multistate MSA	Readily Accessible
OVERALL	Accessible

Overall, branch locations and alternative delivery systems, such as drive-through facilities, standalone ATMs, and online and mobile banking, are accessible to the bank's various geographies and to individuals and businesses of different income levels within each state and the multistate areas. Of the 218 full-service branch offices, eight (3.7%) are located within low-income areas and 50 (22.9%) are located in moderate-income areas.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	8	3.7%	10	3.8%
Moderate	50	22.9%	64	24.5%
Middle	97	44.5%	114	43.7%
Upper	62	28.4%	70	26.8%
Unknown	1	0.5%	3	1.1%
Totals	218	*100.0%*	261	*100.0%*

Changes in Branch Locations

Geographic Area	Changes in Branch Locations Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Generally Not Adversely Affected
Virginia	Improved
North Carolina	Not Adversely Affected
West Virginia	Not Adversely Affected
Myrtle Beach-Conway, SC-NC Multistate MSA	Not Adversely Affected
South Carolina	Not Adversely Affected
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Not Adversely Affected
Maryland	Not Adversely Affected
Pennsylvania	Not Adversely Affected
Hagerstown-Martinsburg, MD-WV Multistate MSA	Not Adversely Affected
Wheeling, WV-OH Multistate MSA	Not Adversely Affected
OVERALL	Generally Not Adversely Affected

The bank's record of opening and closing branches generally does not adversely affect the accessibility of its bank branches particularly to low- and moderate-income geographies and/or individuals. With the exception of the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA and the Commonwealth of Virginia, the bank's record of opening and closing branches has not adversely affected the accessibility of its delivery systems in LMI areas and to LMI individuals. Considering the significant majority of changes to branch locations occurred in the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA, the conclusion for this area drove the overall conclusion.

During the evaluation period, the bank opened one branch office, relocated two branches, and closed five branches. In the Commonwealth of Virginia, Richmond VA assessment area, the bank opened one branch in a moderate-income census tract. Also in Virginia, in the Winchester, VA assessment area, the bank closed one branch in a middle-income census tract. The four other closures occurred in the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA, of which one branch was in a moderate-income census tract, two were in middle-income tracts, and one was in an upper-income tract.

Appendix F provides additional details about the branches acquired and closed during the evaluation period.

Reasonableness of Business Hours and Retail Services

Geographic Area	Reasonableness of Hours and Services Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Do Not Vary to Inconvenience
Virginia	Do Not Vary to Inconvenience
North Carolina	Do Not Vary to Inconvenience
West Virginia	Do Not Vary to Inconvenience
Myrtle Beach-Conway, SC-NC Multistate MSA	Do Not Vary to Inconvenience
South Carolina	Do Not Vary to Inconvenience
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Do Not Vary to Inconvenience
Maryland	Do Not Vary to Inconvenience
Pennsylvania	Do Not Vary to Inconvenience
Hagerstown-Martinsburg, MD-WV Multistate MSA	Do Not Vary to Inconvenience
Wheeling, WV-OH Multistate MSA	Do Not Vary to Inconvenience
OVERALL	Do Not Vary to Inconvenience

The bank's products, services, and business hours do not vary in a way that inconveniences its AAs, particularly LMI geographies and/or LMI individuals. Lobby business hours and drive-through services are relatively consistent across the bank's assessment areas. Branches are generally open eight hours a day Monday through Friday, and drive-through hours are typically extended further into the evening along with Saturday morning hours.

Community Development Services

The bank is a leader in providing community development services. The overall conclusion is primarily driven by the conclusions in the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA, the Commonwealth of Virginia, and the states of North Carolina and West Virginia. Combined, those area account for 71.1% of the number and 75.5% of the dollar volume of loans in the analysis as well as 75.7% of the bank's branches and 82.3% of its total deposit base.

Geographic Area	Community Development Service Conclusions
Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA	Leader
Virginia	Leader
North Carolina	Leader
West Virginia	Leader
Myrtle Beach-Conway, SC-NC Multistate MSA	Relatively High
South Carolina	Leader
Charlotte-Concord-Gastonia, NC-SC Multistate MSA	Leader
Maryland	Adequate
Pennsylvania	Leader
Hagerstown-Martinsburg, MD-WV Multistate MSA	Relatively High
Wheeling, WV-OH Multistate MSA	Relatively High
OVERALL	Leader

During the evaluation period, the bank and its employees supported various organizations providing community services targeted to low- and moderate-income people, areas, and small businesses within its assessment areas. The following table provides a summary of the bank's qualified community development services during the evaluation period.

CRA Service Type Bankwide	# Activities
Affordable Housing	56
Community Services	352
Economic Development	63
Revitalize & Stabilization	14
Total Services	**485**

Through the bank's Community Action Committee program, UB has premier partners that it works closely with in order to identify community needs, perform outreach, and develop high-impact and responsive community development service opportunities for bank employees. Premier Partners include 44 non-profit organizations across the bank's footprint that primarily serve low- and moderate-income individuals and families and small businesses that also have community development purposes such as affordable housing solutions, financial literacy programming, and workforce development.

Bank employees provided approximately 17,742 hours of community service activities to 485 different organizations operating throughout its assessment areas. Additional details of specific community development service activities are discussed in the analysis of each state and assessment area evaluation.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act) established the Consumer Financial Protection Bureau (CFPB). In general, the Dodd-Frank Act gives the CFPB, among other things, primary examination and enforcement authority over insured depository institutions with total assets of more than $10 billion when assessing compliance with the requirements of Federal consumer financial laws, including United Bank. The Federal Reserve, however, retains authority to enforce compliance with the bank's CRA and certain other consumer compliance laws and regulations. During the evaluation period, the Federal Reserve did not cite violations involving discriminatory or other illegal credit practices that adversely affected the Federal Reserve's evaluation of the bank's CRA performance.

WASHINGTON MULTISTATE METROPOLITAN AREA

CRA RATING FOR THE WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV MULTISTATE AREA[1]: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is good.
- The bank's distribution of loans among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes is good.
- The bank makes a relatively high level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank's record of opening and closing branches has generally not adversely affected the accessibility of its delivery systems, particularly to low- and moderate-income people or areas.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025,
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[1] This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained in the multistate metropolitan area.

SCOPE OF EXAMINATION

The scope of the review for the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA was consistent with the overall scope for the institution.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV MULTISTATE AREA

The bank's Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA AA consists of Alexandria City, VA; Arlington County, VA; Clarke County, VA; Fairfax City, VA; Fairfax County, VA; Falls Church City, VA; Fredericksburg City, VA; Jefferson County, WV; Loudoun County, VA; Manassas City, VA; Manassas Park City, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Warren County, VA; Frederick County, MD; Montgomery County, MD; District of Columbia; and Prince George's County, MD. This is part of the greater Washington-Arlington-Alexandria, DC-VA-MD-WV MSA in which the bank does not take the entire metropolitan division. This assessment area has the highest concentration of branches as the bank operates 57 of its 218 branches in the assessment area.

As of 2024, UB ranked seven out of 70 financial institutions in local deposit market share according to data compiled by the FDIC and held 3.5% of the assessment area's deposits.

Community Contact

A local affordable housing official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated there is a significant need for affordable housing in the area. The individual stated that median housing costs are extremely high, making obtaining a home, especially for low- and moderate-income individuals, unattainable. Additionally, there is a high level of vacant units in low- and moderate-income areas since LMI individuals and families cannot afford local housing. There is opportunity for local financial institutions to invest in affordable housing through LIHTC projects and through funding land acquisition for affordable housing projects. The contact noted that the performance of local financial institutions meeting the credit needs of the community has been reasonable, and institutions have been generally interested in partnering with non-profits and organizations to promote affordable housing.

Demographic Data

2023 Washington-Arlington-Alexandria, DC-VA-MD-WV AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	123	8.8	99,346	7.3	18,056	18.2	297,126	21.8
Moderate	316	22.6	300,205	22.0	24,010	8.0	230,436	16.9
Middle	465	33.3	482,263	35.3	17,657	3.7	277,241	20.3
Upper	467	33.4	478,314	35.0	8,707	1.8	560,331	41.0
Unknown	26	1.9	5,006	0.4	556	11.1	0	0.0
Total AA	**1,397**	**100.0**	**1,365,134**	**100.0**	**68,986**	**5.1**	**1,365,134**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	192,169	51,904	3.9	27.0	125,619	65.4	14,646	7.6
Moderate	511,857	251,263	19.0	49.1	227,236	44.4	33,358	6.5
Middle	771,804	494,109	37.3	64.0	238,920	31.0	38,775	5.0
Upper	739,072	524,419	39.6	71.0	178,963	24.2	35,690	4.8
Unknown	13,533	2,992	0.2	22.1	8,924	65.9	1,617	11.9
Total AA	**2,228,435**	**1,324,687**	**100.0**	**59.4**	**779,662**	**35.0**	**124,086**	**5.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	16,505	5.1	15,417	5.2	940	3.9	148	5.3
Moderate	64,348	19.7	58,691	19.6	5,179	21.6	478	17.0
Middle	111,696	34.3	102,765	34.4	8,124	33.8	807	28.6
Upper	130,110	39.9	119,607	40.0	9,351	38.9	1,152	40.9
Unknown	3,238	1.0	2,582	0.9	424	1.8	232	8.2
Total AA	**325,897**	**100.0**	**299,062**	**100.0**	**24,018**	**100.0**	**2,817**	**100.0**
Percentage of Total Businesses:				**91.8**		**7.4**		**0.9**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	45	2.2	45	2.2	0	0.0	0	0.0
Moderate	349	16.8	343	16.8	6	18.8	0	0.0
Middle	862	41.4	848	41.4	13	40.6	1	25.0
Upper	822	39.5	807	39.4	12	37.5	3	75.0
Unknown	4	0.2	3	0.1	1	3.1	0	0.0
Total AA	**2,082**	**100.0**	**2,046**	**100.0**	**32**	**100.0**	**4**	**100.0**
Percentage of Total Farms:				**98.3**		**1.5**		**0.2**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

According to 2020 ACS data, the bank's Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA AA has a population of 5,979,053, including 1,365,134 families. The median housing value is $447,668, while the median gross rent is $1,727. Within the assessment area, the owner-occupancy rate equals 59.4% which is above the greater MSA area rate of 50.8%. The percentage of families living below the poverty level in the assessment area (5.1%) is below the rate for the Commonwealth of Virginia (6.8%) and is within the ranges of the respective metropolitan division rates within the overall MSA (4.1%-7.4%).

The AA's median family income ($127,688) increased from 2015 to 2020 consistent with the trend of the greater MSA.

Washington-Arlington-Alexandria, DC-VA-MD-WV Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
District of Columbia, DC	647,484	689,545	6.5%
Frederick County, MD	241,373	271,717	12.6%
Montgomery County, MD	1,017,859	1,062,061	4.3%
Prince George's County, MD	892,816	967,201	8.3%
Arlington County, VA	223,945	238,643	6.6%
Clarke County, VA	14,299	14,783	3.4%
Fairfax County, VA	1,128,722	1,150,309	1.9%
Loudoun County, VA	351,129	420,959	19.9%
Prince William County, VA	437,271	482,204	10.3%
Spotsylvania County, VA	127,691	140,032	9.7%
Stafford County, VA	137,145	156,927	14.4%
Warren County, VA	38,481	40,727	5.8%
Alexandria city, VA	149,315	159,467	6.8%
Fairfax city, VA	23,402	24,146	3.2%
Falls Church city, VA	13,308	14,658	10.1%
Fredericksburg city, VA	27,395	27,982	2.1%
Manassas city, VA	40,743	42,772	5.0%
Manassas Park city, VA	15,625	17,219	10.2%
Jefferson County, WV	55,214	57,701	4.5%
Arlington-Alexandria-Reston, VA-WV MD	2,907,003	3,121,401	7.4%
District of Columbia	647,484	689,545	6.5%
Maryland	5,930,538	6,177,224	4.2%
Virginia	8,256,630	8,631,393	4.5%
West Virginia	1,851,420	1,793,716	-3.1%

Source: 2011-2015 U.S. Census Bureau American Community Survey
2020 U.S. Census Bureau Decennial Census

As indicated in the table above, population within the multistate area increased from 2015 to 2020 and increased within the cities and counties making up the AA as well. In general, the population increase in the assessment area was comparable to the population increase in the greater MSA. According to the community contact, the consistent increase in population has further exacerbated the need for affordable housing as demand continues to increase the median housing cost.

Washington-Arlington-Alexandria, DC-VA-MD-WV Employees by Industry								
	2022 - Q4	2023 - Q1	2023 - Q2	2023 - Q3	2023 - Q4	2024 - Q1	2024 - Q2	2024 - Q3
Government								
Government Total, all industries	679,080	676,991	559,288*	606,470*	564,597*	628,286*	699,957	682,262
Private Sector								
Private Sector Total, all industries	2,365,633	2,350,591	2,391,082	2,399,892	2,398,994	2,372,486	2,410,198	2,423,424
Agriculture, forestry, fishing and hunting	630*	990*	590*	646*	533*	614*	1,239*	1,348*
Mining, quarrying, and oil and gas extraction	259*	330*	219*	219*	228*	422*	485*	488*
Utilities	5,969*	6,322*	6,414*	6,037*	6,100*	6,541*	6,578*	6,583*
Construction	147,769*	145,910*	147,982*	148,442*	148,184*	146,844*	150,224*	152,552*
Manufacturing	49,808*	50,411*	51,059*	51,273*	51,298*	50,815*	51,067*	49,848*
Wholesale trade	49,339*	49,997*	51,086*	49,248*	49,875*	48,674*	48,804*	48,926*
Retail Trade	245,053	238,718*	239,885*	239,789*	244,751*	237,884*	238,489*	239,053*
Transportation and warehousing	65,820*	64,508*	64,520*	65,506*	69,713*	67,937*	67,835*	68,054*
Information	72,807	71,646	71,233	69,586	69,114	68,792	68,466	70,267
Finance and insurance	80,182*	77,080*	75,957*	79,357	78,266	77,432	77,249	77,695
Real estate and rental and leasing	50,198*	49,324*	50,180*	51,065	50,824	50,524	51,743	52,144
Professional and technical services	502,206*	501,624*	503,349*	503,948*	501,224*	496,317*	495,537*	497,505*
Management of companies and enterprises	43,666*	43,122*	43,500*	44,103*	43,916*	43,100*	44,409*	48,305*
Administrative and waste services	181,711*	177,901*	183,928*	183,693*	181,641*	176,041*	181,398*	181,383*
Educational services	87,244*	88,256*	88,584*	85,934*	89,866*	90,376*	90,544*	87,417*
Health care and social assistance	312,732*	318,319*	323,101*	327,858*	333,302*	338,634*	343,448*	347,551*
Arts, entertainment, and recreation	38,948	38,000*	47,511	50,708	41,896*	41,102*	50,727*	53,395*
Accommodation and food services	250,187	250,853*	263,436	264,463	261,009*	257,169*	268,127*	264,798*
Other services, except public administration	156,549	156,166	158,151	159,642	159,851	158,789	159,697	160,564
Public administration	0	0	0	0	0	0	0	0
Unclassified	5,705	4,481	3,316	4,143	3,558	3,458	3,486	3,998
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has a variety of employment opportunities. In addition to local and federal government and school boards, major employers include those within the professional and technical services and health care and social assistance industries.

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Washington-Arlington-Alexandria, DC-VA-MD-WV Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
District of Columbia, DC	8.0%	6.8%	4.7%	4.8%	5.2%
Frederick County, MD	5.3%	4.0%	2.5%	1.9%	2.6%
Montgomery County, MD	5.9%	4.8%	2.6%	1.9%	2.7%
Prince George's County, MD	7.7%	6.6%	3.2%	2.3%	3.3%
Arlington County, VA	4.7%	3.0%	2.0%	2.1%	2.2%
Clarke County, VA	4.8%	3.1%	2.4%	2.3%	2.6%
Fairfax County, VA	6.1%	3.4%	2.3%	2.3%	2.5%
Loudoun County, VA	5.3%	2.9%	2.2%	2.3%	2.5%
Prince William County, VA	6.6%	3.7%	2.5%	2.5%	2.7%
Spotsylvania County, VA	5.9%	3.5%	2.6%	2.7%	2.8%
Stafford County, VA	5.5%	3.4%	2.6%	2.6%	2.7%
Warren County, VA	6.0%	3.5%	2.7%	2.7%	2.7%
Alexandria city, VA	6.2%	3.8%	2.2%	2.2%	2.4%
Fairfax city, VA	5.9%	3.3%	2.2%	2.2%	2.4%
Falls Church city, VA	4.2%	2.8%	2.1%	2.3%	2.4%
Fredericksburg city, VA	6.8%	4.1%	2.8%	2.8%	3.1%
Manassas city, VA	6.4%	3.6%	2.3%	2.2%	2.5%
Manassas Park city, VA	6.5%	3.5%	2.2%	2.3%	2.4%
Jefferson County, WV	5.9%	3.2%	2.5%	2.7%	2.7%
Arlington-Alexandria-Reston, VA-WV MD	5.8%	3.4%	2.3%	2.4%	2.5%
District of Columbia	8.0%	6.8%	4.7%	4.8%	5.2%
Maryland	6.5%	5.2%	3.0%	2.2%	3.0%
Virginia	6.5%	3.8%	2.7%	2.7%	2.9%
West Virginia	8.3%	5.1%	3.9%	3.9%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA. The bank's multistate area is slightly above the greater MSA and the Commonwealth of Virginia, but below the District of Columbia and the state of West Virginia.

Washington-Arlington-Alexandria, DC-VA-MD-WV Housing Cost Burden						
	Cost Burden - Renters			Cost Burden - Owners		
Area	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
District of Columbia, DC	70.3%	51.1%	41.4%	67.6%	44.6%	21.3%
Frederick County, MD	77.1%	37.8%	43.3%	61.8%	40.7%	19.0%
Montgomery County, MD	84.2%	62.7%	46.2%	72.8%	46.1%	21.1%
Prince George's County, MD	82.7%	47.7%	47.4%	75.2%	52.7%	26.3%
Arlington County, VA	81.2%	74.9%	35.0%	70.3%	51.8%	17.0%
Clarke County, VA	71.9%	22.2%	52.4%	54.4%	34.4%	17.4%
Fairfax County, VA	83.6%	71.0%	42.4%	72.5%	54.9%	20.1%
Loudoun County, VA	83.0%	58.8%	39.5%	69.0%	46.3%	17.2%
Prince William County, VA	85.5%	59.9%	44.5%	70.5%	54.5%	21.8%
Spotsylvania County, VA	76.4%	39.7%	44.2%	55.8%	33.8%	17.8%
Stafford County, VA	71.7%	28.9%	39.9%	59.4%	39.4%	17.1%
Warren County, VA	69.1%	34.4%	36.3%	63.2%	33.2%	19.1%
Alexandria city, VA	86.2%	58.8%	40.7%	70.5%	59.2%	18.7%
Fairfax city, VA	79.5%	74.2%	48.0%	59.8%	38.9%	19.0%
Falls Church city, VA	75.7%	79.4%	32.1%	89.6%	87.5%	24.0%
Fredericksburg city, VA	76.1%	30.0%	42.2%	64.0%	25.5%	17.7%
Manassas city, VA	90.6%	44.9%	50.1%	74.6%	44.4%	22.8%
Manassas Park city, VA	100.6%	56.9%	55.8%	75.0%	49.5%	26.2%
Jefferson County, WV	63.9%	20.6%	39.0%	57.9%	31.0%	16.6%
Arlington-Alexandria-Reston, VA-WV MD	81.8%	58.9%	40.7%	68.3%	47.0%	19.3%
District of Columbia	70.3%	51.1%	41.4%	67.6%	44.6%	21.3%
Maryland	78.4%	47.8%	45.5%	67.4%	38.9%	21.0%
Virginia	77.1%	47.8%	42.1%	61.2%	35.6%	18.9%
West Virginia	63.6%	34.3%	37.9%	48.2%	18.9%	13.9%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Within the assessment area, low-and moderate-income renters generally face higher cost burdens than renters within the Commonwealth of Virginia and the Washington, DC-MD metropolitan division. Low-and moderate-income homeowners tend to face higher cost burdens within the assessment area compared to homeowners in the Commonwealth of Virginia, but the burden is varied when compared to the Washington, DC-MD metropolitan division. Manassas and Manassas Park City in Virginia have the largest cost burden on low-income renters at 100.6% and 90.6%, respectively, while Falls Church City has the largest cost burden on low-income homeowners at 87.5%. As the community contact stated, housing cost burden is high and greatly impacts low- and moderate-income individuals and families.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV MULTISTATE AREA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory in the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the multistate area.
- Geographic distribution performance is considered good.
- Borrower distribution performance is considered good.
- Lending to low-income people, areas, and very small businesses is considered good.
- The bank made a relatively high level of community development loans within the multistate area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the multistate area. During 2022 and 2023, the bank reported 2,415 HMDA loans totaling $1.4 billion, 728 small business loans totaling $202.9 million, and seven small farm loans totaling $951,000 in the multistate area.

The bank's lending as measured by number and dollar volume within the multistate area (26.7% and 41.6%, respectively) approximated the proportion of bank deposits (43.2%) within the multistate area and the percentage of area branches (26.1%).

According to 2023 aggregate data, UB ranked 40 out of 784 reporters in HMDA lending with a less than 1% market share, and it ranked 24 out of 236 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall and is considered good for both HMDA and small business lending.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered good overall. Performance of the bank's home purchase loans is excellent, refinance performance is adequate, and home improvement performance is good. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Washington-Arlington-Alexandria, DC-VA-MD-WV

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	69	6.5	4.5	26,920	4.0	3.1	69	11.8	5.2	26,658	7.7	3.7	3.9
Moderate	220	20.7	19.8	85,818	12.7	14.1	169	29.0	21.0	65,447	18.8	15.4	19.0
Middle	295	27.7	37.7	147,710	21.9	33.0	169	29.0	38.7	84,232	24.2	34.8	37.3
Upper	475	44.6	37.7	410,165	60.8	49.5	173	29.7	34.6	170,261	48.9	45.7	39.6
Unknown	5	0.5	0.2	4,455	0.7	0.3	3	0.5	0.4	1,769	0.5	0.4	0.2
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1,064	100.0	100.0	675,068	100.0	100.0	583	100.0	100.0	348,367	100.0	100.0	100.0
Refinance Loans													
Low	10	4.0	4.7	2,301	1.7	3.3	2	2.4	4.5	324	0.8	3.4	3.9
Moderate	33	13.3	19.2	9,705	7.1	13.5	9	10.7	20.6	2,485	6.1	15.5	19.0
Middle	55	22.2	37.7	18,657	13.7	32.6	19	22.6	38.8	3,763	9.2	36.0	37.3
Upper	150	60.5	38.2	105,249	77.4	50.4	54	64.3	36.0	34,262	83.9	45.1	39.6
Unknown	0	0.0	0.2	0	0.0	0.2	0	0.0	0.1	0	0.0	0.1	0.2
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	248	100.0	100.0	135,912	100.0	100.0	84	100.0	100.0	40,834	100.0	100.0	100.0
Home Improvement Loans													
Low	4	1.6	2.4	246	0.6	1.8	2	2.8	2.7	194	1.3	2.1	3.9
Moderate	29	11.5	13.0	3,369	7.9	9.1	11	15.3	14.3	605	4.0	9.7	19.0
Middle	55	21.8	32.1	6,527	15.3	25.5	15	20.8	37.3	1,964	12.9	29.3	37.3
Upper	164	65.1	52.5	32,551	76.2	63.5	43	59.7	45.5	11,798	77.3	58.6	39.6
Unknown	0	0.0	0.1	0	0.0	0.1	1	1.4	0.2	700	4.6	0.2	0.2
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	252	100.0	100.0	42,693	100.0	100.0	72	100.0	100.0	15,261	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	4	26.7	29.9	5,360	8.2	22.0	0	0.0	21.9	0	0.0	20.1	15.5
Moderate	5	33.3	23.4	10,564	16.2	23.9	0	0.0	21.9	0	0.0	20.6	27.4
Middle	1	6.7	17.3	2,000	3.1	26.2	1	33.3	23.5	28,000	87.0	21.3	30.6
Upper	5	33.3	28.7	47,468	72.6	26.6	2	66.7	31.9	4,200	13.0	36.1	25.2
Unknown	0	0.0	0.8	0	0.0	1.3	0	0.0	0.8	0	0.0	1.9	1.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	15	100.0	100.0	65,392	100.0	100.0	3	100.0	100.0	32,200	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	88	5.4	4.4	34,902	3.7	4.4	73	9.4	4.8	27,176	6.1	5.0	3.9
Moderate	295	18.0	18.9	110,636	11.8	14.4	193	24.9	20.0	68,802	15.5	15.6	19.0
Middle	421	25.7	37.1	177,159	19.0	32.1	212	27.4	38.7	118,871	26.8	33.5	37.3
Upper	831	50.7	39.5	606,502	65.0	48.8	293	37.8	36.2	226,205	51.0	45.4	39.6
Unknown	5	0.3	0.2	4,455	0.5	0.3	4	0.5	0.3	2,469	0.6	0.5	0.2
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1,640	100.0	100.0	933,654	100.0	100.0	775	100.0	100.0	443,523	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during 2022 was good and excellent in 2023. While the volume of lending was greater during 2022, the overall conclusion is excellent due to the strength of performance during 2023.

UB's lending in low-income tracts in 2022 (6.5%) exceeded the percentage of owner-occupied units (4%) and the aggregate lending level (4.5%) in the assessment area. The bank's lending in moderate-income tracts (20.7%) was comparable to both the percentage of owner-occupied units (18.6%) in the area and the aggregate lending level (19.8%). Overall UB's performance in 2022 is considered good.

In 2023, the bank's performance is stronger than its performance in 2022 and is considered excellent overall. During the year, the bank's lending in low-income tracts (11.8%) was significantly greater than both the percentage of owner-occupied housing units (3.9%) and the aggregate lending level (5.2%). In moderate-income tracts, bank lending (29%) was also greater than the percentage of owner-occupied housing units (19%) and the aggregate lending level (21%).

Refinance
The geographic distribution of refinance lending is adequate overall. Performance during 2022 was adequate and poor in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's lending in low-income tracts in 2022 (4%) mirrored the percentage of owner-occupied units (4%) and lagged the aggregate lending level (4.7%) in the assessment area. The bank's lending in moderate-income tracts (13.3%) lagged both the percentage of owner-occupied units (18.6%) in the area and the aggregate lending level (19.2%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is poor. During the year, the bank's lending in low-income tracts (2.4%) was significantly less than both the percentage of owner-occupied housing units (3.9%) and the aggregate lending level (4.5%). In moderate-income tracts, bank lending (10.7%) was also significantly less than the percentage of owner-occupied housing units (19%) and the aggregate lending level (20.6%).

Home Improvement
The geographic distribution of home improvement lending is good. The performance during 2022 was adequate and good in 2023. While the volume of lending was greater during 2022, the overall conclusion is good due to the strength of performance during 2023.

UB's lending in low-income tracts in 2022 (1.6%) lagged the percentage of owner-occupied units (4%) and the aggregate lending level (2.4%) in the assessment area. The bank's lending in moderate-income tracts (11.5%) also lagged both the percentage of owner-occupied units (18.6%) in the area and the aggregate lending level (13%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is stronger than in 2022 and is considered good overall. During the year, the bank's lending in low-income tracts (2.8%) was less than the percentage of owner-occupied housing units (3.9%) but comparable to the aggregate lending level (2.7%). In moderate-income tracts, bank lending (15.3%) was also less than the percentage of owner-occupied housing units (19%) but exceeded the aggregate lending level (14.3%).

Small Business Lending

The geographic distribution of small business lending is good. When considering performance by year, the bank's performance during 2022 is excellent and good during 2023. While the volume of lending was greater during 2022, the overall conclusion is good due to the strength of performance during 2023.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Washington-Arlington-Alexandria, DC-VA-MD-WV

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	24	6.0	4.8	4,526	3.8	4.6	19	5.8	4.6	3,501	4.1	4.4	5.1
Moderate	94	23.5	19.2	22,619	19.1	18.6	69	21.0	18.9	15,120	17.8	19.1	19.7
Middle	123	30.8	35.1	37,361	31.6	35.3	98	29.9	35.8	22,256	26.3	34.7	34.3
Upper	153	38.3	40.2	51,944	44.0	40.6	137	41.8	39.8	41,214	48.6	40.7	39.9
Unknown	6	1.5	0.6	1,712	1.4	0.8	5	1.5	0.6	2,684	3.2	1.0	1.0
Tract-Unk	0	0.0	0.2	0	0.0	0.1	0	0.0	0.2	0	0.0	0.0	
Total	400	100.0	100.0	118,162	100.0	100.0	328	100.0	100.0	84,775	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered excellent overall. Bank lending in low-income tracts (6%) exceeded both the percentage of area businesses in such tracts (5%) and the aggregate lending level (4.8%). Bank lending in moderate-income tracts (23.5%) also exceeded both the percentage of area businesses in such tracts (19.7%) and the aggregate lending level (19.2%).

UB's performance during 2023 is considered good overall. Bank lending in low-income tracts (5.8%) exceeded both the percentage of area businesses in such tracts (5.1%) and the aggregate lending level (4.6%). Bank lending in moderate-income tracts (21%) also exceeded both the percentage of area businesses in such tracts (19.7%) and the aggregate lending level (18.9%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall. Performance for HMDA lending is considered good while small business lending is adequate. Greater weight is placed on HMDA lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is excellent, refinance performance is adequate, and home improvement performance is good. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Washington-Arlington-Alexandria, DC-VA-MD-WV

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	82	7.7	7.6	21,291	3.2	3.6	64	11.0	7.2	16,408	4.7	3.3	21.8
Moderate	287	27.0	21.1	103,639	15.4	14.5	178	30.5	21.6	67,207	19.3	15.0	16.9
Middle	216	20.3	21.6	110,386	16.4	19.6	166	28.5	22.4	79,789	22.9	20.5	20.3
Upper	439	41.3	32.6	394,332	58.4	45.7	144	24.7	29.3	146,975	42.2	41.6	41.0
Unknown	40	3.8	17.1	45,420	6.7	16.6	31	5.3	19.6	37,988	10.9	19.6	0.0
Total	1,064	100.0	100.0	675,068	100.0	100.0	583	100.0	100.0	348,367	100.0	100.0	100.0
Refinance Loans													
Low	19	7.7	13.1	3,935	2.9	7.4	9	10.7	12.7	1,532	3.8	7.5	21.8
Moderate	51	20.6	21.3	12,992	9.6	15.9	5	6.0	22.0	444	1.1	16.0	16.9
Middle	23	9.3	22.5	8,664	6.4	20.9	18	21.4	23.2	3,657	9.0	19.7	20.3
Upper	150	60.5	28.8	109,325	80.4	40.1	47	56.0	29.6	22,082	54.1	36.8	41.0
Unknown	5	2.0	14.3	996	0.7	15.6	5	6.0	12.5	13,119	32.1	20.0	0.0
Total	248	100.0	100.0	135,912	100.0	100.0	84	100.0	100.0	40,834	100.0	100.0	100.0
Home Improvement Loans													
Low	21	8.3	6.0	1,474	3.5	3.6	7	9.7	7.1	280	1.8	3.8	21.8
Moderate	36	14.3	15.9	3,302	7.7	10.5	8	11.1	19.6	777	5.1	12.4	16.9
Middle	43	17.1	26.3	5,063	11.9	21.0	17	23.6	27.1	2,057	13.5	21.4	20.3
Upper	142	56.3	49.3	30,298	71.0	61.5	37	51.4	43.3	10,997	72.1	58.9	41.0
Unknown	10	4.0	2.6	2,556	6.0	3.5	3	4.2	2.9	1,150	7.5	3.4	0.0
Total	252	100.0	100.0	42,693	100.0	100.0	72	100.0	100.0	15,261	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	126	7.8	8.9	27,237	3.1	4.5	82	10.6	8.1	18,352	4.5	3.8	21.8
Moderate	382	23.5	20.4	121,430	14.0	14.6	194	25.1	21.4	68,533	16.7	14.9	16.9
Middle	290	17.8	22.3	124,979	14.4	19.8	207	26.8	23.3	86,328	21.0	20.4	20.3
Upper	771	47.4	33.3	545,604	62.8	44.9	250	32.4	31.0	185,853	45.2	41.7	41.0
Unknown	56	3.4	15.1	49,012	5.6	16.2	39	5.1	16.2	52,257	12.7	19.1	0.0
Total	1,625	100.0	100.0	868,262	100.0	100.0	772	100.0	100.0	411,323	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is excellent overall, as the bank's performance is excellent during both 2022 and 2023.

During 2022, the bank's performance is considered excellent. UB's lending to low-income borrowers (7.7%) lagged the percentage of low-income families (21.7%) but approximated the aggregate lending level (7.6%). Bank lending to moderate-income borrowers (27%) exceeded the percentage of moderate-income families (16.7%) and the aggregate lending level (21.1%). Performance in 2023 is similar.

Refinance
The borrower distribution of refinance lending is adequate overall. Performance during 2022 was adequate and poor in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's refinance performance during 2022 is considered adequate. Bank lending to low-income borrowers (7.7%) lagged both the percentage of low-income families (21.7%) and the aggregate lending level (13.1%). Bank lending to moderate-income borrowers (20.6%) exceeded the percentage of moderate-income families (16.7%) but was slightly less than the aggregate lending level (21.3%).

UB's refinance performance during 2023 is considered poor. UB's lending to low-income borrowers (10.7%) lagged both the percentage of low-income families (21.8%) and the aggregate lending level (12.7%) in the AA. Bank lending to moderate-income borrowers (6%) significantly lagged both the percentage of area moderate-income families (16.9%) and the aggregate lending level (22%).

Home Improvement
The borrower distribution of home improvement lending is good. The performance during 2022 was good and adequate in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's home improvement performance during 2022 is considered good. Bank lending to low-income borrowers (8.3%) lagged the percentage of low-income families (21.7%) but exceeded the aggregate lending level (6%). UB's lending to moderate-income borrowers (14.3%) was similar to both the percentage of moderate-income families (16.7%) and the aggregate lending level (15.9%).

UB's home improvement performance during 2023 is considered adequate. UB's lending to low-income borrowers (9.7%) lagged the percentage of low-income families (21.8%) but exceeded the aggregate lending level (7.1%) in the AA. However, bank lending to moderate-income borrowers (11.1%) significantly lagged both the percentage of area moderate-income families (16.9%) and the aggregate lending level (19.6%).

Small Business Lending

The borrower distribution performance of home mortgage lending is adequate overall. When considering performance by year, the bank's performance during 2022 and 2023 are both adequate.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Washington-Arlington-Alexandria, DC-VA-MD-WV

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	152	38.0	51.9	31,632	26.8	34.4	130	39.6	55.2	25,042	29.5	34.8	91.8
Over $1 Million	215	53.8		81,065	68.6		180	54.9		55,245	65.2		7.4
Revenue Unknown	33	8.3		5,465	4.6		18	5.5		4,488	5.3		0.9
Total	400	100.0		118,162	100.0		328	100.0		84,775	100.0		100.0
By Loan Size													
$100,000 or Less	158	39.5	95.8	6,186	5.2	47.4	147	44.8	96.5	6,365	7.5	51.4	
$100,001 - $250,000	78	19.5	2.2	13,909	11.8	13.2	72	22.0	1.9	13,594	16.0	12.6	
$250,001 - $1 Million	164	41.0	2.0	98,067	83.0	39.3	109	33.2	1.7	64,816	76.5	36.0	
Total	400	100.0	100.0	118,162	100.0	100.0	328	100.0	100.0	84,775	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	81	53.3		2,816	8.9		76	58.5		2,804	11.2		
$100,001 - $250,000	25	16.4		4,214	13.3		21	16.2		3,854	15.4		
$250,001 - $1 Million	46	30.3		24,602	77.8		33	25.4		18,384	73.4		
Total	152	100.0		31,632	100.0		130	100.0		25,042	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (38%) lagged both the percentage of area businesses having revenues of $1 million or less (91.8%) and the aggregate lenders' percentage of such lending (51.9%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 39.5% of the bank's small business loans were in amounts of $100,00 or less compared to 95.8% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided a relatively high level of CD loans in this assessment area during the evaluation period.

Community Development Loans Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate Area		
Community Development Purpose	**#**	**$000**
Affordable Housing	7	16,251
Community Services	13	27,370
Economic Development	3	18,050
Revitalization and Stabilization	1	3,000
Total Loans	**24**	**64,671**

The loans shown in the preceding table directly benefit the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate area.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory in the Washington-Arlington-Alexandria Multistate area. Factors supporting this conclusion includes:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

In addition to the previously described investments that benefit regional or statewide areas, including the multistate assessment area, seven investments directly benefit the Washington-Arlington-Alexandria, DC-VA-MD-WV multistate area totaling $11.2 million for the evaluation period. These investments demonstrate good responsiveness to the affordable housing and economic development needs in the multistate area.

The bank made qualified investments in the form of donations totaling $889,000. The majority of donations focused on community services targeted toward low- and moderate-income individuals, the promotion of economic development, and the support of affordable housing efforts, which are needed in the assessment area.

Investments, Grants, Donations Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	6	11,035
Community Services	-	-
Economic Development	1	156
Revitalization and Stabilization	-	-
Donations & Grants	90	889
Total	**97**	**12,081**

SERVICE TEST

The bank's Service Test performance in the Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate MSA is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- Changes in branch locations has generally not affected accessibility during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are accessible to the bank's various geographies and to individuals of different income levels in the assessment area. The following table reflects the geographic distribution of the bank's branches and ATMs by census tract income level.

Washington-Arlington-Alexandria, DC-VA-MD-WV				
Tract Income Levels	**Branches**		**ATMs**	
	#	**%**	**#**	**%**
Low	4	7.0%	4	5.9%
Moderate	14	24.6%	19	27.9%
Middle	15	26.3%	18	26.5%
Upper	24	42.1%	27	39.7%
Unknown	-	-	-	-
Totals	*57*	*100%*	*68*	*100%*

Distribution of the bank's branching network in the multistate area is accessible as 8.4% and 22.7% of households are located in low- and moderate-income census tracts, respectively.

Changes in Branch Locations

The bank's record of opening and closing branches within the assessment area generally did not adversely affect the accessibility of its delivery systems, particularly to low- and moderate-income people and areas.

The bank has closed four branches in the assessment area during the evaluation period, of which, one branch was in a moderate-income census tract, two were in middle-income census tracts, and one was in an upper-income census tract. The closure of the branch offices has not adversely affected the ability to conduct banking activities within the respective geography. Appendix F provides additional details about the branches acquired and closed during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank was a leader in providing community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the assessment area.

CRA Service Type Washington-Arlington-Alexandria, DC-VA-MD-WV Multistate Area	# Activities
Affordable Housing	15
Community Services	68
Economic Development	16
Revitalize & Stabilization	4
Total Services	**103**

Approximately 396 bank employees provided more than 6,050 hours of community development services during the evaluation period for 103 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

COMMONWEALTH OF VIRGINIA

CRA RATING FOR VIRGINIA[2]: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is good.
- The bank's distribution of loans among borrowers of different incomes and businesses of different sizes is good.
- The bank makes an adequate level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are reasonably accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank's record of opening and closing branches improved the accessibility of its delivery systems, particularly to low- and moderate-income people or areas.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

SCOPE OF EXAMINATION

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022 to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[2] For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the Richmond, VA assessment area.

Limited-scope review procedures were used for the following assessment areas.

- Charlottesville, VA
- Essex, VA NonMSA
- Harrisonburg-Staunton-Stuarts Draft, VA MSA
- Louisa, VA NonMSA
- Lynchburg, VA
- Northumberland, VA NonMSA
- Shenandoah, VA NonMSA
- Winchester, VA

Appendix C lists the geographic composition of each of the bank's assessment areas.

The bank's performance rating within Virginia is based primarily on its performance in its one full-scope AA along with activities that take place at the statewide or institutional level. Performance within the limited-scope review assessment areas was reviewed to determine if the bank's performance exceeds, is consistent, or below its performance in the overall state. Appendices A and B include information about the evaluation's scope and statewide ratings.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN VIRGINIA

The bank delineates nine of its 39 AAs and operates 37 of its 218 branches in the Commonwealth of Virginia.

On a combined basis, Virginia assessment areas account for 13.6% of the bank's combined 2022 and 2023 lending (dollar volume), 17% of branches, and 9.3% of deposit volume. Information about loan volume, branches, and deposits are included in Appendix D of this report.

As of 2024, UB ranked 11 out of 82 financial institutions in local deposit market share according to data compiled by the FDIC and held 1.4% of the commonwealth's deposits.

According to 2020 ACS data, the bank's combined assessment areas within Virginia have a population of 1,993,434, including 482,705 families. Of area families, 19.1% are low-income, 17.8% are moderate-income, 21.2% are middle-income, and 41.9% are upper-income. Within these assessment areas, the owner-occupancy rate equals 61.1%, and 6.5% of families live below the poverty level.

The following table details the median family income data for UB's assessment areas in Virginia.

MSA and	Median Family Incomes	
Statewide NonMSA Area	2015	2020
Richmond, VA	$84,897	$93,645
Charlottesville, VA	$90,358	$99,797
Essex, VA NonMSA	$58,347	$60,506
Harrisonburg-Staunton-Waynesboro, VA MSA	$66,209	$72,930
Louisa, VA NonMSA	$73,910	$79,821
Lynchburg, VA	$59,609	$64,282
Northumberland, VA NonMSA	$67,339	$66,061
Shenandoah, VA NonMSA	$64,964	$67,612
Winchester, VA	$82,173	$87,027
NonMSA Virginia	$56,327	$61,219
Virginia	$85,647	$93,284

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE COMMONWEALTH OF VIRGINIA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory overall in the Commonwealth of Virginia. Factors supporting this conclusion include:

- The volume of lending activity reflects a good level of responsiveness within Virginia.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered good overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made an adequate level of community development loans within Virginia during the evaluation period.

Lending Activity

Geographic Area	Lending Activity Conclusions
Richmond, VA	Good
OVERALL	**Good**

During 2022 and 2023, the bank reported 1,154 HMDA loans totaling $371.8 million, 770 small business loans totaling $136.5 million, and 57 small farm loans totaling $7 million within the statewide assessment areas.

UB's lending as measured by number and dollar volume within the assessment areas (16.8% and 13.6%, respectively) exceeds the proportion of bank deposits (9.3%) within the state and is equivalent to the percentage of area branches (17%).

According to 2023 aggregate data, UB ranked 22 out of 676 reporters in HMDA lending with a 1.1% market share, and it ranked 14 out of 155 reporters in small business/small farm lending volume with a less than 1% market share.

When weighing the different products, greater weight is placed on HMDA for both 2022 and 2023 due to the volume of lending by both number and dollar.

Geographic Distribution of Loans

Geographic Area	Geographic Distribution Conclusions
Richmond, VA	Good
OVERALL	**Good**

The bank's overall geographic distribution of lending within Virginia reflects good distribution among the different census tracts and dispersion throughout the AAs.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance.

Lending To Borrowers of Different Incomes and To Businesses of Different Sizes

Geographic Area	Borrower Distribution Conclusions
Richmond, VA	Good
OVERALL	**Good**

The bank's lending within Virginia has an overall good penetration among individuals of different income levels and businesses of different sizes.

Community Development Lending

Geographic Area	Community Development Lending Conclusions
Richmond, VA	Adequate
OVERALL	**Adequate**

The bank faces no constraints relative to its size and business strategy in making community development loans. Information from individuals knowledgeable of the bank's assessment areas and review of the performance evaluations from other banks indicate that community development opportunities are readily available within the Richmond, VA assessment area.

Community Development Loans Virginia		
Community Development Purpose	**#**	**$000**
Affordable Housing	4	22,800
Community Services	1	4,000
Economic Development	-	-
Revitalization and Stabilization	2	3,573
Total Loans	**7**	**30,373**

The bank provided seven community development loans within the Commonwealth of Virginia, of which three were originated in the Richmond, VA AA and four were originated within the state's limited scope areas.

Additional details of specific Richmond, VA AA community development lending activity are included in the respective assessment area.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Commonwealth of Virginia. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- UB exhibits good responsiveness to the credit and CD needs of its assessment areas.

Geographic Area	Investment Test Ratings
Richmond, VA	High Satisfactory
OVERALL	**High Satisfactory**

The following table summarizes the total of qualified investment, grant, and donation activity of the bank that specifically benefitted the statewide Virginia area and the Virginia AAs. The bank's investment activity consisted primarily of LIHTC project investments and some CDFI investments, while its donation activity covered a broad range of community development purposes.

Investments, Grants, Donations Virginia		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	6	13,454
Community Services	-	-
Economic Development	1	100
Revitalization and Stabilization	-	-
Donations & Grants	55	254
Total	**62**	**13,808**

Qualified investments and donations that benefit multiple assessment areas within the state include the following.

- $8 million in LIHTC projects invested through two different funds that impact multiple assessment areas in the Commonwealth. The funds facilitate the development and financing of affordable housing utilizing the federal LIHTC program.

As previously noted, the bank also maintains additional qualified investments that benefited multiple states/multistates including the Commonwealth of Virginia. The presence of these institutional-level qualified investments, which benefit areas within Virginia, coupled with the qualified investments that specifically benefit Virginia assessment areas, was considered in reaching the overall conclusion.

Additional details of specific assessment area qualified investment activity are included in the applicable assessment areas.

SERVICE TEST

The bank's Service Test performance in the Commonwealth of Virginia is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- Changes in branch locations has improved accessibility during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Geographic Area	Service Test Rating
Richmond, VA	Low Satisfactory
OVERALL	High Satisfactory

In reaching the overall statewide performance conclusions, equal weight was placed on the bank's statewide performance in the Commonwealth of Virginia. Performance for the limited-scope assessment areas are generally above the Richmond, VA assessment area rating.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Geographic Area	Delivery System Conclusions
Richmond, VA	Reasonably Accessible
OVERALL	**Reasonably Accessible**

Branch locations and alternative delivery systems, such as drive-through facilities and online and mobile banking, within Virginia are reasonably accessible to the bank's various geographies and to households and businesses of different income levels in each AA.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	1	2.7%	1	2.7%
Moderate	5	13.5%	3	8.1%
Middle	23	62.2%	25	67.6%
Upper	8	21.6%	8	21.6%
Unknown	-	-	-	-
Totals	*37*	*100%*	*37*	*100%*

The bank maintains 37 full-service branch offices in Virginia, of which six are within low- and moderate-income census tracts.

Changes in Branch Locations

Geographic Area	Changes in Branch Locations Conclusions
Richmond, VA	Improved
OVERALL	**Improved**

The bank opened one branch and closed one branch in the Commonwealth of Virginia during the evaluation period. Within the Richmond, VA assessment area, the bank opened one branch in a moderate-income census tract, ultimately driving the overall conclusion for the state. Additionally, the bank closed a branch in the Winchester, VA limited-scope assessment area which was located in a middle-income census tract.

Reasonableness of Business Hours and Retail Services

Geographic Area	Reasonableness of Hours and Services Conclusions
Richmond, VA	Do Not Vary to Inconvenience
OVERALL	**Do Not Vary to Inconvenience**

The bank's products, services, and business hours do not vary in a way that inconveniences its AAs, particularly LMI geographies and/or LMI individuals. Lobby business hours and drive-through services are relatively consistent across the bank's assessment areas. Branches are generally open eight hours a day Monday through Friday, and drive-through hours are typically extended further into the evening along with Saturday morning hours. Branch offices provide the same products and services within the state's AAs.

Community Development Services

The institution is a leader in providing community development services in the Commonwealth of Virginia. The bank provided numerous CD service activities statewide and across Virginia beyond the Richmond, VA assessment area leading to the overall conclusion.

Geographic Area	Community Development Service Conclusions
Richmond, VA	Adequate
OVERALL	**Leader**

Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the Richmond, VA assessment area.

CRA Service Type Virginia	# Activities
Affordable Housing	14
Community Services	52
Economic Development	4
Revitalize & Stabilization	4
Total Services	**74**

The bank provided CD service activities to five different organizations that impacted the greater statewide area. The following service activities are an example of activities included in the table above that benefit multiple assessment areas within the Commonwealth of Virginia:

- Assistive Technology Loan Fund Authority- A bank employee sits on the board of the loan fund, which provides funding for low- and moderate-income individuals with disabilities statewide.
- Housing Opportunities Made Equal of Virginia- A banker provided financial literacy education to the clients of this non-profit, which offers equal access housing opportunities and housing stability to LMI individuals and families.
- Virginia Department of Housing and Community Development (DHCD)- A banker provided financial expertise for an affordable housing project in conjunction with the DHCD which promotes affordable housing across the state.

METROPOLITAN AREAS

(Full-scope review)

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE RICHMOND, VA ASSESSMENT AREA

The bank's Richmond, VA assessment area consists of Chesterfield County, Goochland County, Hanover County, Henrico County, King and Queen County, King William County, Powhatan County, and Richmond City. The bank operates 13 of its 218 (37 in Virginia) branches in the AA. During the review period the bank opened one branch in a moderate-income census tract.

As of 2024, UB ranked eight out of 28 financial institutions in local deposit market share according to data compiled by the FDIC and held 1.5% of the assessment area's deposits.

Community Contact

A local affordable housing official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that affordable housing demand outpaces available resources. Additionally, the lack of affordable housing development, restrictive zoning, and limited parking availability make access to affordable housing even more challenging. The contact stated that financial institutions were doing a good job in being partners with local organizations and being responsive to community needs. Further opportunities include financial literacy education, continued donations, and focus on affordable housing.

Demographic Data

2023 Richmond, VA 23 Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	24	8.6	15,175	5.7	4,671	30.8	51,900	19.5
Moderate	64	23.0	43,266	16.3	4,314	10.0	47,382	17.8
Middle	98	35.3	108,326	40.7	5,012	4.6	54,829	20.6
Upper	87	31.3	97,537	36.7	2,091	2.1	111,844	42.1
Unknown	5	1.8	1,651	0.6	401	24.3	0	0.0
Total AA	**278**	**100.0**	**265,955**	**100.0**	**16,489**	**6.2**	**265,955**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	31,295	8,371	3.0	26.7	20,024	64.0	2,900	9.3
Moderate	88,917	39,051	14.0	43.9	42,116	47.4	7,750	8.7
Middle	176,691	120,886	43.4	68.4	45,056	25.5	10,749	6.1
Upper	143,439	108,851	39.1	75.9	27,820	19.4	6,768	4.7
Unknown	4,515	1,345	0.5	29.8	2,687	59.5	483	10.7
Total AA	**444,857**	**278,504**	**100.0**	**62.6**	**137,703**	**31.0**	**28,650**	**6.4**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	2,847	5.0	2,581	4.9	248	6.6	18	3.8
Moderate	9,383	16.3	8,624	16.2	693	18.3	66	14.1
Middle	22,932	40.0	21,274	40.0	1,510	39.9	148	31.6
Upper	21,348	37.2	19,872	37.4	1,246	32.9	230	49.1
Unknown	890	1.6	798	1.5	86	2.3	6	1.3
Total AA	**57,400**	**100.0**	**53,149**	**100.0**	**3,783**	**100.0**	**468**	**100.0**
Percentage of Total Businesses:				**92.6**		**6.6**		**0.8**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	7	1.2	7	1.2	0	0.0	0	0.0
Moderate	67	11.1	67	11.4	0	0.0	0	0.0
Middle	263	43.4	254	43.1	8	53.3	1	100.0
Upper	268	44.2	261	44.2	7	46.7	0	0.0
Unknown	1	0.2	1	0.2	0	0.0	0	0.0
Total AA	**606**	**100.0**	**590**	**100.0**	**15**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**97.4**		**2.5**		**0.2**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Richmond, VA AA has a population of 1,115,004, including 265,955 families. The median housing value is $258,905, while the median gross rent is $1,164. Within the assessment area, the owner-occupancy rate equals 62.6%, which is slightly above the state rate of 60%. 6.2% of families live below the poverty level, which is slightly below the rate for Virginia (6.8%).

The AA's median family income ($93,645) experienced a greater percent change in increase from 2015 to 2020 than the overall state level. All counties and cities that make up the assessment area also experienced an increase in median family income, notably the City of Richmond and King and Queen County had significant increases.

Richmond, VA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Chesterfield County, VA	328,176	364,548	11.1%
Goochland County, VA	21,721	24,727	13.8%
Hanover County, VA	101,340	109,979	8.5%
Henrico County, VA	318,864	334,389	4.9%
King and Queen County, VA	7,106	6,608	-7.0%
King William County, VA	16,097	17,810	10.6%
Powhatan County, VA	28,207	30,333	7.5%
Richmond city, VA	213,735	226,610	6.0%
Richmond, VA MSA	1,223,972	1,314,434	7.4%
Virginia	8,256,630	8,631,393	4.5%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the assessment area increased from 2015 to 2020 and increased within the counties making up the AA as well, with the exception of King and Queen County.

Richmond, VA Employees by Industry								
	2022 - Q4	2023 - Q1	2023 - Q2	2023 - Q3	2023 - Q4	2024 - Q1	2024 - Q2	2024 - Q3
Government								
Government Total, all industries	90,641	90,996	91,881	91,512	93,843	94,771	95,612	94,549
Private Sector								
Private Sector Total, all industries	489,446	482,778	490,157	492,382	492,247	486,850	496,806	498,388
Agriculture, forestry, fishing and hunting	528*	721*	909*	805*	754*	818*	960*	904*
Mining, quarrying, and oil and gas extraction	212*	261*	272*	282*	280*	287*	297*	302*
Utilities	1,329*	1,334*	1,312*	1,213*	1,232*	1,323*	1,330*	1,346*
Construction	35,494	35,165	35,848	36,008	35,866	34,890	36,324	36,851
Manufacturing	26,721	26,573	26,811	25,977*	25,979*	25,805	26,050	26,030
Wholesale trade	21,174*	21,398*	21,405*	21,563*	21,618*	21,011*	21,172*	21,148*
Retail Trade	57,349	55,387	55,832	55,855	57,245	55,875	56,097	55,896
Transportation and warehousing	27,703*	26,559*	26,700*	27,062*	30,057*	29,463	29,533	29,896
Information	5,534*	5,970*	6,035*	5,969*	5,908*	5,697*	5,761*	5,437*
Finance and insurance	27,609*	26,251*	25,479*	27,231*	25,689*	25,192*	24,722*	24,807*
Real estate and rental and leasing	10,710*	10,572*	10,792*	10,935*	11,014*	11,010*	11,331*	11,467*
Professional and technical services	41,745	42,036	42,150*	41,637	41,375*	41,475*	41,513*	41,839*
Management of companies and enterprises	21,424*	21,449*	21,730*	20,852*	20,759*	20,916*	20,934*	21,076*
Administrative and waste services	41,513*	38,165*	38,280*	38,684*	38,853*	39,601	40,808	40,694
Educational services	8,893*	9,045*	8,953*	8,727*	9,368*	9,575*	9,594*	9,165*
Health care and social assistance	74,507*	75,499*	75,610*	77,775*	77,378*	78,044*	79,060*	80,375*
Arts, entertainment, and recreation	11,278*	10,866*	13,248*	14,982*	11,180*	11,078*	14,698*	14,980*
Accommodation and food services	44,183*	44,480*	46,010*	46,058*	44,999*	45,483*	46,960*	46,204*
Other services, except public administration	18,565	18,614	19,078	19,209	19,379	19,153	19,294*	19,481*
Public administration	0	0	0	0	0	0	0	0
Unclassified	2,450*	1,793*	1,277*	1,500*	1,247*	1,191*	1,153	1,283
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the health care and social assistance, retail trade and professional and technical services and accommodation and food services industries.

Richmond, VA Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Chesterfield County, VA	6.1%	3.6%	2.7%	2.7%	2.8%
Goochland County, VA	4.9%	3.0%	2.5%	2.6%	2.8%
Hanover County, VA	5.1%	2.9%	2.3%	2.4%	2.5%
Henrico County, VA	6.8%	3.9%	2.7%	2.8%	2.9%
King and Queen County, VA	5.9%	3.4%	2.7%	2.7%	2.9%
King William County, VA	5.4%	3.2%	2.5%	2.5%	2.6%
Powhatan County, VA	4.6%	2.6%	2.3%	2.4%	2.3%
Richmond city, VA	8.6%	5.0%	3.0%	3.1%	3.2%
Richmond, VA MSA	6.8%	4.0%	2.8%	2.8%	3.0%
Virginia	6.5%	3.8%	2.7%	2.7%	2.9%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA. The assessment area's unemployment rates are generally consistent across the counties and cities that make up the AA.

Richmond, VA Housing Cost Burden						
	Cost Burden - Renters			Cost Burden - Owners		
Area	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Chesterfield County, VA	83.7%	52.3%	42.9%	63.5%	36.1%	17.1%
Goochland County, VA	55.3%	22.6%	31.6%	58.0%	35.6%	16.8%
Hanover County, VA	74.6%	41.5%	38.6%	47.3%	38.6%	14.4%
Henrico County, VA	84.4%	53.9%	45.5%	64.0%	38.3%	18.6%
King and Queen County, VA	62.5%	20.9%	25.1%	72.2%	21.1%	20.7%
King William County, VA	57.6%	12.5%	29.9%	56.2%	37.6%	20.3%
Powhatan County, VA	72.9%	47.8%	39.9%	53.6%	18.0%	12.1%
Richmond city, VA	76.5%	46.4%	48.6%	71.6%	44.2%	25.9%
Richmond, VA MSA	78.5%	46.6%	45.2%	62.1%	35.8%	18.7%
Virginia	77.1%	47.8%	42.1%	61.2%	35.6%	18.9%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

There is variability within the underlying localities within the assessment area for both renters and owners. Goochland County and King William County have the lowest burden for renters, while Hanover County and Powhatan County have the lowers burden for homeowners.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE RICHMOND, VA ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered good overall in the assessment area. Factors supporting this conclusion include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered good overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made an adequate level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 751 HMDA loans totaling $269.7 million, 297 small business loans totaling $64.1 million, and 14 small farm loans totaling $2 million in the assessment area.

The bank's lending as measured by number and dollar volume within the assessment area (9% and 8.8%, respectively) exceeded the proportion of bank deposits (3.3%) within the assessment area and the percentage of area branches (6%).

According to 2023 aggregate data, UB ranked 22 out of 541 reporters in HMDA lending with a 1.3% market share, and it ranked 15 out of 129 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Richmond, VA assessment area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall. Geographic distribution performance is considered good for HMDA lending and for small business lending. In reaching an overall conclusion, heavier weight is placed on HMDA products as the volume of lending was greater.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered good overall. Performance of the bank's home purchase and refinance loans is good, while home improvement performance is poor. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Richmond, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	7	3.2	3.7	1,980	2.3	2.4	19	7.9	3.8	4,681	4.9	2.4	3.0
Moderate	41	18.6	18.2	9,832	11.3	13.6	55	22.8	19.4	15,018	15.6	14.7	14.0
Middle	71	32.3	40.6	25,341	29.2	37.5	83	34.4	40.4	28,775	29.8	37.8	43.4
Upper	101	45.9	37.1	49,494	57.1	46.2	82	34.0	36.2	47,523	49.3	44.9	39.1
Unknown	0	0.0	0.5	0	0.0	0.4	2	0.8	0.2	477	0.5	0.1	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	220	100.0	100.0	86,647	100.0	100.0	241	100.0	100.0	96,474	100.0	100.0	100.0
Refinance Loans													
Low	5	4.6	3.5	675	1.4	2.2	6	8.1	4.6	1,739	8.7	3.4	3.0
Moderate	13	11.9	16.4	2,264	4.9	12.4	19	25.7	18.8	4,002	20.0	15.4	14.0
Middle	41	37.6	43.1	13,852	29.7	39.1	28	37.8	44.0	6,157	30.8	42.6	43.4
Upper	50	45.9	36.7	29,848	64.0	46.2	20	27.0	32.2	7,720	38.7	38.2	39.1
Unknown	0	0.0	0.2	0	0.0	0.2	1	1.4	0.4	348	1.7	0.4	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	109	100.0	100.0	46,639	100.0	100.0	74	100.0	100.0	19,966	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	1.5	0	0.0	1.2	1	3.6	2.0	100	3.1	1.5	3.0
Moderate	3	6.1	8.7	398	6.2	6.1	1	3.6	10.7	21	0.6	7.8	14.0
Middle	20	40.8	37.9	2,356	36.8	32.4	12	42.9	40.0	979	30.1	32.1	43.4
Upper	26	53.1	51.7	3,649	57.0	60.2	14	50.0	47.2	2,154	66.2	58.4	39.1
Unknown	0	0.0	0.2	0	0.0	0.1	0	0.0	0.2	0	0.0	0.2	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	49	100.0	100.0	6,403	100.0	100.0	28	100.0	100.0	3,254	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	17.4	0	0.0	4.2	0	0.0	9.3	0	0.0	13.8	13.7
Moderate	1	100.0	39.9	6,325	100.0	47.7	1	100.0	46.3	925	100.0	42.9	28.7
Middle	0	0.0	20.3	0	0.0	26.6	0	0.0	14.8	0	0.0	26.3	32.5
Upper	0	0.0	18.8	0	0.0	21.2	0	0.0	29.6	0	0.0	17.0	22.2
Unknown	0	0.0	3.6	0	0.0	0.4	0	0.0	0.0	0	0.0	0.0	2.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	6,325	100.0	100.0	1	100.0	100.0	925	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	12	3.0	3.5	2,655	1.8	2.5	26	7.3	3.6	6,520	5.3	2.9	3.0
Moderate	59	15.0	16.6	18,844	12.8	15.8	77	21.6	17.9	20,026	16.4	15.5	14.0
Middle	139	35.3	41.0	42,192	28.6	36.7	128	35.9	41.2	36,398	29.8	37.8	43.4
Upper	184	46.7	38.6	83,642	56.8	44.8	123	34.5	37.1	58,575	47.9	43.7	39.1
Unknown	0	0.0	0.4	0	0.0	0.3	3	0.8	0.2	825	0.7	0.2	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	394	100.0	100.0	147,333	100.0	100.0	357	100.0	100.0	122,344	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is good overall. Performance during 2022 was good and excellent in 2023, with lending in 2022 being weighted more heavily due to the strength of performance during that year.

UB's lending in low-income tracts in 2022 (3.2%) was comparable to the percentage of owner-occupied units (3%) and slightly below the aggregate lending level (3.7%) in the assessment area. The bank's lending in moderate-income tracts (18.6%) exceeded the percentage of owner-occupied units (14%) in the area and was comparable to the aggregate lending level (18.2%). Overall UB's performance in 2022 is considered good.

In 2023, the bank's performance is stronger than its performance in 2022 and is considered excellent overall. During the year, the bank's lending in low-income tracts (7.9%) was significantly greater than both the percentage of owner-occupied housing units (3%) and the aggregate lending level (3.8%). In moderate-income tracts, bank lending (22.8%) was also greater than the percentage of owner-occupied housing units (14%) and the aggregate lending level (19.4%).

Refinance
The geographic distribution of refinance lending is good overall. Performance during 2022 was adequate and excellent in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's lending in low-income tracts in 2022 (4.6%) exceeded both the percentage of owner-occupied units (3%) and the aggregate lending level (3.5%) in the assessment area. The bank's lending in moderate-income tracts (11.9%) lagged both the percentage of owner-occupied units (14%) in the area and the aggregate lending level (16.4%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is excellent. During the year, the bank's lending in low-income tracts (8.1%) was significantly greater than both the percentage of owner-occupied housing units (3%) and the aggregate lending level (4.6%). In moderate-income tracts, bank lending (25.7%) also significantly exceeded the percentage of owner-occupied housing units (14%) and the aggregate lending level (18.8%).

Home Improvement
The geographic distribution of home improvement lending is poor. The performance for both years was poor.

UB made no home improvement loans in low-income tracts in 2022. The bank's lending in moderate-income tracts (6.1%) lagged both the percentage of owner-occupied units (14%) in the area and the aggregate lending level (8.7%). Overall UB's performance in 2022 is considered poor.

In 2023, the bank's performance is also considered poor overall. During the year, the bank's lending in low-income tracts (3.6%) was above both the percentage of owner-occupied housing units (3%) and the aggregate lending level (2%). However, in moderate-income tracts, bank lending (3.6%) significantly lagged both the percentage of owner-occupied housing units (14%) and the aggregate lending level (10.7%).

Small Business Lending

The geographic distribution of small business lending is good. Both 2022 and 2023 lending performance is good.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography Assessment Area: Richmond, VA													
Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	11	6.9	4.2	2,111	6.2	5.9	5	3.6	4.0	2,198	7.3	4.6	5.0
Moderate	25	15.7	16.2	6,355	18.8	15.3	23	16.7	15.3	4,909	16.2	18.2	16.3
Middle	45	28.3	39.2	9,104	26.9	36.9	51	37.0	38.2	8,652	28.6	36.0	40.0
Upper	76	47.8	39.0	15,618	46.1	40.0	57	41.3	40.8	13,398	44.2	39.5	37.2
Unknown	2	1.3	1.1	663	2.0	1.7	2	1.4	1.4	1,140	3.8	1.5	1.6
Tract-Unk	0	0.0	0.3	0	0.0	0.2	0	0.0	0.3	0	0.0	0.1	
Total	159	100.0	100.0	33,851	100.0	100.0	138	100.0	100.0	30,297	100.0	100.0	100.0
Source: 2023 FFIEC Census Data *2023 Dun & Bradstreet Data* *2016-2020 U.S. Census Bureau: American Community Survey* *Note: Percentages may not total 100.0 percent due to rounding.*													

The bank's performance during 2022 is considered good. Bank lending in low-income tracts (6.9%) exceeded both the percentage of area businesses in such tracts (5%) and the aggregate lending level (4.2%). Bank lending in moderate-income tracts (15.7%) was comparable to both the percentage of area businesses in such tracts (16.5%) and the aggregate lending level (16.2%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall. Performance for HMDA lending is considered good while small business lending is adequate. Greater weight is placed on HMDA lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is good, while both refinance and home improvement lending performances are considered adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Richmond, VA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	10	4.5	6.9	2,068	2.4	3.9	21	8.7	5.5	4,678	4.8	2.9	19.5
Moderate	44	20.0	20.8	10,843	12.5	15.4	59	24.5	20.3	15,838	16.4	14.5	17.8
Middle	23	10.5	21.7	7,143	8.2	20.5	50	20.7	20.9	16,347	16.9	19.3	20.6
Upper	118	53.6	32.6	58,699	67.7	42.5	88	36.5	33.0	51,149	53.0	42.8	42.1
Unknown	25	11.4	17.9	7,894	9.1	17.8	23	9.5	20.2	8,462	8.8	20.6	0.0
Total	220	100.0	100.0	86,647	100.0	100.0	241	100.0	100.0	96,474	100.0	100.0	100.0
Refinance Loans													
Low	10	9.2	13.9	1,270	2.7	8.7	13	17.6	14.2	1,960	9.8	9.1	19.5
Moderate	16	14.7	24.6	2,781	6.0	20.2	22	29.7	25.2	4,683	23.5	21.4	17.8
Middle	16	14.7	20.2	3,618	7.8	19.9	14	18.9	21.7	4,136	20.7	21.3	20.6
Upper	59	54.1	25.1	37,543	80.5	33.8	22	29.7	23.3	8,217	41.2	28.8	42.1
Unknown	8	7.3	16.2	1,427	3.1	17.4	3	4.1	15.6	970	4.9	19.2	0.0
Total	109	100.0	100.0	46,639	100.0	100.0	74	100.0	100.0	19,966	100.0	100.0	100.0
Home Improvement Loans													
Low	1	2.0	6.3	125	2.0	4.3	0	0.0	7.7	0	0.0	4.7	19.5
Moderate	9	18.4	18.2	776	12.1	12.3	6	21.4	21.4	404	12.4	14.1	17.8
Middle	12	24.5	25.2	1,552	24.2	20.3	6	21.4	24.2	340	10.4	20.7	20.6
Upper	27	55.1	47.4	3,950	61.7	60.0	15	53.6	43.1	2,410	74.1	56.4	42.1
Unknown	0	0.0	2.9	0	0.0	3.1	1	3.6	3.7	100	3.1	4.1	0.0
Total	49	100.0	100.0	6,403	100.0	100.0	28	100.0	100.0	3,254	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	22	5.6	9.0	3,488	2.5	5.2	35	9.8	7.5	6,688	5.5	3.8	19.5
Moderate	71	18.1	21.5	14,500	10.3	15.4	88	24.7	21.3	20,945	17.3	15.4	17.8
Middle	56	14.2	21.4	12,909	9.2	20.2	73	20.5	21.7	20,982	17.3	19.6	20.6
Upper	211	53.7	31.7	100,790	71.5	40.9	133	37.4	32.4	63,272	52.1	41.5	42.1
Unknown	33	8.4	16.4	9,321	6.6	17.3	27	7.6	17.1	9,532	7.9	19.7	0.0
Total	393	100.0	100.0	141,008	100.0	100.0	356	100.0	100.0	121,419	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is good overall. Performance during 2022 was adequate and excellent in 2023, with lending in 2023 being weighted more heavily due to a larger volume of lending.

During 2022, the bank's performance is considered adequate. The bank's lending to low-income borrowers (4.5%) lagged both the percentage of low-income families (19.5%) and the aggregate lending level (6.9%). Bank lending to moderate-income borrowers (20%) exceeded the percentage of moderate-income families (17.8%) and approximated the aggregate lending level (20.8%).

During 2023, the bank's performance is stronger and considered excellent. The bank's lending to low-income borrowers (8.7%) lagged the percentage of low-income families (19.5%) but significantly exceeded the aggregate lending level (5.5%). Bank lending to moderate-income borrowers (24.5%) exceeded both the percentage of moderate-income families (17.8%) and the aggregate lending level (20.3%).

Refinance
The borrower distribution of refinance lending is adequate overall. Performance during 2022 was adequate and excellent in 2023. The strength of performance and significantly larger volume of lending during 2022 weighs more heavily driving the overall conclusion.

UB's refinance performance during 2022 is considered adequate. Bank lending to low-income borrowers (9.2%) lagged both the percentage of low-income families (19.5%) and the aggregate lending level (13.9%). Similarly, bank lending to moderate-income borrowers (14.7%) lagged the percentage of moderate-income families (17.8%) and the aggregate lending level (24.6%).

UB's refinance performance during 2023 is considered excellent. UB's lending to low-income borrowers (17.6%) lagged the percentage of low-income families (19.5%) but exceeded the aggregate lending level (14.2%) in the AA. Bank lending to moderate-income borrowers (29.7%) significantly exceeded both the percentage of area moderate-income families (17.8%) and the aggregate lending level (25.2%).

Home Improvement
The borrower distribution of home improvement lending is adequate. The performance during both 2022 and 2023 is adequate.

UB's home improvement performance during 2022 is considered adequate. Bank lending to low-income borrowers (2%) lagged both the percentage of low-income families (19.5%) and the aggregate lending level (6.3%). The bank's lending to moderate-income borrowers (18.4%) exceeded the percentage of moderate-income families (17.8%) and approximated the aggregate lending level (18.2%). Performance in 2023 is similar.

Small Business Lending

The borrower distribution performance of small business lending is good overall. Performance in 2022 is considered adequate and performance in 2023 is considered good. In reaching the overall conclusion, both years were weighted equally because of comparable lending dollar volumes.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Richmond, VA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	73	45.9	51.5	13,743	40.6	34.0	67	48.6	53.3	10,951	36.1	30.4	92.6
Over $1 Million	76	47.8		15,452	45.6		63	45.7		16,990	56.1		6.6
Revenue Unknown	10	6.3		4,656	13.8		8	5.8		2,356	7.8		0.8
Total	159	100.0		33,851	100.0		138	100.0		30,297	100.0		100.0
By Loan Size													
$100,000 or Less	76	47.8	94.6	4,138	12.2	39.5	64	46.4	94.8	2,998	9.9	41.6	
$100,001 - $250,000	39	24.5	2.7	6,980	20.6	14.3	35	25.4	2.6	6,701	22.1	14.0	
$250,001 - $1 Million	44	27.7	2.7	22,733	67.2	46.2	39	28.3	2.6	20,598	68.0	44.4	
Total	159	100.0	100.0	33,851	100.0	100.0	138	100.0	100.0	30,297	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	38	52.1		1,792	13.0		42	62.7		1,740	15.9		
$100,001 - $250,000	18	24.7		2,890	21.0		10	14.9		1,776	16.2		
$250,001 - $1 Million	17	23.3		9,061	65.9		15	22.4		7,435	67.9		
Total	73	100.0		13,743	100.0		67	100.0		10,951	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's performance is considered adequate. Bank lending to businesses with annual revenues of $1 million or less (45.9%) lagged both the percentage of area businesses having revenues of $1 million or less (92.5%) and the aggregate lenders' percentage of such lending (51.5%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 47.8% of the bank's small business loans were in amounts of $100,00 or less compared to 94.6% of such lending by the aggregate reporters.

During 2023, UB's performance is good. Bank lending to businesses with annual revenues of $1 million or less (48.6%) lagged both the percentage of area businesses having revenues of $1 million or less (92.6%) and the aggregate lenders' percentage of such lending (53.3%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 46.4% of the bank's small business loans were in amounts of $100,00 or less compared to 94.8% of such lending by the aggregate reporters.

Community Development Lending

The bank provided an adequate level of CD loans in this assessment area during the evaluation period. The bank originated three CD loans totaling approximately $19.4 million. One loan helped address affordable housing and the other two loans impacted revitalization and stabilization efforts in the assessment area.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Richmond, VA assessment area. Factors supporting this conclusion include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

The bank's investment activity in the Richmond, VA assessment area consisted of investments funding CDFI affordable housing funds and LIHTC project funds totaling $2.3 million. The bank made qualified investments in the form of donations totaling $85,000 of which, the majority focused on community services targeted to low- and moderate-income individuals, the promotion of economic development, and the support of affordable housing efforts.

Investments, Grants, Donations Richmond, VA Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	2	2,262
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	16	85
Total	**18**	**2,347**

The Richmond, VA AA investment test conclusion reflects UB's local qualified investments and donations along with its institutional and statewide qualified investment that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance is rated Low Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- Changes in branch locations has improved accessibility during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided an adequate level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	1	7.7%	-	-
Middle	6	46.2%	6	50.0%
Upper	6	46.2%	6	50.0%
Unknown	-	-	-	-
Totals	*13*	*100%*	*12*	*100%*

Distribution of the bank's branching network in the Richmond, VA AA is reasonably accessible as the bank has no branches in low-income census tracts and one branch in a moderate-income census tract out of 13 branches. 6.8% and 19.5% of households are located in low- and moderate-income census tracts, respectively.

Changes in Branch Locations

The bank's record of opening and closing branches within the assessment area improved the accessibility of its delivery systems, particularly to low- and moderate-income people and areas. The bank opened one branch without an ATM in the assessment area during the review period in a moderate-income census tract. The Richmond, VA assessment area now operates 13 full-service branches.

Appendix F provides additional details about the branches acquired and closed during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank provided an adequate level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the assessment area.

CRA Service Type Richmond, VA Assessment Area	# Activities
Affordable Housing	4
Community Services	8
Economic Development	1
Revitalize & Stabilization	0
Total Services	**13**

24 bank employees provided approximately 438 hours of community development services during the evaluation period for 13 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

VA METROPOLITAN AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN VIRGINIA METROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following table. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Investment Test	Service Test
Charlottesville, VA	Exceeds	Consistent	Exceeds
Harrisonburg-Staunton-Stuarts Draft, VA MSA	Consistent	Exceeds	Exceeds
Lynchburg, VA	Consistent	Consistent	Exceeds
Winchester, VA	Consistent	Below	Exceeds

VA NONMETROPOLITAN STATEWIDE AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN VIRGINIA NONMETROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings. In the case where the performance was considered below, the performance was at least adequate for the Essex, VA NonMSA and Northumberland, VA NonMSA assessment areas. The Louisa, VA NonMSA lending test performance is considered poor; however, the assessment area has no low- or moderate-income census tracts; therefore, performance is solely based on borrower distribution.

Assessment Area	Lending Test	Investment Test	Service Test
Essex, VA NonMSA	Below	Consistent	Consistent
Louisa, VA NonMSA	Below	Consistent	Exceeds
Northumberland, VA NonMSA	Below	Consistent	Exceeds
Shenandoah, VA NonMSA	Consistent	Consistent	Exceeds

STATE OF NORTH CAROLINA

CRA RATING FOR NORTH CAROLINA[3]: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is good.
- The bank's distribution of loans among borrowers of different incomes and businesses of different sizes is good.
- The bank makes an adequate level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are reasonably accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

SCOPE OF EXAMINATION

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[3] For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Raleigh-Durham-Cary, NC
- Wilmington, NC MSA
- Greenville-Kinston-Washington, NC

Limited-scope review procedures were used for the following assessment areas.

- Columbus, NC NonMSA
- Dare-Pasquotank, NC NonMSA
- Fayetteville-Lumberton-Pinehurst, NC
- Goldsboro, NC MSA
- Hickory-Lenoir-Morganton, NC
- New Bern-Morehead City, NC
- Rocky Mount-Wilson-Roanoke Rapids, NC
- Rutherford County, NC NonMSA

Appendix C lists the geographic composition of each of the bank's assessment areas.

The bank's performance ratings within North Carolina are based on its performance in its three full-scope AAs along with activities that take place at the statewide or institutional level. Performance within the limited-scope review AAs was reviewed to determine if the bank's performance exceeds, is consistent, or below its performance in the overall state. Appendices A and B include information about the evaluation's scope and statewide ratings.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE STATE OF NORTH CAROLINA

The bank delineates 11 of its 39 AAs and operates 34 of its 218 branches in the state of North Carolina. Due to OMB changes, the makeup of some of the bank's North Carolina assessment areas changed from 2023 to 2024. Details of specific assessment area changes are included in the applicable assessment areas. Additionally, one assessment area was added to the state, the Lenoir, NC NonMSA AA for the year 2024 and includes Duplin County (previously from the Columbus, NC NonMSA AA), Greene County, and Lenoir County. No lending activity was reviewed, and only community development activities were considered for this limited-scope assessment area.

On a combined basis, North Carolina assessment areas account for 12.3% of the bank's combined 2022 and 2023 lending (dollar volume), 15.6% of branches, and 8.2% of deposit volume. Information about loan volume, branches, and deposits are included in Appendix D of this report.

As of 2024, UB ranked 19 out of 77 financial institutions in local deposit market share according to data compiled by the FDIC and held less than 1% of the state's deposits.

According to 2020 ACS data, the bank's combined assessment areas within the state of North Carolina have a population of 3,676,332, including 918,356 families. Of area families, 21.9% are low-income, 17.2% are moderate-income, 20% are middle-income, and 40.8% are upper-income. Within these assessment areas, the owner-occupancy rate equals 54.7%, and 10.2% of families live below the poverty level.

The following table details the median family income data for UB's assessment areas in North Carolina.

MSA and	Median Family Incomes	
Statewide NonMSA Area	2015	2020
Raleigh-Durham-Cary, NC	$87,364	$100,148
Wilmington, NC MSA	$66,668	$75,808
Greenville-Kinston-Washington, NC 23	$57,181	$61,342
Dare-Pasquotank, NC NonMSA	$64,186	$75,017
Rocky Mount-Wilson-Roanoke Rapids, NC	$52,940	$58,120
Rutherford County, NC NonMSA	$46,856	$53,158
New Bern-Moorehead City, NC	$63,845	$69,459
Hickory-Lenoir-Morganton, NC	$59,875	$66,210
Fayetteville-Lumberton-Pinehurst, NC	$51,942	$54,186
Goldsboro, NC MSA	$55,232	$59,689
Columbus, NC NonMSA	$47,582	$48,981
NonMSA North Carolina	$52,306	$58,337
North Carolina	$63,212	$70,978

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE STATE OF NORTH CAROLINA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory overall in North Carolina. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within North Carolina.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered good overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made an adequate level of community development loans within North Carolina during the evaluation period.

Lending Activity

Geographic Area	Lending Activity Conclusions
Raleigh-Durham-Cary, NC	Good
Wilmington, NC MSA	Good
Greenville-Kinston-Washington, NC	Good
OVERALL	**Good**

During 2022 and 2023, the bank reported 720 HMDA loans totaling $308.8 million, 823 small business loans totaling $156.3 million, and 27 small farm loans totaling $2.6 million within the statewide assessment areas.

UB's lending as measured by number and dollar volume within the assessment areas (13.3% and 12.3%, respectively) exceeds the proportion of bank deposits (8.2%) within the state, but lags the percentage of area branches (15.6%).

According to 2023 aggregate data, UB ranked 64 out of 864 reporters in HMDA lending with a less than 1% market share, and it ranked 20 out of 183 reporters in small business/small farm lending volume with a less than 1% market share.

When weighing the different products and assessment area conclusions within the state, greater weight is placed on HMDA for both 2022 and 2023 due to the volume of lending.

Geographic Distribution of Loans

Geographic Area	Geographic Distribution Conclusions
Raleigh-Durham-Cary, NC	Excellent
Wilmington, NC MSA	Good
Greenville-Kinston-Washington, NC	Good
OVERALL	**Good**

The bank's overall geographic distribution of lending within North Carolina reflects good distribution among the different census tracts and dispersion throughout the AAs. In coming to this conclusion, the Raleigh-Durham-Cary, NC assessment area carries more weight due to a greater volume of lending; however, considering both the Wilmington, NC MSA AA and Greenville-Kinston-Washington, NC AA have good distribution, the overall rating for the state is good.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance.

Lending To Borrowers of Different Incomes and To Businesses of Different Sizes

Geographic Area	Borrower Distribution Conclusions
Raleigh-Durham-Cary, NC	Excellent
Wilmington, NC MSA	Good
Greenville-Kinston-Washington, NC	Good
OVERALL	**Good**

The bank's lending within the state has an overall good penetration among individuals of different income levels and businesses of different sizes. In coming to this conclusion, the Raleigh-Durham-Cary, NC assessment area carries more weight due to a greater volume of lending; however, considering both the Wilmington, NC MSA AA and Greenville-Kinston-Washington, NC AA have good distribution, the overall rating for the state is good.

Community Development Lending

The bank provides an adequate level of CD loans within the state of North Carolina.

Geographic Area	Community Development Lending Conclusions
Raleigh-Durham-Cary, NC	Adequate
Wilmington, NC MSA	Adequate
Greenville-Kinston-Washington, NC	Relatively High
OVERALL	**Adequate**

The Raleigh-Durham-Cary, NC assessment area is weighted more heavily than the other North Carolina assessment areas contributing to the overall rating.

The bank faces no constraints relative to its size and business strategy in making community development loans. Information from individuals knowledgeable of the bank's assessment areas and review of the performance evaluations from other banks indicate that community development opportunities are reasonably available.

Community Development Loans North Carolina		
Community Development Purpose	**#**	**$000**
Affordable Housing	7	9,053
Community Services	7	3,983
Economic Development	-	-
Revitalization and Stabilization	1	120
Total Loans	**15**	**13,156**

The bank originated a total of 15 CD loans totaling $13.2 million within the bank's North Carolina assessment areas. Of the 15 loans, 6 had impact within North Carolina's limited scope assessment areas. Additional details of specific assessment area community development lending activity are included in the applicable assessment areas.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in North Carolina. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

Geographic Area	Investment Test Ratings
Raleigh-Durham-Cary, NC	High Satisfactory
Wilmington, NC MSA	High Satisfactory
Greenville-Kinston-Washington, NC	High Satisfactory
OVERALL	High Satisfactory

The following table summarizes the qualified investment, grant, and donation activity of the bank that specifically benefited the statewide North Carolina area and the North Carolina AAs. The bank's investment activity consisted of LIHTC project investments, small business loan funds, mortgage-backed securities, and SBICs, while its donation activity covered a broad range of community development purposes.

Investments, Grants, Donations North Carolina		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	5	15,716
Community Services	-	-
Economic Development	2	750
Revitalization and Stabilization	-	-
Donations & Grants	43	258
Total	**49**	**16,724**

Qualified investments and donations that benefit multiple assessment areas within the state include the following:

- Two investments in LIHTC projects through two different funds totaling $12.1 million.
- $750,000 to SBICs and small business loan funds promoting economic development through small business operational growth benefiting the statewide North Carolina area.
- One MBS purchase totaling $2.2 million.

As previously noted, the bank also maintains additional qualified investments that benefited multiple states/multistates including the state of North Carolina. The presence of these institutional-level qualified investments, which benefit areas within North Carolina, coupled with the qualified investments that specifically benefit North Carolina assessment areas, was considered in reaching the overall conclusion.

Additional details of specific assessment area qualified investment activity are included in the applicable assessment areas.

SERVICE TEST

The bank's Service Test performance in the state of North Carolina is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Geographic Area	Service Test Rating
Raleigh-Durham-Cary, NC	High Satisfactory
Wilmington, NC MSA	High Satisfactory
Greenville-Kinston-Washington, NC	High Satisfactory
OVERALL	High Satisfactory

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Geographic Area	Delivery System Conclusions
Raleigh-Durham-Cary, NC	Unreasonably Inaccessible to Portions
Wilmington, NC MSA	Unreasonably Inaccessible to Portions
Greenville-Kinston-Washington, NC	Reasonably Accessible
OVERALL	**Reasonably Accessible**

Branch locations and alternative delivery systems, such as drive-through facilities and online and mobile banking, within North Carolina are reasonably accessible to the bank's various geographies and to households and businesses of different income levels in each AA. In reaching this conclusion, the distribution of delivery systems within assessment areas evaluated using limited scope procedures, had a greater impact on the overall conclusion.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	1	2.9%	2	5.3%
Moderate	4	11.8%	4	10.5%
Middle	17	50.0%	19	50.0%
Upper	12	35.3%	12	31.6%
Unknown	-	-	1	2.6%
Totals	*34*	*100%*	*38*	*100%*

The bank maintains 34 full-service branch offices in North Carolina, of which five are within low- and moderate-income census tracts.

Changes in Branch Locations

The bank did not open or close any branch offices during the evaluation period.

Reasonableness of Business Hours and Retail Services

Geographic Area	Reasonableness of Hours and Services Conclusions
Raleigh-Durham-Cary, NC	Do Not Vary to Inconvenience
Wilmington, NC MSA	Do Not Vary to Inconvenience
Greenville-Kinston-Washington, NC	Do Not Vary to Inconvenience
OVERALL	**Do Not Vary to Inconvenience**

The bank's products, services, and business hours do not vary in a way that inconveniences its AAs, particularly LMI geographies and/or LMI individuals. Lobby business hours and drive-through services are relatively consistent across the bank's assessment areas. Branches are generally open eight hours a day Monday through Friday, and drive-through hours are typically extended further into the evening along with Saturday morning hours. Branch offices provide the same products and services within the state's AAs.

Community Development Services

Geographic Area	Community Development Service Conclusions
Raleigh-Durham-Cary, NC	Relatively High
Wilmington, NC MSA	Relatively High
Greenville-Kinston-Washington, NC	Leader
OVERALL	**Leader**

Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the Raleigh-Durham-Cary, NC AA, and reasonably available within the Wilmington, NC MSA and Greenville-Kinston-Washington, NC assessment areas.

CRA Service Type North Carolina	# Activities
Affordable Housing	7
Community Services	53
Economic Development	8
Revitalize & Stabilization	2
Total Services	**70**

The bank provided CD service activities to one organization that impacted the greater statewide area. The following service activity, included in the table above, benefited multiple assessment areas.

- Youth Villages- A banker sits on the board of the non-profit's North Carolina chapter which provides community services to LMI individuals and families across the state.

METROPOLITAN AREAS

(Full-scope review)

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE RALEIGH-DURHAM-CARY, NC ASSESSMENT AREA

The bank's Raleigh-Durham-Cary, NC assessment area consists of Durham County, NC, Johnston County, NC and Wake County, NC. The bank operates two of its 218 branches (37 in North Carolina) in the AA. As of 2024, UB ranked 23 out of 36 financial institutions in local deposit market share according to data compiled by the FDIC and held less than 1% of the assessment area's deposits.

Community Contact

A local community development official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that the area's local economy is strong, with work and employment opportunities which has brought in many young professionals. New construction is plentiful; however, the units and homes are generally for middle- and upper-income individuals and families. This has made affordable housing less of a priority in the area, but the need for affordable housing for LMI families has become more severe. Furthermore, due to area growth, costs have risen and the number of financial institutions in the area are becoming more limited. This has constrained organizations in receiving funds to promote and develop affordable housing. The contact stated that local financial institutions should seek opportunities to develop mixed income multifamily housing. The contact also stated that financial institutions have been strong partners and are, overall, adequately responding to the credit needs of the assessment area.

Demographic Data

2023 Raleigh-Durham-Cary, NC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	35	10.0	29,034	7.3	6,052	20.8	87,100	21.9
Moderate	72	20.5	75,889	19.1	7,873	10.4	65,366	16.4
Middle	119	33.9	145,543	36.6	7,480	5.1	81,061	20.4
Upper	113	32.2	141,724	35.7	3,485	2.5	163,885	41.2
Unknown	12	3.4	5,222	1.3	1,389	26.6	0	0.0
Total AA	**351**	**100.0**	**397,412**	**100.0**	**26,279**	**6.6**	**397,412**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	59,493	18,415	4.8	31.0	34,919	58.7	6,159	10.4
Moderate	131,731	69,245	17.9	52.6	52,372	39.8	10,114	7.7
Middle	237,822	144,644	37.4	60.8	78,023	32.8	15,155	6.4
Upper	219,392	150,751	38.9	68.7	54,722	24.9	13,919	6.3
Unknown	10,056	4,180	1.1	41.6	4,741	47.1	1,135	11.3
Total AA	**658,494**	**387,235**	**100.0**	**58.8**	**224,777**	**34.1**	**46,482**	**7.1**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	5,976	7.0	5,414	6.8	512	9.8	50	6.1
Moderate	14,945	17.5	13,955	17.6	884	17.0	106	13.0
Middle	30,662	35.9	28,592	36.1	1,798	34.5	272	33.3
Upper	32,450	38.0	30,223	38.1	1,854	35.6	373	45.7
Unknown	1,277	1.5	1,099	1.4	162	3.1	16	2.0
Total AA	**85,310**	**100.0**	**79,283**	**100.0**	**5,210**	**100.0**	**817**	**100.0**
Percentage of Total Businesses:				**92.9**		**6.1**		**1.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	58	6.8	57	6.8	1	4.8	0	0.0
Moderate	180	21.0	169	20.3	11	52.4	0	0.0
Middle	316	36.9	308	37.0	7	33.3	1	50.0
Upper	284	33.2	281	33.7	2	9.5	1	50.0
Unknown	18	2.1	18	2.2	0	0.0	0	0.0
Total AA	**856**	**100.0**	**833**	**100.0**	**21**	**100.0**	**2**	**100.0**
Percentage of Total Farms:				**97.3**		**2.5**		**0.2**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

According to 2020 ACS data, the bank's Raleigh-Durham-Cary, NC AA has a population of 1,454,243, including 345,547 families. The median housing value is $286,575, while the median gross rent is $1,176. Within the assessment area, the owner-occupancy rate equals 57.6%, which is slightly the rate of 56.5%. The percentage of families living below the poverty level in the assessment area (6.3%) is below the rate for the state (10%).

The AA's median family income ($100,148) significantly increased from 2015 to 2020 and the state and greater MSA area experienced the same.

Raleigh-Durham-Cary, NC Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Durham County, NC	288,817	324,833	12.5%
Wake County, NC	976,019	1,129,410	15.7%
Durham-Chapel Hill, NC MSA	534,154	588,911	10.3%
North Carolina	9,845,333	10,439,388	6.0%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the assessment area significantly increased from 2015 to 2020, as well as all the counties within the AA. The greater MSA also experienced significant population increase; however, North Carolina experienced modest increase.

Raleigh-Durham-Cary, NC Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	102,296	103,475	105,450	106,052	107,329	108,057	110,189	109,192
Private Sector								
Private Sector Total, all industries	757,557	755,342	767,150	770,432	777,315	771,427	781,645	783,338
Agriculture, forestry, fishing and hunting	1,105*	1,054*	1,087*	1,078*	1,114*	991*	1,025*	1,009*
Mining, quarrying, and oil and gas extraction	245*	247*	263*	265*	317*	285*	277*	297*
Utilities	2,359	2,501	2,478	2,515	2,503	2,475	2,446	2,416
Construction	46,050	47,878	49,345	50,330	51,126	50,676	51,840	52,199
Manufacturing	47,515	47,319	47,355	46,924	47,057	48,093	48,016	47,893
Wholesale trade	34,216	34,233	34,613	34,709	34,961	33,750	33,707	33,928
Retail Trade	77,431	75,688	76,352	77,471	79,948	77,681	78,157	78,658
Transportation and warehousing	26,152	24,629	24,924	23,399	25,761	24,412	24,590	24,764
Information	29,494	31,498	31,186	30,857	30,485	28,734	28,936	29,168
Finance and insurance	38,228	37,787	38,429	38,881	39,105	37,520	37,610	37,772
Real estate and rental and leasing	14,473	14,152	14,558	14,675	14,946	14,961	15,267	15,238
Professional and technical services	111,564	111,748	111,047	111,135	111,935	110,471	111,153	111,462
Management of companies and enterprises	15,617	15,172	15,232	15,519	15,333	15,225	15,224	15,467
Administrative and waste services	63,021	60,182	61,286	62,544	61,537	62,584	63,021	62,737
Educational services	34,004	34,414	35,296	34,174	35,047	35,047	35,506	34,091
Health care and social assistance	108,162	108,548	109,649	111,288	112,294	115,239	116,900	119,315
Arts, entertainment, and recreation	13,498	13,234	15,546	15,633	14,376	14,419	16,803	16,761
Accommodation and food services	69,045	69,522	72,370	73,010	73,199	72,612	74,505	73,286
Other services, except public administration	25,257	25,429	26,021	25,910	26,156	26,137	26,537	26,762
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	2	15	0	0	
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, professional and technical services, and health care and social assistance industries.

Raleigh-Durham-Cary, NC Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Durham County, NC	6.4%	4.3%	3.2%	3.1%	3.2%
Wake County, NC	6.3%	4.0%	3.1%	3.0%	3.1%
Durham-Chapel Hill, NC MSA	6.2%	4.2%	3.3%	3.1%	3.2%
North Carolina	7.2%	4.9%	3.7%	3.5%	3.6%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020 and have remained stable in 2024 across the counties in the AA. The county rates were generally equivalent to the greater MSA, and below the overall state of North Carolina.

Raleigh-Durham-Cary, NC Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Durham County, NC	76.8%	46.7%	43.5%	61.2%	39.1%	17.3%
Wake County, NC	82.7%	40.2%	41.4%	62.1%	29.6%	15.1%
Durham-Chapel Hill, NC MSA	77.1%	45.9%	44.3%	59.9%	36.5%	17.5%
North Carolina	74.3%	44.0%	41.3%	57.5%	30.2%	17.8%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Within the assessment area, low-and moderate-income renters and owners generally face higher cost burdens than the burdens at the state level.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE RALEIGH-DURHAM-CARY, NC ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered excellent overall in the assessment area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered excellent overall.
- Borrower distribution performance is considered excellent overall.
- Lending to low-income people, areas, and very small businesses is considered excellent overall.
- The bank made an adequate level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 85 HMDA loans totaling $134.9 million, 60 small business loans totaling $19.4 million, and three small farm loans totaling $608,000 in the Raleigh-Durham-Cary, NC assessment area.

The bank's lending as measured by number and dollar volume within the assessment area (1.3% and 4.1%, respectively) exceeded the proportion of bank deposits (0.4%) within the assessment area and the percentage of area branches (0.9%).

According to 2023 aggregate data, UB ranked 111 out of 670 reporters in HMDA lending with a less than 1% market share, and it ranked 54 out of 155 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Raleigh-Durham-Cary, NC assessment area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is excellent overall. Geographic distribution performance is considered excellent for HMDA lending and for small business lending. In reaching an overall conclusion, heavier weight is placed on HMDA products as the volume of lending was greater.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. Performance of the bank's home purchase and refinance loans is excellent for both loan categories.

While the bank originated home improvement and multifamily loans during the evaluation period, no further analysis was conducted for these loan categories given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Raleigh-Durham-Cary, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	7	24.1	5.2	2,840	22.5	3.8	7	28.0	6.7	2,841	27.0	4.8	4.8
Moderate	11	37.9	19.9	3,964	31.4	15.6	9	36.0	20.9	2,089	19.9	17.0	17.9
Middle	4	13.8	41.3	1,103	8.7	38.6	3	12.0	41.0	705	6.7	38.7	37.4
Upper	7	24.1	32.4	4,732	37.4	40.7	6	24.0	30.0	4,880	46.4	37.7	38.9
Unknown	0	0.0	1.1	0	0.0	1.2	0	0.0	1.4	0	0.0	1.8	1.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	29	100.0	100.0	12,639	100.0	100.0	25	100.0	100.0	10,515	100.0	100.0	100.0
Refinance Loans													
Low	2	14.3	4.4	294	7.0	3.1	0	0.0	5.7	0	0.0	4.6	4.8
Moderate	5	35.7	18.8	1,096	26.0	14.7	2	50.0	20.4	1,126	57.9	16.9	17.9
Middle	4	28.6	40.4	1,258	29.8	37.3	0	0.0	39.1	0	0.0	36.7	37.4
Upper	3	21.4	35.5	1,573	37.3	43.9	2	50.0	33.9	819	42.1	40.9	38.9
Unknown	0	0.0	0.8	0	0.0	1.0	0	0.0	0.8	0	0.0	0.9	1.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	4,221	100.0	100.0	4	100.0	100.0	1,945	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	3.1	0	0.0	2.2	0	0.0	3.6	0	0.0	2.5	4.8
Moderate	1	33.3	14.3	60	17.9	10.2	0	0.0	15.5	0	0.0	10.9	17.9
Middle	2	66.7	37.0	276	82.1	31.2	2	50.0	39.1	435	37.3	33.8	37.4
Upper	0	0.0	44.5	0	0.0	54.8	2	50.0	40.9	730	62.7	51.6	38.9
Unknown	0	0.0	1.1	0	0.0	1.6	0	0.0	0.9	0	0.0	1.2	1.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	336	100.0	100.0	4	100.0	100.0	1,165	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	21.8	0	0.0	6.6	0	0.0	23.1	0	0.0	19.2	13.2
Moderate	0	0.0	21.8	0	0.0	10.2	0	0.0	25.3	0	0.0	15.2	19.1
Middle	0	0.0	32.0	0	0.0	54.1	1	33.3	31.9	53,054	51.5	50.6	35.7
Upper	0	0.0	20.9	0	0.0	25.9	2	66.7	16.5	49,900	48.5	13.8	29.4
Unknown	0	0.0	3.4	0	0.0	3.2	0	0.0	3.3	0	0.0	0.3	2.7
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	3	100.0	100.0	102,954	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	9	18.4	4.6	3,134	17.1	3.9	7	19.4	5.9	2,841	2.4	5.8	4.8
Moderate	18	36.7	18.5	5,215	28.5	14.3	11	30.6	19.8	3,215	2.8	16.5	17.9
Middle	11	22.4	40.4	2,667	14.6	39.9	6	16.7	40.5	54,194	46.5	39.1	37.4
Upper	11	22.4	35.5	7,305	39.9	40.4	12	33.3	32.6	56,329	48.3	37.1	38.9
Unknown	0	0.0	1.1	0	0.0	1.5	0	0.0	1.2	0	0.0	1.6	1.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	49	100.0	100.0	18,321	100.0	100.0	36	100.0	100.0	116,579	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during both 2022 and 2023 is excellent.

UB's lending in low-income tracts in 2022 (24.1%) significantly exceeded both the percentage of owner-occupied units (4.8%) and the aggregate lending level (5.2%) in the assessment area. The bank's lending in moderate-income tracts (37.9%) also exceeded both the percentage of owner-occupied units (17.9%) in the area and the aggregate lending level (19.9%). Overall UB's performance is considered excellent and performance in 2023 is similar.

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 and 2023 is excellent.

UB's lending in low-income tracts in 2022 (14.3%) exceeded both the percentage of owner-occupied units (4.8%) and the aggregate lending level (4.4%) in the assessment area. The bank's lending in moderate-income tracts (35.7%) also exceeded both the percentage of owner-occupied units (17.9%) in the area and the aggregate lending level (18.8%). Overall UB's performance in 2022 is considered excellent and performance in 2023 is similar.

Small Business Lending

The geographic distribution of small business lending is excellent. Performance in 2022 is good and performance in 2023 is excellent. While lending volumes were greater in 2022, the overall conclusion is driven by the strength of performance in 2023.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Raleigh-Durham-Cary, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	7	19.4	6.5	1,347	11.1	7.9	4	16.7	6.1	1,439	20.0	7.5	7.0
Moderate	3	8.3	18.3	1,791	14.7	16.1	4	16.7	17.8	837	11.7	15.9	17.5
Middle	15	41.7	35.7	5,700	46.8	35.7	11	45.8	36.0	3,407	47.5	36.2	35.9
Upper	11	30.6	37.6	3,333	27.4	38.4	5	20.8	38.3	1,496	20.8	38.7	38.0
Unknown	0	0.0	1.6	0	0.0	1.9	0	0.0	1.7	0	0.0	1.6	1.5
Tract-Unk	0	0.0	0.3	0	0.0	0.1	0	0.0	0.2	0	0.0	0.1	
Total	36	100.0	100.0	12,171	100.0	100.0	24	100.0	100.0	7,179	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered good. Bank lending in low-income tracts (19.4%) exceeded both the percentage of area businesses in such tracts (6.9%) and the aggregate lending level (6.5%). Bank lending in moderate-income tracts (8.3%) was below both the percentage of area businesses in such tracts (17.5%) and the aggregate lending level (18.3%).

The bank's performance during 2023 is considered excellent. Bank lending in low-income tracts (16.7%) exceeded both the percentage of area businesses in such tracts (7%) and the aggregate lending level (6.1%). Bank lending in moderate-income tracts (16.7%) was comparable to both the percentage of area businesses in such tracts (17.5%) and the aggregate lending level (17.8%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is excellent overall. Performance for HMDA lending is considered excellent while small business lending is considered good. In reaching an overall conclusion, greater weight is placed on HMDA products as the volume of lending was greater.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is excellent. Performance of the bank's home purchase and refinance loans is excellent for both loan categories.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Raleigh-Durham-Cary, NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	5.2	0	0.0	2.7	3	12.0	4.3	499	4.7	2.2	21.9
Moderate	7	24.1	16.7	1,920	15.2	12.4	8	32.0	16.9	2,178	20.7	12.2	16.4
Middle	2	6.9	24.1	881	7.0	22.5	4	16.0	23.4	1,454	13.8	21.5	20.4
Upper	12	41.4	41.1	5,544	43.9	50.0	8	32.0	37.4	3,005	28.6	46.4	41.2
Unknown	8	27.6	12.9	4,294	34.0	12.3	2	8.0	18.0	3,379	32.1	17.7	0.0
Total	29	100.0	100.0	12,639	100.0	100.0	25	100.0	100.0	10,515	100.0	100.0	100.0
Refinance Loans													
Low	6	42.9	13.1	1,111	26.3	8.0	1	25.0	13.7	93	4.8	8.4	21.9
Moderate	3	21.4	22.3	831	19.7	17.9	1	25.0	22.6	251	12.9	18.1	16.4
Middle	2	14.3	22.8	896	21.2	22.3	0	0.0	22.2	0	0.0	20.9	20.4
Upper	3	21.4	31.7	1,383	32.8	40.6	2	50.0	31.7	1,601	82.3	40.5	41.2
Unknown	0	0.0	10.1	0	0.0	11.1	0	0.0	9.8	0	0.0	12.2	0.0
Total	14	100.0	100.0	4,221	100.0	100.0	4	100.0	100.0	1,945	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	6.0	0	0.0	3.0	0	0.0	8.1	0	0.0	4.0	21.9
Moderate	0	0.0	15.9	0	0.0	9.5	1	25.0	19.0	97	8.3	11.1	16.4
Middle	2	66.7	24.8	276	82.1	19.4	1	25.0	24.9	250	21.5	20.2	20.4
Upper	1	33.3	50.3	60	17.9	64.7	2	50.0	45.4	818	70.2	61.8	41.2
Unknown	0	0.0	3.1	0	0.0	3.5	0	0.0	2.6	0	0.0	2.9	0.0
Total	3	100.0	100.0	336	100.0	100.0	4	100.0	100.0	1,165	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	6	12.2	7.7	1,111	6.1	4.1	4	12.1	6.5	592	4.3	3.0	21.9
Moderate	11	22.4	18.1	2,846	15.5	13.6	10	30.3	18.2	2,526	18.5	12.8	16.4
Middle	7	14.3	23.7	2,083	11.4	22.1	5	15.2	23.4	1,704	12.5	21.3	20.4
Upper	17	34.7	39.9	7,987	43.6	48.7	12	36.4	37.8	5,424	39.8	46.9	41.2
Unknown	8	16.3	10.7	4,294	23.4	11.5	2	6.1	14.0	3,379	24.8	16.1	0.0
Total	49	100.0	100.0	18,321	100.0	100.0	33	100.0	100.0	13,625	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is excellent overall. Performance in 2022 is good and excellent in 2023. While lending volume is greater in 2022, the overall conclusion is driven by the strength of performance in 2023.

During 2022, the bank's performance is considered good. During the year, the bank made no loans to low-income borrowers. On the other hand, bank lending to moderate-income borrowers (24.1%) exceeded both the percentage of moderate-income families (16.4%) and the aggregate lending level (16.7%).

During 2023, the bank's performance is considered excellent. Bank lending to low-income borrowers (12%) lagged the percentage of low-income families (21.9%) but greatly exceeded the aggregate lending level (4.3%). Bank lending to moderate-income borrowers (32%) exceeded both the percentage of moderate-income families (16.4%) and the aggregate lending level (16.9%).

Refinance
The borrower distribution of refinance lending is excellent overall. Performance during 2022 and 2023 was excellent.

UB's refinance performance during 2022 is considered excellent. Bank lending to low-income borrowers (42.9%) significantly exceeded both the percentage of low-income families (21.9%) and the aggregate lending level (13.1%). Bank lending to moderate-income borrowers (21.4%) exceeded the percentage of moderate-income families (16.4%) and was similar to the aggregate lending level (22.3%). Performance in 2023 was similar.

Small Business Lending

The borrower distribution performance of home mortgage lending is good overall. Performance in both years is considered good.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Raleigh-Durham-Cary, NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	22	61.1	51.5	7,476	61.4	35.6	13	54.2	53.9	3,788	52.8	35.5	92.9
Over $1 Million	11	30.6		4,240	34.8		9	37.5		2,556	35.6		6.1
Revenue Unknown	3	8.3		455	3.7		2	8.3		835	11.6		1.0
Total	36	100.0		12,171	100.0		24	100.0		7,179	100.0		100.0
By Loan Size													
$100,000 or Less	12	33.3	94.5	681	5.6	41.8	10	41.7	94.7	590	8.2	43.4	
$100,001 - $250,000	7	19.4	2.9	1,505	12.4	14.7	3	12.5	2.8	600	8.4	14.9	
$250,001 - $1 Million	17	47.2	2.7	9,985	82.0	43.5	11	45.8	2.5	5,989	83.4	41.6	
Total	36	100.0	100.0	12,171	100.0	100.0	24	100.0	100.0	7,179	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	9	40.9		459	6.1		6	46.2		279	7.4		
$100,001 - $250,000	1	4.5		242	3.2		0	0.0		0	0.0		
$250,001 - $1 Million	12	54.5		6,775	90.6		7	53.8		3,509	92.6		
Total	22	100.0		7,476	100.0		13	100.0		3,788	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (61.1%) lagged the percentage of area businesses having revenues of $1 million or less (93%) but exceeded the aggregate lenders' percentage of such lending (51.5%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 33.3% of the bank's small business loans were in amounts of $100,00 or less compared to 94.5% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided an adequate level of CD loans in this assessment area during the evaluation period. Two community development loans totaling approximately $1.8 million were originated in the assessment area providing funding for affordable housing.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Raleigh-Durham-Cary, NC assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

The bank's investment activity consisted of donations covering a broad range of community development purposes.

Investments, Grants, Donations Raleigh-Durham-Cary, NC Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	-	-
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	10	101
Total	**10**	**101**

The AA investment test conclusion reflects UB's local qualified donations along with its institutional and statewide qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance is rated High Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are unreasonably inaccessible to portions of the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided a relatively high level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs and drive-through facilities, are unreasonably inaccessible to portions of the bank's various geographies and to individuals of different income levels in the assessment area. The bank has two branches in the AA, one in a middle-income census tract and one in an upper-income census tract. The bank has no branch or ATM locations in low- and moderate-income census tracts despite 8.7% and 19.9% of households in the assessment area being located in those tracts, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation

period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank provided a relatively high level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the assessment area.

CRA Service Type Raleigh-Durham-Cary, NC Assessment Area	# Activities
Affordable Housing	1
Community Services	7
Economic Development	3
Revitalize & Stabilization	0
Total Services	**11**

Thirty seven employees provided approximately 660 hours of community development services during the evaluation period for 11 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE WILMINGTON, NC MSA ASSESSMENT AREA

The bank's Wilmington, NC MSA assessment area consists of New Hanover County, NC and Pender County, NC. The bank operates three of its 218 (37 in North Carolina) branches in the AA. Due to OMB changes, the bank's assessment area makeup changed from 2023 to 2024. Brunswick County, NC, previously in the Myrtle Beach-Conway, SC-NC Multistate Area, was moved out of the multistate MSA and into the Wilmington, NC MSA. This did not impact the bank's lending performance since the years 2022 and 2023 were reviewed; however, CD activity was allocated appropriately if the activity took place in Brunswick County, NC in the year 2024 or 2025.

As of 2024, UB ranked nine out of 21 financial institutions in local deposit market share according to data compiled by the FDIC and held 1.8% of the assessment area's deposits.

Community Contact

A local community development official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that the local area economy is strong. There has been an increase in population, primarily seniors, retirees, and remote workers that are attracted to the coastal area. This has contributed to a higher cost of living and higher housing costs, both for renting and to own. While there are plenty of LMI jobs available, especially during the tourist seasons, workers cannot afford to live close to work and must make long commutes. The contact stated that there is a need for workforce development, in healthcare for example, as there is a gap in knowledge and services available in the area. Workforce housing is also a need in the area considering the high rental rates. The contact indicated that local financial institutions are responsive to community credit needs and are easy to engage. Future opportunities for such institutions include funding affordable housing projects and financial literacy and education not just for LMI individuals and families, but also for small businesses.

Demographic Data

2023 Wilmington, NC MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	4	5.6	2,556	3.7	738	28.9	15,379	22.2
Moderate	22	31.0	17,656	25.5	2,882	16.3	12,033	17.4
Middle	23	32.4	25,590	37.0	1,566	6.1	13,584	19.6
Upper	18	25.4	22,950	33.2	685	3.0	28,218	40.8
Unknown	4	5.6	462	0.7	32	6.9	0	0.0
Total AA	**71**	**100.0**	**69,214**	**100.0**	**5,903**	**8.5**	**69,214**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	6,356	1,333	1.8	21.0	4,209	66.2	814	12.8
Moderate	39,357	18,346	24.3	46.6	16,987	43.2	4,024	10.2
Middle	54,251	29,018	38.4	53.5	15,486	28.5	9,747	18.0
Upper	41,783	26,394	34.9	63.2	8,182	19.6	7,207	17.2
Unknown	939	511	0.7	54.4	344	36.6	84	8.9
Total AA	**142,686**	**75,602**	**100.0**	**53.0**	**45,208**	**31.7**	**21,876**	**15.3**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	642	4.1	558	3.9	80	7.8	4	2.2
Moderate	4,650	29.8	4,206	29.2	406	39.6	38	21.2
Middle	4,743	30.4	4,429	30.8	264	25.8	50	27.9
Upper	5,470	35.1	5,117	35.5	267	26.1	86	48.0
Unknown	93	0.6	85	0.6	7	0.7	1	0.6
Total AA	**15,598**	**100.0**	**14,395**	**100.0**	**1,024**	**100.0**	**179**	**100.0**
Percentage of Total Businesses:				**92.3**		**6.6**		**1.1**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	73	42.4	70	42.4	2	40.0	1	50.0
Middle	53	30.8	49	29.7	3	60.0	1	50.0
Upper	46	26.7	46	27.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**172**	**100.0**	**165**	**100.0**	**5**	**100.0**	**2**	**100.0**
Percentage of Total Farms:				**95.9**		**2.9**		**1.2**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Wilmington, NC AA has a population of 422,598, including 110,465 families. The median housing value is $235,063, while the median gross rent is $1,035. Within the assessment area, the owner-occupancy rate equals 52.7% which is less than the state rate of 56.5%. The percentage of families living below the poverty level in the assessment area (8.1%) is less than the rate for the state (10%). Within the assessment area, the owner-occupancy rate equals 52.7%, which is less than the state level (56.5%). The AA's median family income ($75,808) significantly increased from 2015 to 2020, as well as all counties in the AA. Notably Pender County, NC experienced significant increase of 22% from 2015 to 2020. The AA's level of increase approximated the state of North Carolina's percent change and is greater than the overall state level.

Wilmington, NC MSA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Wilmington, NC MSA	384,183	422,598	10.0%
Brunswick County, NC	115,926	136,693	17.9%
New Hanover County, NC	213,091	225,702	5.9%
Pender County, NC	55,166	60,203	9.1%
North Carolina	9,845,333	10,439,388	6.0%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the assessment area increased from 2015 to 2020, as well as all counties that make up the AA. The AA's percent increase was greater than the overall state of North Carolina's increase.

Wilmington, NC MSA Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	23,233	23,147	22,774	21,609	23,817	23,718	23,055	20,854
Private Sector								
Private Sector Total, all industries	155,274	155,519	161,200	161,856	161,250	158,604	165,033	164,920
Agriculture, forestry, fishing and hunting	120*	346*	860*	528*	418*	530*	897*	549*
Mining, quarrying, and oil and gas extraction	16*	7*	30*	19*	8*	20*	19*	19*
Utilities	1,305*	1,298*	1,291*	1,294*	1,293*	1,308*	1,274*	1,267*
Construction	13,392	13,858	13,947	14,054	14,297	13,970	14,125	14,009
Manufacturing	7,825	8,230	8,360	8,479	8,428	8,637	8,627	8,671
Wholesale trade	5,517	5,412	5,443	5,615	5,568	5,420	5,552	5,505
Retail Trade	24,107	23,635	24,287	24,322	24,806	24,264	24,713	24,862
Transportation and warehousing	5,020*	4,773*	4,810*	4,708*	4,994*	4,525*	4,668*	4,577*
Information	3,290	2,985	2,981	3,009	3,006	3,010	3,018	3,054
Finance and insurance	4,738	4,927	4,785	4,762	4,762	4,702	4,754	4,762
Real estate and rental and leasing	4,299	4,556	4,682	4,747	4,528	4,231	4,505	4,610
Professional and technical services	11,337*	11,545*	11,514*	11,995	12,212	12,456	12,580	12,460
Management of companies and enterprises	738*	562*	570*	549*	542*	538*	552*	539*
Administrative and waste services	10,402	10,493	11,164	10,253*	9,908*	9,458*	9,999*	9,851*
Educational services	2,022	1,998	2,029	1,947	2,074	2,056	2,072	1,961
Health care and social assistance	26,576	26,963	27,287	27,743	28,426	28,494	28,765	29,216
Arts, entertainment, and recreation	3,804	3,764	4,494	4,640	4,166	4,074	4,886	5,016
Accommodation and food services	23,795	23,358	25,607	25,931	24,503	23,800	26,561	26,547
Other services, except public administration	5,607	5,679	5,982	6,182	6,088	5,961	6,239	6,246
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	1	0	0	0	
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, health care and social assistance, and accommodation and food industries. According to the community contact, the area relies on tourism and seasonal work.

Wilmington, NC MSA Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Wilmington, NC MSA	7.5%	4.8%	3.8%	3.6%	3.5%
Brunswick County, NC	8.2%	5.6%	4.4%	4.0%	4.1%
New Hanover County, NC	7.4%	4.5%	3.5%	3.4%	3.3%
Pender County, NC	6.6%	4.4%	3.6%	3.3%	3.3%
North Carolina	7.2%	4.9%	3.7%	3.5%	3.6%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020 and have remained relatively stable in 2024, with the most areas experiencing a slight decrease which is converse to the overall state level. The community contact stated that employment opportunity was not an issue in the area as the population and economy grow.

Wilmington, NC MSA Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Wilmington, NC MSA	74.3%	47.6%	45.0%	62.6%	34.4%	20.8%
Brunswick County, NC	71.8%	35.8%	40.8%	64.3%	29.1%	21.5%
New Hanover County, NC	75.8%	53.5%	46.5%	64.4%	39.5%	20.5%
Pender County, NC	67.4%	24.1%	40.4%	53.4%	35.8%	20.4%
North Carolina	74.3%	44.0%	41.3%	57.5%	30.2%	17.8%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

With the exception of Pender County, the housing cost burden for both renters and owners is comparable to the burden at the overall state level. The community contact stated that as the population, of primarily retirees and remote professionals, grows, affordable housing supply in the area has been limited. New construction and housing for the influx of population has grown and affordable housing development is not a priority.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE WILMINGTON, NC MSA ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered good overall in the assessment area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered good overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made an adequate level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 84 HMDA loans totaling $39.9 million and 174 small business loans totaling $33.1 million in the Wilmington, NC MSA Assessment Area.

The bank's lending as measured by number and dollar volume within the assessment area (2.2% and 1.9%, respectively) approximated the proportion of bank deposits (1.7%) within the assessment area and the percentage of area branches (1.4%).

According to 2023 aggregate data, UB ranked 48 out of 427 reporters in HMDA lending with a less than 1% market share, and it ranked 17 out of 91 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Wilmington, NC MSA Assessment Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall. Geographic distribution performance is considered excellent for HMDA lending and good for small business lending. In reaching an overall conclusion, greater weight is placed on small business lending as the volume of lending was greater.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. Performance of the bank's home purchase loans is excellent, refinance performance is excellent, and home improvement performance is very poor. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category because of the significantly larger volume of lending.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Wilmington, NC MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	3.2	1.6	320	2.1	0.9	2	18.2	1.3	527	8.2	0.8	1.8
Moderate	7	22.6	21.4	2,547	16.7	14.9	3	27.3	21.8	716	11.1	15.9	24.3
Middle	12	38.7	46.7	5,658	37.0	42.9	2	18.2	47.3	310	4.8	44.4	38.4
Upper	11	35.5	29.9	6,771	44.3	40.9	4	36.4	29.1	4,882	75.9	38.4	34.9
Unknown	0	0.0	0.5	0	0.0	0.4	0	0.0	0.5	0	0.0	0.5	0.7
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	31	100.0	100.0	15,296	100.0	100.0	11	100.0	100.0	6,435	100.0	100.0	100.0
Refinance Loans													
Low	1	7.1	1.7	162	4.9	1.0	0	0.0	1.5	0	0.0	1.3	1.8
Moderate	3	21.4	21.6	480	14.6	15.6	3	37.5	25.1	515	18.1	20.7	24.3
Middle	2	14.3	39.8	433	13.1	36.2	2	25.0	37.9	528	18.5	35.6	38.4
Upper	8	57.1	36.1	2,220	67.4	46.3	3	37.5	35.1	1,805	63.4	42.0	34.9
Unknown	0	0.0	0.8	0	0.0	0.8	0	0.0	0.5	0	0.0	0.4	0.7
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	3,295	100.0	100.0	8	100.0	100.0	2,848	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.9	0	0.0	0.5	0	0.0	0.6	0	0.0	0.5	1.8
Moderate	0	0.0	15.3	0	0.0	9.0	0	0.0	18.1	0	0.0	11.8	24.3
Middle	3	30.0	37.6	257	12.9	33.7	3	60.0	38.9	343	44.0	32.4	38.4
Upper	7	70.0	45.8	1,735	87.1	56.1	2	40.0	42.0	436	56.0	55.0	34.9
Unknown	0	0.0	0.5	0	0.0	0.7	0	0.0	0.5	0	0.0	0.3	0.7
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	10	100.0	100.0	1,992	100.0	100.0	5	100.0	100.0	779	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	11.1	0	0.0	11.3	0	0.0	10.5	0	0.0	8.1	7.7
Moderate	0	0.0	35.6	0	0.0	31.3	0	0.0	26.3	0	0.0	5.9	32.6
Middle	0	0.0	40.0	0	0.0	43.0	0	0.0	42.1	0	0.0	67.6	38.4
Upper	0	0.0	13.3	0	0.0	14.4	1	100.0	21.1	8,632	100.0	18.4	20.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	1	100.0	100.0	8,632	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	2	3.4	1.5	482	2.3	2.1	2	7.7	1.2	527	2.8	1.2	1.8
Moderate	12	20.7	20.6	3,317	15.8	16.5	6	23.1	21.4	1,231	6.5	15.6	24.3
Middle	17	29.3	43.3	6,348	30.2	40.6	8	30.8	44.2	1,416	7.5	43.3	38.4
Upper	27	46.6	34.1	10,856	51.7	40.3	10	38.5	32.7	15,755	83.2	39.5	34.9
Unknown	0	0.0	0.6	0	0.0	0.4	0	0.0	0.5	0	0.0	0.4	0.7
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	58	100.0	100.0	21,003	100.0	100.0	26	100.0	100.0	18,929	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during 2022 was good and excellent in 2023. While lending volume is greater in 2022, the overall conclusion is driven by the strength of performance in 2023.

UB's lending in low-income tracts in 2022 (3.2%) exceeded both the percentage of owner-occupied units (1.8%) and the aggregate lending level (1.6%) in the assessment area. The bank's lending in moderate-income tracts (22.6%) was slightly below the percentage of owner-occupied units (24.3%) in the area and above the aggregate lending level (21.4%). Overall UB's performance in 2022 is considered good.

In 2023, the bank's performance is stronger than its performance in 2022 and is considered excellent overall. During the year, the bank's lending in low-income tracts (18.2%) significantly exceeded both the percentage of owner-occupied housing units (1.8%) and the aggregate lending level (1.3%). In moderate-income tracts, bank lending (27.3%) was also greater than the percentage of owner-occupied housing units (24.3%) and the aggregate lending level (21.8%).

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 and 2023 is considered excellent.

UB's lending in low-income tracts in 2022 (7.1%) exceeded both the percentage of owner-occupied units (1.8%) and the aggregate lending level (1.7%) in the assessment area. The bank's lending in moderate-income tracts (21.4%) lagged the percentage of owner-occupied units (24.3%) in the area and is comparable to the aggregate lending level (21.6%). Overall UB's performance in 2022 is considered excellent and the performance in 2023 is similar.

Home Improvement
The geographic distribution of home improvement lending is very poor. The performance for both years 2022 and 2023 was very poor.

UB made no home improvement loans in low-or moderate-income tracts in 2022 or 2023. Overall UB's performance is considered very poor.

Small Business Lending

The geographic distribution of small business lending is good. Both 2022 and 2023 lending performance is good.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Wilmington, NC MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	5	6.4	3.6	935	5.3	4.7	5	5.2	3.4	516	3.3	3.9	4.1
Moderate	23	29.5	29.7	4,089	23.3	34.5	23	24.0	28.9	3,496	22.4	33.5	29.8
Middle	11	14.1	31.6	3,403	19.4	24.4	20	20.8	32.3	3,441	22.1	27.5	30.4
Upper	39	50.0	34.0	9,107	51.9	35.4	48	50.0	34.6	8,127	52.2	34.4	35.1
Unknown	0	0.0	0.5	0	0.0	0.4	0	0.0	0.5	0	0.0	0.6	0.6
Tract-Unk	0	0.0	0.6	0	0.0	0.6	0	0.0	0.3	0	0.0	0.1	
Total	78	100.0	100.0	17,534	100.0	100.0	96	100.0	100.0	15,580	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered good. Bank lending in low-income tracts (6.4%) exceeded both the percentage of area businesses in such tracts (4%) and the aggregate lending level (3.6%). Bank lending in moderate-income tracts (29.5%) was comparable to both the percentage of area businesses in such tracts (29.7%) and the aggregate lending level (29.7%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall. Performance for both HMDA and small business lending is considered good.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is good, refinance performance is excellent, and home improvement performance is very poor. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category due to the significantly larger volume of lending.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Wilmington, NC MSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	3.2	4.3	125	0.8	1.9	1	9.1	2.8	80	1.2	1.1	22.2
Moderate	4	12.9	14.1	912	6.0	8.7	2	18.2	13.1	540	8.4	8.0	17.4
Middle	4	12.9	19.2	1,349	8.8	15.1	0	0.0	18.4	0	0.0	14.7	19.6
Upper	18	58.1	47.6	11,425	74.7	58.3	3	27.3	46.4	1,917	29.8	57.2	40.8
Unknown	4	12.9	14.7	1,485	9.7	15.9	5	45.5	19.3	3,898	60.6	19.0	0.0
Total	31	100.0	100.0	15,296	100.0	100.0	11	100.0	100.0	6,435	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	10.4	0	0.0	5.6	0	0.0	10.5	0	0.0	5.5	22.2
Moderate	5	35.7	19.6	1,085	32.9	13.7	3	37.5	19.5	818	28.7	13.3	17.4
Middle	1	7.1	20.5	100	3.0	18.2	0	0.0	20.5	0	0.0	16.5	19.6
Upper	7	50.0	36.4	1,624	49.3	47.4	4	50.0	34.4	1,530	53.7	43.5	40.8
Unknown	1	7.1	13.1	486	14.7	15.0	1	12.5	15.1	500	17.6	21.3	0.0
Total	14	100.0	100.0	3,295	100.0	100.0	8	100.0	100.0	2,848	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	4.6	0	0.0	3.3	0	0.0	5.3	0	0.0	2.7	22.2
Moderate	0	0.0	14.3	0	0.0	7.2	1	20.0	17.8	58	7.4	9.4	17.4
Middle	0	0.0	20.3	0	0.0	13.8	2	40.0	23.0	121	15.5	16.3	19.6
Upper	10	100.0	56.4	1,992	100.0	67.5	1	20.0	49.5	250	32.1	66.5	40.8
Unknown	0	0.0	4.5	0	0.0	8.2	1	20.0	4.3	350	44.9	5.1	0.0
Total	10	100.0	100.0	1,992	100.0	100.0	5	100.0	100.0	779	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	2	3.4	6.0	215	1.0	2.8	1	4.0	4.8	80	0.8	1.9	22.2
Moderate	9	15.5	15.5	1,997	9.5	9.7	7	28.0	15.1	1,651	16.0	8.8	17.4
Middle	5	8.6	19.4	1,449	6.9	15.4	2	8.0	19.5	121	1.2	14.9	19.6
Upper	37	63.8	46.2	15,371	73.2	57.0	8	32.0	44.9	3,697	35.9	56.1	40.8
Unknown	5	8.6	12.8	1,971	9.4	15.0	7	28.0	15.8	4,748	46.1	18.3	0.0
Total	58	100.0	100.0	21,003	100.0	100.0	25	100.0	100.0	10,297	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is good overall. Performance in 2022 is considered adequate, while performance in 2023 is considered excellent. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

During 2022, the bank's performance is considered adequate. The bank's lending to low-income borrowers (3.2%) lagged both the percentage of low-income families (22.2%) and the aggregate lending level (4.3%). Bank lending to moderate-income borrowers (12.9%) also lagged both the percentage of moderate-income families (17.4%) and the aggregate lending level (14.1%).

During 2023, the bank's performance is stronger than 2022 and is considered excellent. The bank's lending to low-income borrowers (9.1%) lagged the percentage of low-income families (22.2%) but significantly exceeded the aggregate lending level (2.8%). Bank lending to moderate-income borrowers (18.2%) approximated the percentage of moderate-income families (17.4%) and exceeded the aggregate lending level (13.1%).

Refinance
The borrower distribution of refinance lending is excellent overall. Performance during 2022 and 2023 are both excellent.

UB's refinance performance during 2022 is considered excellent. The bank made no loans to low-income borrowers during 2022. However, bank lending to moderate-income borrowers (35.7%) significantly exceeded the percentage of moderate-income families (17.4%) and the aggregate lending level (19.6%). Performance during 2023 is similar.

Home Improvement
The borrower distribution of home improvement lending is very poor. The performance during 2022 was very poor and adequate in 2023. Greater weight is placed on performance during 2022 as there was a significantly greater volume of lending.

UB's refinance performance during 2022 is considered very poor as the bank made no loans to low- or moderate-income borrowers.

UB's refinance performance during 2023 is considered adequate. While UB made no loans to low-income borrowers, bank lending to moderate-income borrowers (20%) exceeded both the percentage of area moderate-income families (17.4%) and the aggregate lending level (17.8%).

Small Business Lending

The borrower distribution performance of home mortgage lending is good overall. When considering performance by year, the bank's performance during 2022 is good and excellent during 2023. Performance during 2022 is weighed heavier due to the larger dollar volume of lending.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Wilmington, NC MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	43	55.1	53.9	7,731	44.1	40.2	63	65.6	54.4	11,752	75.4	37.7	92.3
Over $1 Million	24	30.8		5,465	31.2		30	31.3		3,553	22.8		6.6
Revenue Unknown	11	14.1		4,338	24.7		3	3.1		275	1.8		1.1
Total	78	100.0		17,534	100.0		96	100.0		15,580	100.0		100.0
By Loan Size													
$100,000 or Less	38	48.7	93.9	2,179	12.4	40.5	61	63.5	94.4	3,330	21.4	46.5	
$100,001 - $250,000	20	25.6	3.0	3,675	21.0	13.4	15	15.6	3.1	2,653	17.0	15.0	
$250,001 - $1 Million	20	25.6	3.1	11,680	66.6	46.1	20	20.8	2.5	9,597	61.6	38.5	
Total	78	100.0	100.0	17,534	100.0	100.0	96	100.0	100.0	15,580	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	25	58.1		1,310	16.9		32	50.8		1,568	13.3		
$100,001 - $250,000	11	25.6		2,035	26.3		14	22.2		2,403	20.4		
$250,001 - $1 Million	7	16.3		4,386	56.7		17	27.0		7,781	66.2		
Total	43	100.0		7,731	100.0		63	100.0		11,752	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's performance is considered good. UB's lending to businesses with annual revenues of $1 million or less (55.1%) lagged the percentage of area businesses having revenues of $1 million or less (92.3%) and slightly exceeded the aggregate lenders' percentage of such lending (53.9%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 48.7% of the bank's small business loans were in amounts of $100,00 or less compared to 93.9% of such lending by the aggregate reporters.

During 2023, UB's performance is excellent. Bank lending to businesses with annual revenues of $1 million or less (65.6%) lagged the percentage of area businesses having revenues of $1 million or less (92.3%) but exceeded the aggregate lenders' percentage of such lending (54.4%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 63.5% of the bank's small business loans were in amounts of $100,00 or less compared to 94.4% of such lending by the aggregate reporters.

Community Development Lending

The bank provided an adequate level of CD loans in this assessment area during the evaluation period. Three community development loans totaling approximately $55,000 were originated in the assessment area providing funding for an organization with a primary purpose is the provision of services to low- and moderate-income individuals.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are reasonably available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Wilmington, NC assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

One investment totaling approximately $1.4 million in an LIHTC project directly benefited the assessment area. The bank made qualified investments in the form of donations focused on community services targeted toward low- and moderate-income individuals and the promotion of economic development.

Investments, Grants, Donations Wilmington, NC MSA Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	1	1,384
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	2	6
Total	**3**	**1,390**

The AA investment test conclusion reflects UB's local qualified investments and donations along with its institutional and statewide qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance is rated High Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are unreasonably inaccessible to portions of the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided a relatively high level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are unreasonably inaccessible to portions of the bank's various geographies and to individuals of different income levels in the assessment area. The bank has three branches in the AA which are all located in upper-income census tracts. The bank has no branch or ATM locations in low- and moderate-income census tracts despite 4.6% and 29.2% of households in the assessment area being located in those tracts, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank provided a relatively high level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Wilmington, NC MSA Assessment Area	# Activities
Affordable Housing	1
Community Services	9
Economic Development	1
Revitalize & Stabilization	0
Total Services	**11**

Twenty-five bank employees provided approximately 610 hours of community development services during the evaluation period to 11 different organizations in the assessment area. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE GREENVILLE-KINSTON-WASHINGTON, NC ASSESSMENT AREA

The bank's Greenville-Kinston-Washington, NC assessment area consists of Beaufort County, NC, Pitt County, NC, and Lenoir County, NC. The bank operates seven of its 218 (37 in North Carolina) branches in the AA. Due to OMB changes, the bank's assessment area makeup changed from 2023 to 2024. Lenoir County, NC moved out of the assessment area and into the Lenoir, NC NonMSA assessment area in 2024. This did not impact the bank's lending performance since the years 2022 and 2023 were reviewed; however, CD activity was allocated appropriately if the activity took place in the year 2024 or 2025.

As of 2024, UB ranked 7 out of 13 financial institutions in local deposit market share according to data compiled by the FDIC and held 7.5% of the assessment area's deposits.

Community Contact

A local government official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that there is a need for new housing and affordable housing in the area. There are multiple affordable housing programs offered and administered in the county but the supply of affordable housing is not equivalent to the demand. There is also opportunity for financial institutions to participate in helping fund rehabilitation and repairs to local government facilities and utilities including schools. The contact stated that financial institutions in the area have been responsive, and opportunities for such institutions include continued investments in housing and infrastructure.

Demographic Data

2023 Greenville-Kinston-Washington, NC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	4	5.6	2,882	4.1	1,005	34.9	15,195	21.8
Moderate	13	18.1	8,859	12.7	2,052	23.2	12,178	17.5
Middle	34	47.2	38,182	54.8	4,403	11.5	13,565	19.5
Upper	17	23.6	18,094	26.0	1,598	8.8	28,739	41.2
Unknown	4	5.6	1,660	2.4	434	26.1	0	0.0
Total AA	**72**	**100.0**	**69,677**	**100.0**	**9,492**	**13.6**	**69,677**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	6,531	1,008	1.5	15.4	4,305	65.9	1,218	18.6
Moderate	19,105	6,253	9.6	32.7	9,372	49.1	3,480	18.2
Middle	68,290	36,967	56.7	54.1	23,132	33.9	8,191	12.0
Upper	33,596	20,069	30.8	59.7	8,083	24.1	5,444	16.2
Unknown	6,675	876	1.3	13.1	4,331	64.9	1,468	22.0
Total AA	**134,197**	**65,173**	**100.0**	**48.6**	**49,223**	**36.7**	**19,801**	**14.8**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	390	3.7	346	3.6	40	5.3	4	3.0
Moderate	1,562	14.7	1,398	14.4	139	18.5	25	18.5
Middle	5,433	51.3	4,963	51.1	404	53.7	66	48.9
Upper	2,888	27.3	2,699	27.8	150	19.9	39	28.9
Unknown	323	3.0	303	3.1	19	2.5	1	0.7
Total AA	**10,596**	**100.0**	**9,709**	**100.0**	**752**	**100.0**	**135**	**100.0**
Percentage of Total Businesses:				**91.6**		**7.1**		**1.3**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	32	7.6	31	7.8	1	5.0	0	0.0
Middle	241	57.4	229	57.7	10	50.0	2	66.7
Upper	145	34.5	135	34.0	9	45.0	1	33.3
Unknown	2	0.5	2	0.5	0	0.0	0	0.0
Total AA	**420**	**100.0**	**397**	**100.0**	**20**	**100.0**	**3**	**100.0**
Percentage of Total Farms:				**94.5**		**4.8**		**0.7**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Greenville-Kinston-Washington, NC AA has a population of 270,017, including 69,677 families. The median housing value is $122,496, while the median gross rent is $751. Within the assessment area, the owner-occupancy rate equals 48.6% which is less than the rate in the state (56.5%). The percentage of families living below the poverty level in the assessment area (13.6%) is slightly greater than the rate for the state (13.1%). The AA's median family income ($61,342) increased from 2015 to 2020 at a percent change greater than the overall MSA area, but below the overall state of North Carolina.

Greenville-Kinston-Washington, NC Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Beaufort County, NC	47,561	44,652	-6.1%
Lenoir County, NC	58,782	55,122	-6.2%
Pitt County, NC	173,798	170,243	-2.0%
Greenville, NC MSA	173,798	170,243	-2.0%
North Carolina	9,845,333	10,439,388	6.0%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the area declined from 2015 to 2020 and declined within the counties making up the AA as well. In general, the population decline in the AA exceeded the population decline in the greater MSA. Conversely, the state of North Carolina experienced a population increase.

Greenville-Kinston-Washington, NC Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	32,753	32,785	32,728	31,277	33,293	33,470	33,556	32,156
Private Sector								
Private Sector Total, all industries	92,220	91,342	91,775	92,081	93,543	92,048	92,679	92,294
Agriculture, forestry, fishing and hunting	0*	0*	0*	0*	0*	0*	0*	0*
Mining, quarrying, and oil and gas extraction	0*	0*	0*	0*	0*	0*	0*	0*
Utilities	105*	102*	104*	104*	105*	270*	257*	255*
Construction	6,251	6,368	6,422	6,577	6,730	7,015	7,239	7,296
Manufacturing	17,394	17,343	17,200	17,272	17,105	17,091	16,960	16,930
Wholesale trade	3,746	3,753	3,739	3,649	3,451	3,363	3,341	3,381
Retail Trade	14,674	14,260	14,166	14,295	14,621	13,829	13,724	13,709
Transportation and warehousing	2,816*	2,536*	2,677*	2,703*	3,132*	2,935*	2,854*	2,827*
Information	677	693	653	626	634	624	618	622
Finance and insurance	2,259	2,195	2,103	2,071	2,093	2,037	2,027	2,015
Real estate and rental and leasing	1,367	1,381	1,438	1,413	1,430	1,333	1,378	1,397
Professional and technical services	2,994	3,166	3,136	3,111	3,186	3,508	3,535	3,497
Management of companies and enterprises	1,109	1,121	1,135	1,176	1,192	1,231	1,245	1,244
Administrative and waste services	7,199	7,074	7,169	7,219	7,183	6,607	6,873	6,841
Educational services	1,190	1,262	1,225	1,151	1,257	1,265	1,181	1,086
Health care and social assistance	13,591	13,372	13,454	13,620	14,008	13,885	14,083	14,071
Arts, entertainment, and recreation	851	800	993	946	915	898	1,025	1,019
Accommodation and food services	11,828	11,716	11,807	11,760	11,962	11,857	11,919	11,796
Other services, except public administration	2,380	2,464	2,548	2,596	2,706	2,639	2,695	2,651
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	0	0	0	0	
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the manufacturing, retail trade, and health care and social assistance industries.

Greenville-Kinston-Washington, NC Unemployment Rates					
Area	2020	2021	2022	2023	2024
Beaufort County, NC	6.3%	4.9%	3.9%	4.0%	3.7%
Lenoir County, NC	6.9%	5.7%	4.1%	3.9%	3.9%
Pitt County, NC	7.2%	5.5%	4.2%	4.1%	4.0%
Greenville, NC MSA	7.2%	5.5%	4.2%	4.1%	4.0%
North Carolina	7.2%	4.9%	3.7%	3.5%	3.6%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020 and have stabilized in 2024. The rate in the underlying counties is generally comparable to rate is equivalent to the MSA rate and slightly above the overall state of North Carolina.

Greenville-Kinston-Washington, NC Housing Cost Burden						
	Cost Burden - Renters			Cost Burden - Owners		
Area	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Beaufort County, NC	61.3%	56.0%	42.5%	65.8%	34.5%	23.6%
Lenoir County, NC	71.0%	35.9%	38.8%	56.0%	24.6%	19.3%
Pitt County, NC	77.2%	45.5%	45.3%	70.4%	44.3%	18.5%
Greenville, NC MSA	77.2%	45.5%	45.3%	70.4%	44.3%	18.5%
North Carolina	74.3%	44.0%	41.3%	57.5%	30.2%	17.8%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

With the exception of Beaufort County, which has a lower housing cost burden for both renters and owners, the housing cost burden in the other counties is comparable to the burden at the state level. The data suggests that homeownership is slightly more affordable in the assessment area than in the greater MSA.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE GREENVILLE-KINSTON-WASHINGTON, NC ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered good overall in the assessment area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered good overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made a relatively high level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 179 HMDA loans totaling $41.6 million, 99 small business loans totaling $14.2 million, and 0 small farm loans in the assessment area.

The bank's lending as measured by number and dollar volume within the assessment area (2.4% and 1.5%, respectively) approximated the proportion of bank deposits (1.5%) within the assessment area and the percentage of area branches (3.2%).

According to 2023 aggregate data, UB ranked 18 out of 305 reporters in HMDA lending with a 1.2% market share, and it ranked 20 out of 74 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Greenville-Kinston-Washington, NC Assessment Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall. Geographic distribution performance is considered excellent for HMDA lending and adequate for small business lending. In reaching an overall conclusion, heavier weight is placed on HMDA lending as the volume of lending was greater.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. Performance of the bank's home purchase loans is excellent, refinance and home improvement performance is poor, and multifamily performance is adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the multifamily and home purchase lending categories.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Greenville-Kinston-Washington, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	10	20.8	13	623	7.8	0.7	0	0.0	3.7	0	0.0	3.2	15
Moderate	4	8.3	9.7	659	8.3	8.1	6	17.1	8.3	769	11.5	6.0	9.6
Middle	26	54.2	55.4	5,178	64.9	54.1	16	45.7	56.2	2,251	33.5	54.9	56.7
Upper	8	16.7	32.3	1,516	19.0	36.2	12	34.3	30.6	3,442	51.3	35.0	30.8
Unknown	0	0.0	13	0	0.0	10	1	2.9	13	250	3.7	0.9	13
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	48	100.0	100.0	7,976	100.0	100.0	35	100.0	100.0	6,712	100.0	100.0	100.0
Refinance Loans													
Low	1	3.8	11	45	1.3	0.9	1	8.3	2.7	118	4.8	2.0	15
Moderate	0	0.0	8.3	0	0.0	6.8	0	0.0	7.0	0	0.0	6.2	9.6
Middle	17	65.4	56.4	1,763	52.1	55.3	6	50.0	58.6	1,353	54.6	58.9	56.7
Upper	8	30.8	33.5	1,578	46.6	36.5	5	41.7	30.1	1,008	40.7	31.7	30.8
Unknown	0	0.0	0.7	0	0.0	0.5	0	0.0	1.6	0	0.0	1.2	13
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	26	100.0	100.0	3,386	100.0	100.0	12	100.0	100.0	2,479	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.7	0	0.0	0.3	0	0.0	0.5	0	0.0	1.0	15
Moderate	1	5.9	5.9	175	11.3	6.2	0	0.0	7.7	0	0.0	7.1	9.6
Middle	6	35.3	50.0	473	30.6	50.3	7	46.7	55.5	630	38.1	53.7	56.7
Upper	10	58.8	41.9	899	58.1	40.4	8	53.3	35.4	1,024	61.9	37.5	30.8
Unknown	0	0.0	1.5	0	0.0	2.8	0	0.0	0.9	0	0.0	0.8	13
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	17	100.0	100.0	1,547	100.0	100.0	15	100.0	100.0	1,654	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	1	11.1	5.5	585	4.5	1.2	0	0.0	7.1	0	0.0	14.0	11.5
Moderate	1	11.1	17.8	450	3.5	15.7	1	12.5	42.9	120	3.1	9.7	20.2
Middle	5	55.6	37.0	2,963	22.7	33.6	7	87.5	31.0	3,795	96.9	56.7	38.1
Upper	1	11.1	30.1	5,650	43.4	31.6	0	0.0	19.0	0	0.0	19.6	16.1
Unknown	1	11.1	9.6	3,380	25.9	17.9	0	0.0	0.0	0	0.0	0.0	14.2
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	9	100.0	100.0	13,028	100.0	100.0	8	100.0	100.0	3,915	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	12	11.1	11	1,253	4.7	0.8	1	1.4	3.0	118	0.8	4.6	15
Moderate	6	5.6	8.9	1,284	4.8	8.6	7	9.9	8.1	889	6.0	6.7	9.6
Middle	55	50.9	54.7	10,427	39.0	51.4	36	50.7	56.5	8,029	54.1	55.7	56.7
Upper	34	31.5	34.1	10,383	38.8	35.9	26	36.6	31.1	5,564	37.5	32.2	30.8
Unknown	1	0.9	1.2	3,380	12.6	3.2	1	1.4	1.3	250	1.7	0.8	13
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	108	100.0	100.0	26,727	100.0	100.0	71	100.0	100.0	14,850	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during 2022 was excellent and good in 2023, with lending in 2022 being weighted more heavily due to a larger volume of lending.

UB's lending in low-income tracts in 2022 (20.8%) substantially exceeded both the percentage of owner-occupied units (1.5%) and the aggregate lending level (1.3%) in the assessment area. The bank's lending in moderate-income tracts (8.3%) was slightly below both the percentage of owner-occupied units (9.6%) in the area and the aggregate lending level (9.7%). Overall UB's performance in 2022 is considered excellent.

In 2023, the bank's performance is not as strong as its performance in 2022 and is considered good overall. The bank originated no home purchase loans in low-income tracts. Conversely, in moderate-income tracts, bank lending (17.1%) was significantly greater than the percentage of owner-occupied housing units (9.6%) and the aggregate lending level (8.3%).

Refinance
The geographic distribution of refinance lending is poor overall. Performance during 2022 is poor and adequate in 2023, with lending in 2022 being weighted more heavily due to a larger volume of lending.

UB's lending in low-income tracts in 2022 (3.8%) exceeded both the percentage of owner-occupied units (1.5%) and the aggregate lending level (1.1%) in the assessment area. The bank made no loans in moderate-income census tracts in 2022. Overall UB's performance in 2022 is considered poor.

UB's lending in low-income tracts in 2023 (8.3%) substantially exceeded both the percentage of owner-occupied units (1.5%) and the aggregate lending level (2.7%) in the assessment area. On the other hand, the bank made no loans in moderate-income census tracts in 2023. Overall, UB's performance is considered adequate.

Home Improvement
The geographic distribution of home improvement lending is poor. The performance for 2022 is adequate while performance for 2023 is very poor, with lending in 2023 being weighted more heavily due to a larger volume of lending.

UB made no loans to low-income census tracts in 2022. However, the bank's lending in moderate-income tracts (5.9%) was slightly below the percentage of owner-occupied units (9.6%) in the area and mirrored the aggregate lending level (5.9%). Overall UB's performance in 2022 is considered adequate.

UB made no home improvement loans in low-or moderate-income tracts in 2023 making UB's performance very poor.

Multi-family
The geographic distribution of multifamily lending is adequate overall. Performance during 2022 was good and very poor in 2023, with lending in 2022 being weighted more heavily due to a larger volume of lending.

UB's lending in low-income tracts in 2022 (11.1%) was comparable to the percentage of multi-family units (11.5%) and above the aggregate lending level (5.5%) in the assessment area. The bank's lending in moderate-income tracts (11.1%) was below both the percentage of multi-family units (20.2%) in the area and the aggregate lending level (17.8%). Overall UB's performance in 2022 is considered good.

In 2023, the bank's performance is considered very poor overall. The bank made no multifamily loans in low-income tracts. In moderate-income tracts, bank lending (12.5%) was below the percentage of multi-family units (20.2%) and significantly less than the aggregate lending level (42.9%).

Small Business Lending

The geographic distribution of small business lending is adequate. Performance in 2022 is adequate and very poor in 2023. with lending in 2023 being weighted more heavily due to a larger volume of lending.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Greenville-Kinston-Washington, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	2.1	0	0.0	2.5	0	0.0	2.2	0	0.0	3.1	3.7
Moderate	7	10.9	12.6	1,258	10.6	13.3	1	2.9	12.4	3	0.1	11.4	14.7
Middle	38	59.4	53.4	7,834	66.3	55.7	21	60.0	53.1	1,988	82.6	58.5	51.3
Upper	19	29.7	28.1	2,732	23.1	26.9	13	37.1	29.7	416	17.3	25.5	27.3
Unknown	0	0.0	3.1	0	0.0	1.6	0	0.0	2.2	0	0.0	1.3	3.0
Tract-Unk	0	0.0	0.7	0	0.0	0.2	0	0.0	0.5	0	0.0	0.1	
Total	64	100.0	100.0	11,824	100.0	100.0	35	100.0	100.0	2,407	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered adequate. The bank made no loans in low-income tracts. Bank lending in moderate-income tracts (10.9%) was below both the percentage of area businesses in such tracts (14.9%) and the aggregate lending level (12.6%).

During 2023, the bank made no loans in low-income census tracts. Bank lending in moderate-income tracts (2.9%) significantly lagged the percentage of area businesses in such tracts (14.7%) and the aggregate lending level (12.4%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall. Performance for HMDA lending is considered adequate while small business lending is excellent. Greater weight is placed on HMDA lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is adequate. Performance of the bank's home purchase loans is adequate, refinance performance is good, and home improvement performance is adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Greenville-Kinston-Washington, NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	2.1	4.9	135	1.7	2.4	2	5.7	3.7	259	3.9	1.6	21.8
Moderate	3	6.3	16.5	330	4.1	11.5	6	17.1	16.2	1,000	14.9	11.3	17.5
Middle	3	6.3	22.8	513	6.4	20.5	5	14.3	21.8	736	11.0	19.4	19.5
Upper	15	31.3	40.3	4,153	52.1	51.1	8	22.9	37.4	3,039	45.3	46.9	41.2
Unknown	26	54.2	15.5	2,845	35.7	14.6	14	40.0	21.0	1,678	25.0	20.9	0.0
Total	48	100.0	100.0	7,976	100.0	100.0	35	100.0	100.0	6,712	100.0	100.0	100.0
Refinance Loans													
Low	2	7.7	5.9	105	3.1	3.6	0	0.0	7.7	0	0.0	4.1	21.8
Moderate	8	30.8	18.3	588	17.4	13.5	0	0.0	19.6	0	0.0	15.7	17.5
Middle	5	19.2	23.5	508	15.0	21.2	0	0.0	20.2	0	0.0	18.0	19.5
Upper	9	34.6	41.2	1,460	43.1	48.7	7	58.3	39.2	1,193	48.1	45.2	41.2
Unknown	2	7.7	11.1	725	21.4	13.0	5	41.7	13.4	1,286	51.9	16.9	0.0
Total	26	100.0	100.0	3,386	100.0	100.0	12	100.0	100.0	2,479	100.0	100.0	100.0
Home Improvement Loans													
Low	1	5.9	4.4	10	0.6	3.1	0	0.0	5.5	0	0.0	3.0	21.8
Moderate	2	11.8	11.2	85	5.5	7.4	2	13.3	16.4	110	6.7	11.3	17.5
Middle	3	17.6	21.9	289	18.7	18.2	3	20.0	24.1	325	19.6	20.0	19.5
Upper	9	52.9	59.2	1,013	65.5	66.7	10	66.7	50.7	1,219	73.7	60.5	41.2
Unknown	2	11.8	3.3	150	9.7	4.6	0	0.0	3.3	0	0.0	5.1	0.0
Total	17	100.0	100.0	1,547	100.0	100.0	15	100.0	100.0	1,654	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	4	4.0	5.0	250	1.8	2.7	2	3.2	4.6	259	2.4	2.1	21.8
Moderate	13	13.1	16.2	1,003	7.3	11.8	8	12.7	16.4	1,110	10.2	11.8	17.5
Middle	15	15.2	22.5	1,650	12.0	20.3	8	12.7	21.8	1,061	9.7	19.2	19.5
Upper	36	36.4	43.0	6,976	50.9	51.3	26	41.3	40.5	5,541	50.7	47.8	41.2
Unknown	31	31.3	13.3	3,820	27.9	13.9	19	30.2	16.6	2,964	27.1	19.2	0.0
Total	99	100.0	100.0	13,699	100.0	100.0	63	100.0	100.0	10,935	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase

The borrower distribution of home purchase lending is adequate overall. Performance in 2022 is considered poor and good in 2023.

During 2022, the bank's performance is considered poor. The bank's lending to low-income borrowers (2.1%) lagged the percentage of low-income families (21.8%) and the aggregate lending level (4.9%). Bank lending to moderate-income borrowers (6.3%) also lagged the percentage of moderate-income families (17.5%) and the aggregate lending level (16.5%).

UB's refinance performance during 2023 is considered good. Bank lending to low-income borrowers (5.7%) lagged the percentage of low-income families (21.8%) but exceeded the aggregate lending level (3.7%). Similarly, bank lending to moderate-income borrowers (17.1%) approximated the percentage of moderate-income families (17.5%) and slightly exceeded the aggregate lending level (16.2%).

Refinance
The borrower distribution of refinance lending is good overall. Performance during 2022 was excellent and very poor in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's refinance performance during 2022 is considered excellent. Bank lending to low-income borrowers (7.7%) lagged the percentage of low-income families (21.8%) but exceeded the aggregate lending level (5.9%). Bank lending to moderate-income borrowers (30.8%) significantly exceeded the percentage of moderate-income families (17.5%) and the aggregate lending level (18.3%).

Performance for 2023 is very poor as the bank made no refinance loans to low- or moderate-income borrowers.

Home Improvement
The borrower distribution of home improvement lending is adequate. The performance during 2022 was good and adequate in 2023. Greater weight is placed on 2023 as there was a slightly larger dollar volume of lending for home improvement loans.

UB's home improvement performance during 2022 is considered good. Bank lending to low-income borrowers (5.9%) lagged the percentage of low-income families (21.8%) but exceeded the aggregate lending level (4.4%). Bank lending to moderate-income borrowers (11.8%) lagged the percentage of moderate-income families (17.5%) but approximated the aggregate lending level (11.2%).

UB's home improvement performance during 2023 is considered adequate. The bank made no loans to low-income borrowers. Bank lending to moderate-income borrowers (13.3%) lagged both the percentage of area moderate-income families (17.5%) and the aggregate lending level (16.4%).

Small Business Lending

The borrower distribution performance of small business lending is excellent overall. When considering performance by year, the bank's performance during 2022 is excellent and good during 2023. Greater weight was applied to performance in 2022 as there was a larger dollar volume of lending.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Greenville-Kinston-Washington, NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	48	75.0	55.7	7,293	61.7	38.0	20	57.1	56.8	618	25.7	37.1	91.6
Over $1 Million	11	17.2		3,349	28.3		11	31.4		1,767	73.4		7.1
Revenue Unknown	5	7.8		1,182	10.0		4	11.4		22	0.9		1.3
Total	64	100.0		11,824	100.0		35	100.0		2,407	100.0		100.0
By Loan Size													
$100,000 or Less	36	56.3	91.5	1,094	9.3	32.3	29	82.9	92.1	780	32.4	33.9	
$100,001 - $250,000	10	15.6	4.1	1,769	15.0	15.3	4	11.4	4.1	727	30.2	15.4	
$250,001 - $1 Million	18	28.1	4.4	8,961	75.8	52.5	2	5.7	3.8	900	37.4	50.8	
Total	64	100.0	100.0	11,824	100.0	100.0	35	100.0	100.0	2,407	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	28	58.3		811	11.1		19	95.0		368	59.5		
$100,001 - $250,000	8	16.7		1,369	18.8		1	5.0		250	40.5		
$250,001 - $1 Million	12	25.0		5,113	70.1		0	0.0		0	0.0		
Total	48	100.0		7,293	100.0		20	100.0		618	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Overall, UB's 2022 performance is considered excellent. During 2022, UB's lending to businesses with annual revenues of $1 million or less (75%) lagged the percentage of area businesses having revenues of $1 million or less (91.6%) and significantly exceeded the aggregate lenders' percentage of such lending (55.7%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 56.3% of the bank's small business loans were in amounts of $100,00 or less compared to 91.5% of such lending by the aggregate reporters.

During 2023, UB's performance is good. Bank lending to businesses with annual revenues of $1 million or less (57.1%) lagged the percentage of area businesses having revenues of $1 million or less (91.6%) but slightly exceeded the aggregate lenders' percentage of such lending (56.8%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 82.9% of the bank's small business loans were in amounts of $100,00 or less compared to 92.1% of such lending by the aggregate reporters.

Community Development Lending

The bank provided a relatively high level of CD loans in this assessment area during the evaluation period. Four community development loans totaling approximately $3.9 million were originated in the assessment area providing funding for organizations whose primary purpose is the provision of services for low- and moderate-income individuals.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are reasonably available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Greenville-Kinston-Washington, NC assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

The bank's investment activity consisted of donations focused on community services targeted toward low- and moderate-income individuals and the promotion of economic development.

Investments, Grants, Donations Greenville-Kinston-Washington, NC Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	-	-
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	9	41
Total	**9**	**41**

The AA investment test conclusion reflects UB's local qualified donations along with its institutional and statewide qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance is rated High Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	1	14.3%	1	14.3%
Middle	3	42.9%	3	42.9%
Upper	3	42.9%	3	42.9%
Unknown	-	-	-	-
Totals	*7*	*100%*	*7*	*100%*

Of the bank's seven branches in the assessment area, one branch is located in a moderate-income census tract. While the bank does not have a branch in a low-income tract, the AA has a limited number of low-income census tracts. 4.6% and 13.7% of households in the assessment area are located in low- and moderate-income census tracts, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank was a leader in providing community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Greenville-Kinston-Washington, NC Assessment Area	# Activities
Affordable Housing	3
Community Services	13
Economic Development	2
Revitalize & Stabilization	1
Total Services	**19**

40 employees provided approximately 482 hours of community development services to 19 different organizations in the assessment area during the evaluation period. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing technical assistance, and financial literacy education and training.

NC METROPOLITAN AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN NORTH CAROLINA METROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Investment Test	Service Test
Fayette-Lumberton-Pinehurst, NC	Consistent	Consistent	Consistent
Goldsboro, NC MSA	Consistent	Consistent	Consistent
Hickory-Lenoir-Morganton, NC	Consistent	Consistent	Consistent
New Bern-Morehead City, NC	Consistent	Consistent	Consistent
Rocky Mount-Wilson-Roanoke Rapids, NC	Below	Consistent	Consistent

NC NONMETROPOLITAN STATEWIDE AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN NORTH CAROLINA NONMETROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Investment Test	Service Test
Columbus, NC NonMSA	Below	Consistent	Consistent
Dare-Pasquotank, NC NonMSA	Below	Below	Consistent
Rutherford County, NC NonMSA	Below	Consistent	Consistent

STATE OF WEST VIRGINIA

CRA RATING FOR WEST VIRGINIA[4]: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is good.
- The bank's distribution of loans among borrowers of different incomes and businesses of different sizes is adequate.
- The bank makes a relatively high level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

SCOPE OF EXAMINATION

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[4] For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Charleston-Huntington-Ashland, WV
- Morgantown, WV MSA

Limited-scope review procedures were used for the following assessment areas.

- Beckley, WV MSA
- Braxton, WV NonMSA
- Logan, WV NonMSA
- Parkersburg-Vienna, WV
- Weirton-Steubenville, WV

Appendix C lists the geographic composition of each of the bank's assessment areas.

The bank's performance ratings within West Virginia are based on its performance in its two full-scope AAs along with activities that take place at the statewide or institutional level. Performance within the limited-scope review AAs was reviewed to determine if the bank's performance exceeds, is consistent, or below its performance in the overall state. Appendices A and B include information about the evaluation's scope and statewide ratings.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE STATE OF WEST VIRGINIA

The bank delineates seven of its 39 AAs and operates 37 of its 218 branches in the state of West Virginia. Due to OMB changes, the makeup of some of the bank's West Virginia assessment areas changed from 2023 to 2024. Details of specific assessment area changes are included in the applicable assessment areas. Additionally, one assessment area was added to the state, the Jackson County, WV NonMSA AA for the year 2024 and includes Jackson County, WV previously from the Charleston-Huntington-Ashland, WV AA. No lending activity was reviewed, and only community development activities were considered for this limited-scope assessment area.

On a combined basis, West Virginia assessment areas account for 7.9% of the bank's combined 2022 and 2023 lending (dollar volume), 17% of branches, and 21.4% of deposit volume. Information about loan volume, branches, and deposits are included in Appendix D of this report.

As of 2024, UB ranked two out of 64 financial institutions in local deposit market share according to data compiled by the FDIC and held 12.8% of the state's deposits.

According to 2020 ACS data, the bank's combined assessment areas within the state of West Virginia have a population of 922,637, including 238,292 families. Of area families, 22.6% are low-income, 17% are moderate-income, 19.3% are middle-income, and 41.1% are upper-income. Within these assessment areas, the owner-occupancy rate equals 60.5%, and 13% of families live below the poverty level.

The following table details the median family income data for UB's assessment areas in the state.

MSA and	Median Family Incomes	
Statewide NonMSA Area	2015	2020
Charleston-Huntington-Ashland, WV	$61,345	$62,588
Morgantown, WV MSA	$69,646	$77,584
Braxton, WV NonMSA	$50,579	$51,309
Parkersburg-Vienna, WV	$56,797	$62,718
Logan, WV NonMSA	$49,770	$47,566
Beckley, WV MSA	$52,286	$56,860
Weirton-Steubenville, WV	$59,530	$63,212
NonMSA West Virginia	$52,746	$55,389
West Virginia	$57,760	$61,707

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE STATE OF WEST VIRGINIA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory overall in West Virginia. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within West Virginia.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered adequate overall.
- Lending to low-income people, areas, and very small businesses is considered adequate overall.
- The bank made a relatively high level of community development loans within West Virginia during the evaluation period.

Lending Activity

Geographic Area	Lending Activity Conclusions
Charleston-Huntington-Ashland, WV	Good
Morgantown, WV MSA	Good
OVERALL	**Good**

During 2022 and 2023, the bank reported 776 HMDA loans totaling $146.9 million, 904 small business loans totaling $152.9 million, and six small farm loans totaling $386,000 within the statewide assessment areas.

UB's lending as measured by number and dollar volume within the assessment areas (14.3% and 7.9%, respectively) lags both the proportion of bank deposits (21.8%) within the state, and the percentage of area branches (17%).

According to 2023 aggregate data, UB ranked 9 out of 316 reporters in HMDA lending with a 2.6% market share, and it ranked 7 out of 110 reporters in small business/small farm lending volume with a 3.3% market share.

There was more small business lending by both number and dollar volume for the overall state of West Virginia; however, for each of the bank's two full-scope assessment areas in the state, both have more HMDA lending by both number and dollar volume. The Parkersburg-Vienna, WV limited-scope AA has significantly more small business lending in comparison to HMDA lending, driving the overall discrepancy. Generally, in coming to overall conclusions, greater weight is placed on HMDA lending.

Geographic Distribution of Loans

Geographic Area	Geographic Distribution Conclusions
Charleston-Huntington-Ashland, WV	Good
Morgantown, WV MSA	Adequate
OVERALL	**Good**

The bank's overall geographic distribution of lending within West Virginia reflects good distribution among the different census tracts and dispersion throughout the AAs. In coming to this conclusion, the Charleston-Huntington-Ashland, WV AA carries more weight due to a greater volume of lending.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance.

Lending To Borrowers of Different Incomes and To Businesses of Different Sizes

Geographic Area	Borrower Distribution Conclusions
Charleston-Huntington-Ashland, WV	Adequate
Morgantown, WV MSA	Good
OVERALL	**Adequate**

The bank's lending within the state has an overall adequate penetration among individuals of different income levels and businesses of different sizes. In coming to this conclusion, the Charleston-Huntington-Ashland, WV AA carries more weight due to a greater volume of lending.

Community Development Lending

Geographic Area	Community Development Lending Conclusions
Charleston-Huntington-Ashland, WV	Relatively High
Morgantown, WV MSA	Relatively High
OVERALL	**Relatively High**

The bank faces no constraints relative to its size and business strategy in making community development loans. Information from individuals knowledgeable of the bank's assessment areas and review of the performance evaluations from other banks indicate that community development opportunities are reasonably available within the Charleston-Huntington-Ashland, WV and Morgantown, WV MSA assessment areas.

Community Development Loans West Virginia		
Community Development Purpose	**#**	**$000**
Affordable Housing	6	20,788
Community Services	10	13,725
Economic Development	6	17,175
Revitalization and Stabilization	-	-
Total Loans	**22**	**51,688**

Community development loans that benefit areas within multiple states or assessment areas within the state include the following.

- A $20 million community development loan to the West Virginia Housing Development Fund providing affordable housing to low- and moderate-income individuals and families across the state of West Virginia.

Additional details of specific assessment area community development lending activity are included in the applicable assessment areas.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in West Virginia. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- and exhibits good responsiveness to the credit and CD needs of its assessment areas.

Geographic Area	Investment Test Ratings
Charleston-Huntington-Ashland, WV	High Satisfactory
Morgantown, WV MSA	High Satisfactory
OVERALL	High Satisfactory

In addition to the previously described investments that benefit regional or statewide areas, including the state of West Virginia, 14 investments directly benefit the state area totaling $28.5 million for the evaluation period. These investments demonstrate good responsiveness to the affordable housing, economic development, and community services needs in West Virginia.

The bank made qualified investments in the form of donations totaling $1.5 million. The majority of donations focused on community services targeted toward low- and moderate-income individuals, the promotion of economic development, the revitalization or stabilization of low- and moderate-income geographies, and the support of affordable housing efforts, which are needed in the assessment area.

Investments, Grants, Donations West Virginia		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	10	17,554
Community Services	-	-
Economic Development	4	10,947
Revitalization and Stabilization	-	-
Donations & Grants	63	1,537
Total	**77**	**30,038**

Qualified investments and donations that benefit areas within multiple states or assessment areas within the state include the following.

- $20.2 million in LIHTC projects invested through six different funds that impact several West Virginia assessment areas.
- $1.5 million in SBICs and small business loan funds invested in two different funds which support small business growth operations across the state of West Virginia.
- One investment totaling $219,000 in a non-profit fund supporting community services to low- and moderate-income individuals impacting multiple West Virginia assessment areas.

Additional details of specific assessment area qualified investment activity are included in the applicable assessment areas.

SERVICE TEST

The bank's Service Test performance in the state of West Virginia is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Geographic Area	Service Test Rating
Charleston-Huntington-Ashland, WV	High Satisfactory
Morgantown, WV MSA	High Satisfactory
OVERALL	High Satisfactory

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Geographic Area	Delivery System Conclusions
Charleston-Huntington-Ashland, WV	Accessible
Morgantown, WV MSA	Accessible
OVERALL	**Accessible**

Branch locations and alternative delivery systems, such as drive-through facilities and online and mobile banking, within West Virginia are accessible to the bank's various geographies and to household and businesses of different income levels in each AA.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	1	2.7%	2	3.3%
Moderate	10	27.0%	20	32.8%
Middle	18	48.6%	25	41.0%
Upper	7	18.9%	12	19.7%
Unknown	1	2.7%	2	3.3%
Totals	*37*	*100%*	*61*	*100%*

The bank maintains 37 branches in the state of West Virginia, of which 12 are located in low- and moderate-income census tracts, making the bank's branching network accessible in West Virginia.

Changes in Branch Locations

The bank did not open or close any branch offices during the evaluation period.

Reasonableness of Business Hours and Retail Services

Geographic Area	Reasonableness of Hours and Services Conclusions
Charleston-Huntington-Ashland, WV	Do Not Vary to Inconvenience
Morgantown, WV MSA	Do Not Vary to Inconvenience
OVERALL	**Do Not Vary to Inconvenience**

The bank's products, services, and business hours do not vary in a way that inconveniences its AAs, particularly LMI geographies and/or LMI individuals. Lobby business hours and drive-through services are relatively consistent across the bank's assessment areas. Branches are generally open eight hours a day Monday through Friday, and drive-through hours are typically extended further into the evening along with Saturday morning hours. Branch offices provide the same products and services within the state's AAs.

Community Development Services

Geographic Area	Community Development Service Conclusions
Charleston-Huntington-Ashland, WV	Leader
Morgantown, WV MSA	Leader
OVERALL	**Leader**

Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within both of the full-scope assessment areas; however, opportunities are limited in most of the state.

CRA Service Type West Virginia	# Activities
Affordable Housing	-
Community Services	86
Economic Development	21
Revitalize & Stabilization	1
Total Services	**108**

Bank employees provided community development service activities to 108 different organizations across the state, primarily to public K-12 schools providing financial literacy and education as well as participating as board members and committee members of associations and non-profits with a primary purpose of community development.

METROPOLITAN AREAS

(Full-scope review)

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE CHARLESTON-HUNTINGTON-ASHLAND, WV ASSESSMENT AREA

The bank's Charleston-Huntington-Ashland, WV assessment area consists of Boone County, WV, Cabell County, WV, Kanawha County, WV, Jackson County, WV, Putnam County, WV and Wayne County, WV. The bank operates 11 of its 218 (34 in West Virginia) branches in the AA. Due to OMB changes, the bank's assessment area makeup changed from 2023 to 2024. Jackson County, WV was removed from the assessment area and to the Jackson County, WV NonMSA AA in 2024. This did not impact the bank's lending performance since the years 2022 and 2023 were reviewed; however, CD activity was allocated appropriately if the activity took place in the year 2024 or 2025.

As of 2024, UB ranked 2 out of 17 financial institutions in local deposit market share according to data compiled by the FDIC and held 16.8% of the assessment area's deposits.

Community Contact

A local affordable housing official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that the population is senior and many young professionals and youth tend to leave the area to find work and better opportunities. Additionally, the housing stock is old and in disrepair. Repair or demolition is very expensive, making home ownership less accessible and further driving the future workforce to look elsewhere. The contact stated that affordable housing is a necessity, not necessarily because of local housing costs, but rather the general supply of affordable housing is extremely limited. Affordable housing funding and small business development are of top priorities in the area to promote economic growth and help meet the needs of the community. Additionally, the contact stated that local financial institutions are responsive to needs and are relatively helpful and easy to engage.

Demographic Data

2023 Charleston-Huntington-Ashland, WV AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	8	5.9	2,718	2.4	980	36.1	25,522	22.3
Moderate	26	19.3	17,932	15.7	3,160	17.6	18,425	16.1
Middle	65	48.1	59,986	52.4	7,614	12.7	22,777	19.9
Upper	34	25.2	32,359	28.3	2,357	7.3	47,771	41.7
Unknown	2	1.5	1,500	1.3	548	36.5	0	0.0
Total AA	**135**	**100.0**	**114,495**	**100.0**	**14,659**	**12.8**	**114,495**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	8,215	2,247	1.7	27.4	3,851	46.9	2,117	25.8
Moderate	37,132	19,342	14.8	52.1	11,177	30.1	6,613	17.8
Middle	111,680	69,233	53.0	62.0	25,016	22.4	17,431	15.6
Upper	57,292	38,538	29.5	67.3	11,239	19.6	7,515	13.1
Unknown	2,568	1,386	1.1	54.0	739	28.8	443	17.3
Total AA	**216,887**	**130,746**	**100.0**	**60.3**	**52,022**	**24.0**	**34,119**	**15.7**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	931	6.7	781	6.4	138	9.8	12	4.2
Moderate	2,011	14.5	1,732	14.2	233	16.5	46	16.1
Middle	6,094	43.9	5,370	44.1	570	40.3	154	54.0
Upper	4,736	34.1	4,202	34.5	462	32.7	72	25.3
Unknown	98	0.7	87	0.7	10	0.7	1	0.4
Total AA	**13,870**	**100.0**	**12,172**	**100.0**	**1,413**	**100.0**	**285**	**100.0**
Percentage of Total Businesses:				**87.8**		**10.2**		**2.1**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	15	7.7	15	7.7	0	0.0	0	0.0
Middle	116	59.5	115	59.3	1	100.0	0	0.0
Upper	61	31.3	61	31.4	0	0.0	0	0.0
Unknown	3	1.5	3	1.5	0	0.0	0	0.0
Total AA	**195**	**100.0**	**194**	**100.0**	**1**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**99.5**		**0.5**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Charleston-Huntington-Ashland, WV AA has a population of 393,326, including 100,950 families. The median housing value is $122,496, while the median gross rent is $751. The percentage of families that live below the poverty level (13%) is slightly greater than the percentage of such families at the state level (12.3%). Within the assessment area, the owner-occupancy rate equals 59.7% comparable to the rate for the overall state (60.5%). which is equivalent to the state and greater MSA area. The AA's median family income ($62,588) slightly increased from 2015 to 2020 with a greater percent change than the greater MSA but less than the state of West Virginia. All the counties across the AA experienced increase with the exception of Cabell County, which experienced a decrease in MFI.

Charleston-Huntington-Ashland, WV Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Boone County, WV	24,000	21,809	-9.1%
Cabell County, WV	96,824	94,350	-2.6%
Kanawha County, WV	190,781	180,745	-5.3%
Putnam County, WV	56,596	57,440	1.5%
Wayne County, WV	41,499	38,982	-6.1%
Charleston, WV MSA	223,922	210,605	-5.9%
West Virginia	1,851,420	1,793,716	-3.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the area declined from 2015 to 2020 and declined within the counties making up the AA as well with the exception of Putnam County. In general, the population decline in the AA was less than the population decline in the greater MSA, but exceeded the decline at the state level.

Charleston-Huntington-Ashland, WV Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	35,687	36,072	36,323	33,185	36,658	36,362	36,434	32,823
Private Sector								
Private Sector Total, all industries	143,164	143,388	145,954	146,159	147,752	146,817	149,007	148,312
Agriculture, forestry, fishing and hunting	101*	78*	124*	114*	97*	71*	115*	115*
Mining, quarrying, and oil and gas extraction	1,420*	2,124*	2,161*	2,137*	1,468*	1,566*	1,540*	1,460*
Utilities	1,328*	1,346*	1,353*	1,352*	1,338*	1,362	1,328*	1,313
Construction	9,081	8,554	9,335	9,356	9,286	8,985	9,683	9,959
Manufacturing	11,244	11,745	11,821	11,955	11,998	12,109	12,090	11,998
Wholesale trade	5,006*	5,480	5,628	5,613	5,375*	5,874	5,562*	5,946
Retail Trade	19,588	19,151	19,244	19,174	19,696	18,857	18,802	19,072
Transportation and warehousing	4,177	3,808*	3,775*	3,771*	4,279	4,129	4,053	4,032
Information	758*	2,132*	2,129	2,117	2,148	2,024*	1,997*	2,009*
Finance and insurance	5,346	5,572	5,598	5,563	5,577	5,200	5,191	5,088
Real estate and rental and leasing	2,264*	2,285*	2,386	2,424	2,447	2,340*	2,346	2,308
Professional and technical services	8,269	8,308*	8,563	8,565	8,782*	9,123	9,186*	8,837
Management of companies and enterprises	2,785	2,639*	2,653*	2,715*	2,787*	2,796*	2,814*	2,799
Administrative and waste services	9,080	8,712*	8,711*	8,465*	8,342*	8,574*	8,770	8,773
Educational services	1,629*	1,526*	1,591*	1,527*	1,706*	1,648*	1,794*	1,532*
Health care and social assistance	34,747*	35,247*	35,478*	35,935*	36,608*	37,152*	37,597*	37,650*
Arts, entertainment, and recreation	2,179*	2,169	2,568	2,693	2,299	2,202	2,669	2,794
Accommodation and food services	15,259*	15,377	15,711	15,612	15,431	15,326	15,557	15,184
Other services, except public administration	4,184	4,519	4,700	4,655	4,806	4,634	4,631	4,556
Public administration	0	0	0	0	0	0	0	0
Unclassified	141*	164	27	36	23	50	42*	89*
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, health care and social assistance industries.

Charleston-Huntington-Ashland, WV Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Boone County, WV	10.1%	6.0%	4.3%	4.1%	4.6%
Cabell County, WV	7.8%	4.7%	3.5%	3.6%	3.8%
Kanawha County, WV	8.9%	5.3%	3.7%	3.6%	3.8%
Putnam County, WV	7.5%	4.3%	3.3%	3.2%	3.4%
Wayne County, WV	8.6%	5.4%	4.0%	4.1%	4.4%
Charleston, WV MSA	9.1%	5.5%	3.9%	3.7%	4.0%
West Virginia	8.3%	5.1%	3.9%	3.9%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA. The assessment area's rate is slightly below both the greater MSA and state of West Virginia's rate.

Charleston-Huntington-Ashland, WV Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Boone County, WV	67.1%	33.3%	38.1%	38.8%	13.7%	9.4%
Cabell County, WV	71.1%	58.4%	50.1%	53.4%	26.6%	15.4%
Kanawha County, WV	66.1%	36.0%	38.1%	54.2%	18.0%	13.5%
Putnam County, WV	66.6%	19.1%	32.7%	46.4%	15.5%	12.2%
Wayne County, WV	38.6%	46.0%	25.1%	45.3%	11.5%	13.8%
Charleston, WV MSA	65.8%	35.1%	38.1%	51.3%	17.1%	13.1%
West Virginia	63.6%	34.3%	37.9%	48.2%	18.9%	13.9%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Within the area low- and moderate-income renters generally have a lower housing burden in Wayne County, while owners face a lower burden in Boone County. Overall, the data suggests that homeownership is generally as affordable in the assessment area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE CHARLESTON-HUNTINGTON-ASHLAND, WV ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered good overall in the assessment area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered good overall.
- Borrower distribution performance is considered adequate overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made a relatively high level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 369 HMDA loans totaling $69.3 million, 275 small business loans totaling $55.1 million, and five small farm loans totaling $304,000 in the assessment area.

The bank's lending as measured by number and dollar volume within the assessment area (5.5% and 3.3%, respectively) lagged the proportion of bank deposits (8.7%) within the assessment area but was similar to the percentage of area branches (5%).

According to 2023 aggregate data, UB ranked 13 out of 216 reporters in HMDA lending with a 2.6% market share, and it ranked 10 out of 86 reporters in small business/small farm lending volume with a 2.3% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Charleston-Huntington-Ashland, WV Assessment Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall. Geographic distribution performance is considered good for HMDA and small business lending.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered good overall. Performance of the bank's home purchase loans is good, refinance is excellent, and home improvement performance is adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Charleston-Huntington-Ashland, WV

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	2	2.2	17	86	0.4	0.9	0	0.0	11	0	0.0	0.6	17
Moderate	6	6.5	113	453	2.3	7.9	19	19.2	119	2,634	13.8	8.4	14.8
Middle	48	51.6	50.7	8,307	42.1	47.0	43	43.4	510	8,397	43.9	47.6	53.0
Upper	37	39.8	35.7	10,884	55.2	43.7	36	36.4	35.1	7,983	41.7	42.6	29.5
Unknown	0	0.0	0.7	0	0.0	0.5	1	1.0	0.9	128	0.7	0.8	11
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	93	100.0	100.0	19,730	100.0	100.0	99	100.0	100.0	19,142	100.0	100.0	100.0
Refinance Loans													
Low	1	1.9	1.3	469	4.7	0.9	1	2.7	1.5	166	2.7	0.9	17
Moderate	8	14.8	10.6	739	7.4	7.8	4	10.8	12.0	537	8.6	9.6	14.8
Middle	25	46.3	52.0	3,713	37.2	48.3	15	40.5	48.7	2,091	33.6	44.7	53.0
Upper	19	35.2	35.3	4,984	49.9	42.4	17	45.9	37.0	3,435	55.1	44.1	29.5
Unknown	1	1.9	0.9	75	0.8	0.6	0	0.0	0.7	0	0.0	0.6	11
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	54	100.0	100.0	9,980	100.0	100.0	37	100.0	100.0	6,229	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	1.0	0	0.0	0.9	1	4.2	1.2	55	2.6	0.6	17
Moderate	2	6.1	8.0	98	4.4	6.9	1	4.2	10.5	250	11.9	10.6	14.8
Middle	16	48.5	47.6	813	36.2	44.4	13	54.2	49.4	1,109	52.9	45.3	53.0
Upper	15	45.5	42.9	1,332	59.4	47.3	9	37.5	37.9	682	32.5	43.1	29.5
Unknown	0	0.0	0.5	0	0.0	0.5	0	0.0	1.0	0	0.0	0.4	11
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	33	100.0	100.0	2,243	100.0	100.0	24	100.0	100.0	2,096	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	10.2	0	0.0	8.6	0	0.0	7.7	0	0.0	3.8	13.0
Moderate	3	42.9	18.4	1,280	16.2	6.4	0	0.0	30.8	0	0.0	18.7	17.1
Middle	2	28.6	43.9	2,805	35.5	47.3	0	0.0	40.4	0	0.0	32.8	40.8
Upper	2	28.6	26.5	3,810	48.3	37.2	0	0.0	21.2	0	0.0	44.7	27.8
Unknown	0	0.0	1.0	0	0.0	0.4	0	0.0	0.0	0	0.0	0.0	13
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	7	100.0	100.0	7,895	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	3	1.5	1.5	555	1.4	1.7	2	1.2	1.2	221	0.8	0.9	17
Moderate	22	11.1	11.0	2,800	6.8	7.8	25	14.7	11.8	3,945	13.9	9.3	14.8
Middle	97	48.7	50.8	16,060	39.2	47.3	77	45.3	50.5	11,812	41.7	46.3	53.0
Upper	76	38.2	36.0	21,430	52.4	42.7	65	38.2	35.7	12,242	43.2	42.9	29.5
Unknown	1	0.5	0.8	75	0.2	0.5	1	0.6	0.8	128	0.5	0.7	11
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	199	100.0	100.0	40,920	100.0	100.0	170	100.0	100.0	28,348	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is good overall. Performance during 2022 was adequate and excellent in 2023, with lending generally weighted equally due to similar volumes of lending.

UB's lending in low-income tracts in 2022 (2.2%) exceeded both the percentage of owner-occupied units (1.7%) and the aggregate lending level (1.7%) in the assessment area. The bank's lending in moderate-income tracts (6.5%) was below both the percentage of owner-occupied units (14.8%) in the area and the aggregate lending level (11.3%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is stronger than its performance in 2022 and is considered excellent overall. The bank did not originate any home purchase loans in low-income tracts. However, in moderate-income tracts, bank lending (19.2%) substantially exceeded both the percentage of owner-occupied housing units (14.8%) and the aggregate lending level (11.9%).

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 is excellent and good in 2023, with performance in 2022 weighted more heavily due to a larger volume of lending.

Overall UB's performance in 2022 is considered excellent. UB's lending in low-income tracts in 2022 (1.9%) exceeded both the percentage of owner-occupied units (1.7%) and the aggregate lending level (1.3%) in the assessment area. In moderate-income tracts, bank lending (14.8%) mirrored the percentage of owner-occupied housing units (14.8%) and significantly exceeded the aggregate lending level (10.6%).

Overall, UB's performance in 2023 is good. UB's lending in low-income tracts in 2023 (2.7%) exceeded both the percentage of owner-occupied units (1.7%) and the aggregate lending level (1.5%) in the assessment area. In moderate-income tracts, bank lending (10.8%) lagged the percentage of owner-occupied housing units (14.8%) and the aggregate lending level (12%).

Home Improvement
The geographic distribution of home improvement lending is adequate. The performance for the years 2022 and 2023 are both considered adequate.

Home improvement lending performance in 2022 is considered adequate. UB made no loans to low-income census tracts in 2022. UB's lending in moderate-income tracts (6.1%) was below both the percentage of owner-occupied units (14.8%) in the area and the aggregate lending level (8%). Performance in 2023 is similar.

Small Business Lending

The geographic distribution of small business lending is good. Performance in 2022 and 2023 is both considered good.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Charleston-Huntington-Ashland, WV

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	12	7.8	5.3	1,978	6.4	5.6	10	8.3	5.6	2,226	9.2	5.3	6.7
Moderate	16	10.4	13.2	2,726	8.8	12.7	16	13.2	13.0	3,683	15.2	13.1	14.5
Middle	63	40.9	45.8	11,458	37.1	44.7	51	42.1	44.8	7,700	31.8	42.9	43.9
Upper	58	37.7	33.7	14,345	46.5	36.1	44	36.4	34.7	10,595	43.8	38.0	34.1
Unknown	5	3.2	0.8	358	1.2	0.7	0	0.0	0.8	0	0.0	0.6	0.7
Tract-Unk	0	0.0	1.2	0	0.0	0.2	0	0.0	1.0	0	0.0	0.2	
Total	154	100.0	100.0	30,865	100.0	100.0	121	100.0	100.0	24,204	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered good. UB's lending in low-income tracts (7.8%) exceeded both the percentage of area businesses (6.6%) and the aggregate lending level (5.3%) in the assessment area. Bank lending in moderate-income tracts (10.4%) was below both the percentage of area businesses in such tracts (14.5%) and the aggregate lending level (13.2%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is adequate overall. Performance for HMDA lending is considered good while small business lending is adequate. In reaching this conclusion, both products are generally weighted equally due to similar volumes of lending.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is good, refinance performance is good, and home improvement performance is poor. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Charleston-Huntington-Ashland, WV

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	11	11.8	7.6	860	4.4	3.9	8	8.1	7.3	842	4.4	3.4	22.3
Moderate	14	15.1	21.1	1,588	8.0	14.5	28	28.3	22.4	3,503	18.3	15.1	16.1
Middle	15	16.1	23.3	2,681	13.6	21.0	18	18.2	22.7	2,877	15.0	20.3	19.9
Upper	47	50.5	34.3	14,143	71.7	47.1	42	42.4	32.4	10,983	57.4	46.3	41.7
Unknown	6	6.5	13.7	458	2.3	13.6	3	3.0	15.1	937	4.9	14.9	0.0
Total	93	100.0	100.0	19,730	100.0	100.0	99	100.0	100.0	19,142	100.0	100.0	100.0
Refinance Loans													
Low	6	11.1	7.5	370	3.7	3.8	3	8.1	10.2	434	7.0	6.5	22.3
Moderate	12	22.2	20.4	775	7.8	13.8	7	18.9	19.6	814	13.1	13.1	16.1
Middle	10	18.5	23.1	1,157	11.6	20.4	11	29.7	25.6	1,056	17.0	21.5	19.9
Upper	22	40.7	40.7	6,849	68.6	52.9	13	35.1	35.1	3,584	57.5	45.4	41.7
Unknown	4	7.4	8.3	829	8.3	9.0	3	8.1	9.5	341	5.5	13.5	0.0
Total	54	100.0	100.0	9,980	100.0	100.0	37	100.0	100.0	6,229	100.0	100.0	100.0
Home Improvement Loans													
Low	2	6.1	4.7	100	4.5	2.7	0	0.0	9.0	0	0.0	6.9	22.3
Moderate	3	9.1	15.3	85	3.8	11.9	2	8.3	17.8	112	5.3	11.6	16.1
Middle	13	39.4	23.1	672	30.0	19.5	4	16.7	22.3	175	8.3	18.9	19.9
Upper	10	30.3	53.4	1,128	50.3	61.4	17	70.8	49.0	1,722	82.2	60.9	41.7
Unknown	5	15.2	3.6	258	11.5	4.6	1	4.2	2.0	87	4.2	1.7	0.0
Total	33	100.0	100.0	2,243	100.0	100.0	24	100.0	100.0	2,096	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	20	10.4	7.3	1,346	4.1	3.9	13	7.6	8.2	1,379	4.9	4.1	22.3
Moderate	32	16.7	20.1	2,599	7.9	14.1	40	23.5	21.2	4,554	16.1	14.6	16.1
Middle	39	20.3	22.9	4,530	13.7	20.6	34	20.0	23.5	4,158	14.7	20.6	19.9
Upper	85	44.3	37.8	22,830	69.1	49.0	76	44.7	34.5	16,892	59.6	46.5	41.7
Unknown	16	8.3	11.9	1,720	5.2	12.4	7	4.1	12.6	1,365	4.8	14.2	0.0
Total	192	100.0	100.0	33,025	100.0	100.0	170	100.0	100.0	28,348	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is good overall. Performance in 2022 is considered good and excellent for 2023.

During 2022, the bank's performance is considered good. During the year, the bank's lending to low-income borrowers (11.8%) lagged the percentage of low-income families (22.3%) but exceeded the aggregate lending level (7.6%). Bank lending to moderate-income borrowers (15.1%) approximated the percentage of moderate-income families (16.1%) but lagged the aggregate lending level (21.1%).

During 2023, the bank's performance is considered excellent. The bank's lending to low-income borrowers (8.1%) lagged the percentage of low-income families (22.3%) but slightly exceeded the aggregate lending level (7.3%). Bank lending to moderate-income borrowers (28.3%) exceeded both the percentage of moderate-income families (16.1%) and the aggregate lending level (22.4%).

Refinance
The borrower distribution of refinance lending is good overall. Performance during 2022 and 2023 is both considered good.

UB's refinance performance during 2022 is considered good. Bank lending to low-income borrowers (11.1%) lagged the percentage of low-income families (22.3%) but exceeded the aggregate lending level (7.5%). Bank lending to moderate-income borrowers (22.2%) exceeded both the percentage of moderate-income families (16.1%) and the aggregate lending level (20.4%). Performance during 2023 is similar.

Home Improvement
The borrower distribution of home improvement lending is poor. The performance during 2022 was adequate and poor in 2023. Generally, both years are weighted equally due to similar volumes of lending during both years.

UB's home improvement performance during 2022 is considered adequate. Bank lending to low-income borrowers (6.1%) lagged the percentage of low-income families (22.3%) but exceeded the aggregate lending level (4.7%). Bank lending to moderate-income borrowers (9.1%) lagged both the percentage of moderate-income families (16.1%) and the aggregate lending level (15.3%).

UB's home improvement performance during 2023 is considered poor. The bank made no home improvement loans to low-income borrowers during the year. Bank lending to moderate-income borrowers (8.3%) lagged both the percentage of area moderate-income families (16.1%) and the aggregate lending level (17.8%).

Small Business Lending

The borrower distribution performance of home mortgage lending is adequate overall. Performance for both 2022 and 2023 is considered adequate.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Charleston-Huntington-Ashland, WV

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	50	32.5	52.6	7,433	24.1	34.6	37	30.6	52.1	5,337	22.1	32.0	87.8
Over $1 Million	76	49.4		20,010	64.8		60	49.6		15,229	62.9		10.2
Revenue Unknown	28	18.2		3,422	11.1		24	19.8		3,638	15.0		2.1
Total	154	100.0		30,865	100.0		121	100.0		24,204	100.0		100.0
By Loan Size													
$100,000 or Less	78	50.6	90.3	4,134	13.4	28.5	54	44.6	90.5	3,316	13.7	29.7	
$100,001 - $250,000	38	24.7	4.9	6,457	20.9	17.7	41	33.9	5.2	7,177	29.7	19.3	
$250,001 - $1 Million	38	24.7	4.8	20,274	65.7	53.7	26	21.5	4.3	13,711	56.6	51.0	
Total	154	100.0	100.0	30,865	100.0	100.0	121	100.0	100.0	24,204	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	33	66.0		1,965	26.4		20	54.1		1,197	22.4		
$100,001 - $250,000	10	20.0		1,744	23.5		12	32.4		1,973	37.0		
$250,001 - $1 Million	7	14.0		3,724	50.1		5	13.5		2,167	40.6		
Total	50	100.0		7,433	100.0		37	100.0		5,337	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (32.5%) lagged both the percentage of area businesses having revenues of $1 million or less (87.9%) and the aggregate lenders' percentage of such lending (52.6%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 50.6% of the bank's small business loans were in amounts of $100,00 or less compared to 90.3% of such lending by the aggregate reporters. Performance during 2023 is similar.

Community Development Lending

The bank provided a relatively high level of CD loans in this assessment area during the evaluation period.

Community Development Loans Charleston-Huntington-Ashland, WV Assessment Area		
Community Development Purpose	#	**$000**
Affordable Housing	2	638
Community Services	3	7,425
Economic Development	1	25
Revitalization and Stabilization	-	-
Total Loans	**6**	**8,088**

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are reasonably available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Charleston-Huntington-Ashland, WV assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

One investment totaling $674,000 in an LIHTC project fund directly benefited the assessment area. The bank made qualified investments in the form of donations to a broad range of community development purposes.

Investments, Grants, Donations Charleston-Huntington-Ashland, WV Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	1	674
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	28	213
Total	**29**	**886**

The AA investment test conclusion reflects UB's local qualified investments and donations along with its institutional and statewide qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance is rated High Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	1	9.1%	2	10.5%
Moderate	2	18.2%	3	15.8%
Middle	5	45.5%	8	42.1%
Upper	3	27.3%	6	31.6%
Unknown	-	-	-	-
Totals	*11*	*100%*	*19*	*100%*

Of the bank's 11 branches in the assessment area, one branch is located in a low-income census tract and two are located in moderate-income census tracts which reflects good distribution considering 3.3% and 16.7% of households are located in respective areas.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank was a leader in providing community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Charleston-Huntington-Ashland, WV Assessment Area	# Activities
Affordable Housing	-
Community Services	26
Economic Development	10
Revitalize & Stabilization	-
Total Services	**36**

Employees in the assessment area provided more than 840 hours of community development services to 36 different organizations during the evaluation period. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE MORGANTOWN, WV MSA ASSESSMENT AREA:

The bank's Morgantown, WV MSA assessment area consists of Monongalia County, WV and Preston County, WV. The bank operates six of its 218 (34 in West Virginia) branches in the AA. As of 2024, UB ranked two out of 13 financial institutions in local deposit market share according to data compiled by the FDIC and held 23.3 of the assessment area's deposits.

Community Contact

A local economic development official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that many economic development initiatives and projects are in place, but fruition and impact will probably not be seen for another 5-10 years. Healthcare is one of the largest employers in the area, while there is some manufacturing in the area. While encouraging different industries and businesses to come into the assessment area, priority has been placed on workforce housing to attract young professionals and businesses. There is a consistent need to replace the existing housing stock which is old and costly to demolish or repair. The contact stated that local financial institution participation in helping provide community development needs is positive; however, there is further opportunity with new construction of multifamily housing, funding affordable housing, and promoting small business development through loans, and general revitalization of the assessment area.

Demographic Data

2023 Morgantown, WV MSA AA Demographics								
Income Categories	**Tract Distribution**		**Families by Tract Income**		**Families < Poverty Level as % of Families by Tract**		**Families by Family Income**	
	#	%	#	%	#	%	#	%
Low	1	2.6	190	0.6	72	37.9	6,601	21.9
Moderate	11	28.2	7,224	23.9	935	12.9	5,657	18.7
Middle	16	41.0	14,328	47.5	1,215	8.5	5,152	17.1
Upper	9	23.1	8,198	27.2	480	5.9	12,778	42.3
Unknown	2	5.1	248	0.8	59	23.8	0	0.0
Total AA	**39**	**100.0**	**30,188**	**100.0**	**2,761**	**9.1**	**30,188**	**100.0**
	Housing Units by Tract	**Housing Type by Tract**						
		Owner-occupied			**Rental**		**Vacant**	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	975	45	0.1	4.6	693	71.1	237	24.3
Moderate	15,418	8,093	24.1	52.5	5,028	32.6	2,297	14.9
Middle	27,131	15,763	47.0	58.1	7,981	29.4	3,387	12.5
Upper	15,015	9,491	28.3	63.2	4,175	27.8	1,349	9.0
Unknown	1,657	126	0.4	7.6	1,268	76.5	263	15.9
Total AA	**60,196**	**33,518**	**100.0**	**55.7**	**19,145**	**31.8**	**7,533**	**12.5**
	Total Businesses by Tract		**Businesses by Tract & Revenue Size**					
			Less Than or = $1 Million		**Over $1 Million**		**Revenue Not Reported**	
	#	%	#	%	#	%	#	%
Low	18	0.4	17	0.4	0	0.0	1	1.2
Moderate	1,057	21.3	928	20.6	107	29.1	22	26.5
Middle	2,235	45.0	2,027	44.9	171	46.5	37	44.6
Upper	1,439	29.0	1,340	29.7	80	21.7	19	22.9
Unknown	217	4.4	203	4.5	10	2.7	4	4.8
Total AA	**4,966**	**100.0**	**4,515**	**100.0**	**368**	**100.0**	**83**	**100.0**
Percentage of Total Businesses:				**90.9**		**7.4**		**1.7**
	Total Farms by Tract		**Farms by Tract & Revenue Size**					
			Less Than or = $1 Million		**Over $1 Million**		**Revenue Not Reported**	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	25	21.4	25	21.7	0	0.0	0	0.0
Middle	68	58.1	66	57.4	2	100.0	0	0.0
Upper	24	20.5	24	20.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**117**	**100.0**	**115**	**100.0**	**2**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**98.3**		**1.7**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Morgantown, WV MSA AA has a population of 140,038, including 30,188 families. The median housing value is $181,595, while the median gross rent is $831. Within the assessment area, the owner-occupancy rate equals 55.7% which is less than the rate in the state (60.5%). The percentage of families living below the poverty level in the assessment area (9.2%) is less than the rate for the state (12.3%). The AA's median family income ($77,584) significantly increased from 2015 to 2020 at a percent change greater than the state level.

Morgantown, WV MSA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Morgantown, WV MSA	135,477	140,038	3.4%
Monongalia County, WV	101,668	105,822	4.1%
Preston County, WV	33,809	34,216	1.2%
West Virginia	1,851,420	1,793,716	-3.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the assessment area increased, along with all the counties that make up the AA. Conversely, the state of West Virginia experienced population loss.

Morgantown, WV MSA Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	14,007	13,450	13,589	12,179	13,436	13,368	13,320	11,921
Private Sector								
Private Sector Total, all industries	50,935	51,265	52,108	52,618	53,430	53,006	53,601	53,448
Agriculture, forestry, fishing and hunting	50	48	50	48	48	12*	12*	13*
Mining, quarrying, and oil and gas extraction	746	737	746	766	751	738*	748*	752*
Utilities	518	540	540	545	559	569	574	574
Construction	3,052	2,908	3,068	3,097	3,125	3,012	3,198	3,310
Manufacturing	2,122	2,102	2,025	2,034	2,004	2,094	2,010	2,007
Wholesale trade	1,131	1,195	1,185	1,174	1,206	1,144	1,116	1,083
Retail Trade	6,823	6,639	6,581	6,664	6,985	6,781	6,714	6,689
Transportation and warehousing	882	880	833	810	854	846	815	816
Information	671	764	741	749	753	758	761	741
Finance and insurance	855	874	900	911	928	916	907	891
Real estate and rental and leasing	781	754	767	784	794	809	823	809
Professional and technical services	3,156	3,279	3,367	3,317	3,419	3,388	3,430	3,423
Management of companies and enterprises	1,149*	1,206*	1,222*	1,216*	1,233*	1,241*	1,241*	1,246*
Administrative and waste services	3,065*	3,008*	3,133*	3,153*	3,106*	2,940*	2,967*	3,041*
Educational services	499*	533*	552*	547*	599*	576	578	548
Health care and social assistance	15,680*	15,915*	16,113*	16,550*	16,735*	18,162	18,362	18,237
Arts, entertainment, and recreation	681	594	668	676	593	505	666	664
Accommodation and food services	6,335	6,340	6,516	6,492	6,648	6,403	6,520	6,461
Other services, except public administration	1,739	1,739	1,831	1,837	1,831	1,885	1,898	1,854
Public administration	0	0	0	0	0	0	0	0
Unclassified	153	52	57	11	9	2	17	41
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the health care and social assistance, and accommodation and food service industries.

Morgantown, WV MSA Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Morgantown, WV MSA	6.6%	4.3%	3.6%	3.3%	3.4%
Monongalia County, WV	6.3%	4.1%	3.4%	3.1%	3.2%
Preston County, WV	7.8%	5.0%	4.3%	4.2%	4.1%
West Virginia	8.3%	5.1%	3.9%	3.9%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020 and has stabilized in 2024. The assessment area's rate is below the state level. The community contact stated that the University of West Virginia plays a strong role in the local economy hiring both LMI individuals and maintaining a workforce.

Morgantown, WV MSA Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Morgantown, WV MSA	75.6%	21.8%	45.6%	42.4%	16.9%	11.0%
Monongalia County, WV	79.3%	23.2%	47.8%	42.9%	18.7%	10.2%
Preston County, WV	48.1%	10.5%	28.4%	41.7%	14.0%	13.0%
West Virginia	63.6%	34.3%	37.9%	48.2%	18.9%	13.9%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Within the assessment area, renters face the greatest housing cost burden in Monongalia County and the least burden in Preston County. For owners, the housing cost burden is generally consistent across all localities in the assessment area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE MORGANTOWN, WV MSA ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered good overall in the assessment area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered adequate overall.
- Borrower distribution performance is considered good overall.
- Lending to low-income people, areas, and very small businesses is considered good overall.
- The bank made a relatively high level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 175 HMDA loans totaling $48 million, 166 small business loans totaling $24.1 million, and 0 small farm loans in the assessment area.

The bank's lending as measured by number and dollar volume within the assessment area (2.9% and 1.9%, respectively) lagged the proportion of bank deposits (4.9%) within the assessment area but approximated the percentage of area branches (2.8%).

According to 2023 aggregate data, UB ranked nine out of 165 reporters in HMDA lending with a 3.2% market share, and it ranked seven out of 70 reporters in small business/small farm lending volume with a 3.8% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Morgantown, WV Assessment Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is adequate overall. Geographic distribution performance is considered good for HMDA lending and adequate for small business lending. While the volume of lending was greater for HMDA loans, the overall conclusion is driven by the strength of performance of small business loans. Additionally, greater weight is placed on the performance in moderate-income census tracts since the assessment area only has one low-income census tract.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered good overall. Performance of the bank's home purchase loans is good, refinance is poor, and home improvement performance is excellent. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Morgantown, WV MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.1	0	0.0	0.1	1	2.8	0.2	229	1.8	0.2	0.1
Moderate	10	18.5	16.5	1,821	15.2	11.7	6	16.7	16.4	2,055	16.2	11.2	24.1
Middle	25	46.3	46.6	5,642	47.0	44.0	14	38.9	44.0	4,262	33.5	40.8	47.0
Upper	18	33.3	35.9	4,423	36.8	43.6	14	38.9	38.7	5,938	46.7	47.3	28.3
Unknown	1	1.9	0.9	118	1.0	0.6	1	2.8	0.7	232	1.8	0.6	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	54	100.0	100.0	12,004	100.0	100.0	36	100.0	100.0	12,716	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.1	0	0.0	0.1	0	0.0	0.0	0	0.0	0.0	0.1
Moderate	0	0.0	18.2	0	0.0	12.6	3	23.1	19.6	301	16.7	14.7	24.1
Middle	8	57.1	50.3	1,119	45.9	48.3	7	53.8	47.3	652	36.2	41.9	47.0
Upper	6	42.9	31.3	1,318	54.1	38.9	3	23.1	33.0	847	47.1	43.4	28.3
Unknown	0	0.0	0.1	0	0.0	0.1	0	0.0	0.0	0	0.0	0.0	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	2,437	100.0	100.0	13	100.0	100.0	1,800	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.5	0	0.0	0.1	1	10.0	0.7	30	2.9	0.2	0.1
Moderate	3	14.3	10.9	200	8.6	7.0	1	10.0	14.2	100	9.8	12.1	24.1
Middle	11	52.4	48.7	978	41.8	45.1	4	40.0	47.8	270	26.5	48.2	47.0
Upper	7	33.3	39.4	1,160	49.6	46.7	4	40.0	36.6	617	60.7	39.2	28.3
Unknown	0	0.0	0.5	0	0.0	1.1	0	0.0	0.7	0	0.0	0.2	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	21	100.0	100.0	2,338	100.0	100.0	10	100.0	100.0	1,017	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	11.5	0	0.0	5.1	0	0.0	0.0	0	0.0	0.0	2.8
Moderate	1	14.3	25.0	2,000	21.8	41.5	1	20.0	25.9	1,800	39.0	10.5	26.4
Middle	2	28.6	38.5	4,035	44.0	40.6	3	60.0	51.9	2,695	58.4	43.3	39.2
Upper	4	57.1	19.2	3,140	34.2	10.7	1	20.0	18.5	119	2.6	39.3	23.3
Unknown	0	0.0	5.8	0	0.0	2.0	0	0.0	3.7	0	0.0	6.9	8.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	7	100.0	100.0	9,175	100.0	100.0	5	100.0	100.0	4,614	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	2	1.9	0.4	442	1.6	1.0	2	2.9	0.2	259	1.3	0.2	0.1
Moderate	14	13.2	16.9	4,021	14.7	15.9	12	17.4	17.0	4,435	21.5	11.6	24.1
Middle	51	48.1	47.3	12,186	44.6	44.1	30	43.5	45.0	7,999	38.8	41.2	47.0
Upper	38	35.8	34.7	10,586	38.7	37.2	24	34.8	37.2	7,691	37.3	46.2	28.3
Unknown	1	0.9	0.7	118	0.4	0.8	1	1.4	0.6	232	1.1	0.8	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	106	100.0	100.0	27,353	100.0	100.0	69	100.0	100.0	20,616	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is good overall. Performance during 2022 and 2023 is considered good.

UB's made no loans in low-income census tracts during 2022. The bank's lending in moderate-income tracts (18.5%) was below the percentage of owner-occupied units (24.1%) in the area and above the aggregate lending level (16.5%). Overall UB's performance in 2022 is considered good and performance in 2023 is similar.

Refinance
The geographic distribution of refinance lending is poor overall. Performance during 2022 is very poor and good in 2023.

UB made no refinance loans in low- or moderate-income census tracts during 2022 making performance very poor.

In 2023, the bank's performance is considered good overall. Neither the bank nor the aggregate made loans in the low-income census tract. The bank's lending in moderate-income tracts (23.1%) was comparable to the percentage of owner-occupied units (24.1%) in the area and above the aggregate lending level (19.6%).

Home Improvement
The geographic distribution of home improvement lending is excellent. The performance for 2022 and 2023 is considered excellent for both years.

UB made no loans in the low-income census tract in 2022. The bank's lending in moderate-income tracts (14.3%) was below the percentage of owner-occupied units (24.1%) in the area and above the aggregate lending level (10.9%). Overall UB's performance in 2022 is considered excellent and performance in 2023 is similar.

Small Business Lending

The geographic distribution of small business lending is adequate. Performance in 2022 is adequate and poor in 2023. Greater weight was given to performance during 2022 due to a slightly larger volume of lending.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Morgantown, WV MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	2	2.3	0.6	300	2.4	0.6	0	0.0	0.5	0	0.0	0.2	0.4
Moderate	10	11.5	18.1	601	4.8	16.2	7	8.9	18.7	1,792	15.5	18.8	21.3
Middle	42	48.3	45.9	6,175	49.3	49.8	29	36.7	46.9	3,296	28.5	48.8	45.0
Upper	30	34.5	31.0	5,369	42.8	29.4	39	49.4	30.5	6,305	54.6	31.0	29.0
Unknown	3	3.4	3.8	85	0.7	3.9	4	5.1	3.0	154	1.3	1.2	4.4
Tract-Unk	0	0.0	0.6	0	0.0	0.1	0	0.0	0.3	0	0.0	0.1	
Total	87	100.0	100.0	12,530	100.0	100.0	79	100.0	100.0	11,547	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered adequate. UB's lending in low-income tracts (2.3%) exceeded both the percentage of area businesses in such tracts (0.4%) and the aggregate lending level (0.6%). Bank lending in moderate-income tracts (11.5%) was below both the percentage of area businesses in such tracts (21.1%) and the aggregate lending level (18.1%).

The bank's performance during 2023 is considered poor. The bank made no loans in the low-income census tract. Bank lending in moderate-income tracts (8.9%) was below both the percentage of area businesses in such tracts (21.3%) and the aggregate lending level (18.7%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall. Performance for HMDA lending is considered good while small business lending is adequate. Greater weight is placed on HMDA lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is good, refinance performance is good, and home improvement performance is adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Morgantown, WV MSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	8	14.8	8.8	1,042	8.7	4.5	2	5.6	6.6	211	1.7	2.9	21.9
Moderate	8	14.8	18.0	1,480	12.3	13.0	5	13.9	18.9	859	6.8	12.1	18.7
Middle	8	14.8	22.8	1,816	15.1	20.4	6	16.7	18.7	1,403	11.0	16.0	17.1
Upper	19	35.2	38.0	5,688	47.4	50.0	15	41.7	40.7	8,686	68.3	54.2	42.3
Unknown	11	20.4	12.5	1,978	16.5	12.0	8	22.2	15.1	1,557	12.2	14.8	0.0
Total	54	100.0	100.0	12,004	100.0	100.0	36	100.0	100.0	12,716	100.0	100.0	100.0
Refinance Loans													
Low	2	14.3	13.0	173	7.1	7.7	4	30.8	15.5	236	13.1	8.9	21.9
Moderate	3	21.4	24.1	373	15.3	17.8	3	23.1	21.7	326	18.1	19.7	18.7
Middle	3	21.4	20.6	496	20.4	18.6	1	7.7	20.8	28	1.6	20.9	17.1
Upper	6	42.9	32.6	1,395	57.2	44.0	5	38.5	31.5	1,210	67.2	37.1	42.3
Unknown	0	0.0	9.8	0	0.0	12.0	0	0.0	10.4	0	0.0	13.3	0.0
Total	14	100.0	100.0	2,437	100.0	100.0	13	100.0	100.0	1,800	100.0	100.0	100.0
Home Improvement Loans													
Low	3	14.3	9.8	190	8.1	7.6	0	0.0	9.0	0	0.0	5.7	21.9
Moderate	2	9.5	17.1	105	4.5	13.6	1	10.0	16.4	292	28.7	12.3	18.7
Middle	4	19.0	21.2	428	18.3	20.6	4	40.0	20.1	245	24.1	15.1	17.1
Upper	10	47.6	48.7	1,480	63.3	56.5	4	40.0	52.2	380	37.4	65.1	42.3
Unknown	2	9.5	3.1	135	5.8	1.8	1	10.0	2.2	100	9.8	1.9	0.0
Total	21	100.0	100.0	2,338	100.0	100.0	10	100.0	100.0	1,017	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	13	13.1	10.1	1,405	7.7	5.4	6	9.4	8.5	447	2.8	3.8	21.9
Moderate	14	14.1	19.4	1,973	10.9	14.0	10	15.6	19.0	1,527	9.5	13.0	18.7
Middle	15	15.2	21.7	2,822	15.5	19.9	11	17.2	19.3	1,676	10.5	16.4	17.1
Upper	43	43.4	37.7	9,865	54.3	49.1	28	43.8	40.3	10,695	66.8	52.7	42.3
Unknown	13	13.1	11.1	2,113	11.6	11.6	9	14.1	12.9	1,657	10.4	14.0	0.0
Total	99	100.0	100.0	18,178	100.0	100.0	64	100.0	100.0	16,002	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is good overall. Performance for 2022 is considered good and adequate for 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

During 2022, the bank's performance is considered good. During the year, the bank's lending to low-income borrowers (14.8%) lagged the percentage of low-income families (21.9%) but significantly exceeded the aggregate lending level (8.8%). Bank lending to moderate-income borrowers (14.8%) is below both the percentage of moderate-income families (18.7%) and the aggregate lending level (18%).

During 2023, performance is considered adequate. The bank's lending to low-income borrowers (5.6%) lagged both the percentage of low-income families (21.9%) and the aggregate lending level (6.6%). Bank lending to moderate-income borrowers (13.9%) lagged both the percentage of moderate-income families (18.7%) and the aggregate lending level (18.9%).

Refinance
The borrower distribution of refinance lending is good overall. Performance during 2022 was good and excellent in 2023. In reaching the overall conclusion, the loan category performance was weighted similarly because of the similar dollar volume of lending. The overall conclusion also reflects the strength of performance for each year.

UB's refinance performance during 2022 is considered good. Bank lending to low-income borrowers (14.3%) lagged the percentage of low-income families (21.9%) but exceeded the aggregate lending level (13%). Bank lending to moderate-income borrowers (21.4%) exceeded the percentage of moderate-income families (18.7%) but lagged the aggregate lending level (24.1%).

UB's refinance performance during 2023 is considered excellent. UB's lending to low-income borrowers (30.8%) significantly exceeded both the percentage of low-income families (21.9%) and the aggregate lending level (15.5%) in the AA. Bank lending to moderate-income borrowers (23.1%) exceeded both the percentage of area moderate-income families (18.7%) and the aggregate lending level (21.7%).

Home Improvement
The borrower distribution of home improvement lending is adequate. The performance during 2022 was adequate and poor in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's home improvement performance during 2022 is considered adequate. Bank lending to low-income borrowers (14.3%) lagged the percentage of low-income families (21.9%) but exceeded the aggregate lending level (9.8%). Bank lending to moderate-income borrowers (9.5%) lagged both the percentage of moderate-income families (18.7%) and the aggregate lending level (17.1%).

UB's home improvement performance during 2023 is considered poor. UB made no home improvement loans to low-income borrowers. Bank lending to moderate-income borrowers (10%) lagged both the percentage of area moderate-income families (18.7%) and the aggregate lending level (16.4%).

Small Business Lending

The borrower distribution performance of home mortgage lending is adequate overall. Performance for both years 2022 and 2023 is considered adequate.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses Assessment Area: Morgantown, WV MSA													
	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	42	48.3	54.8	6,212	49.6	42.8	39	49.4	56.1	3,766	32.6	35.4	90.9
Over $1 Million	34	39.1		5,872	46.9		34	43.0		6,424	55.6		7.4
Revenue Unknown	11	12.6		446	3.6		6	7.6		1,357	11.8		1.7
Total	87	100.0		12,530	100.0		79	100.0		11,547	100.0		100.0
By Loan Size													
$100,000 or Less	58	66.7	93.4	2,305	18.4	40.6	48	60.8	91.9	2,016	17.5	33.7	
$100,001 - $250,000	17	19.5	3.8	3,117	24.9	18.2	20	25.3	4.5	3,613	31.3	18.6	
$250,001 - $1 Million	12	13.8	2.7	7,108	56.7	41.3	11	13.9	3.6	5,918	51.3	47.7	
Total	87	100.0	100.0	12,530	100.0	100.0	79	100.0	100.0	11,547	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	31	73.8		1,132	18.2		30	76.9		1,170	31.1		
$100,001 - $250,000	4	9.5		587	9.4		6	15.4		996	26.4		
$250,001 - $1 Million	7	16.7		4,493	72.3		3	7.7		1,600	42.5		
Total	42	100.0		6,212	100.0		39	100.0		3,766	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (48.3%) lagged both the percentage of area businesses having revenues of $1 million or less (90.8%) and the aggregate lenders' percentage of such lending (54.8%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 66.7% of the bank's small business loans were in amounts of $100,00 or less compared to 93.4% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided a relatively high level of CD loans in this assessment area during the evaluation period.

Community Development Loans Morgantown, WV MSA Assessment Area		
Community Development Purpose	**#**	**$000**
Affordable Housing	-	-
Community Services	2	100
Economic Development	4	16,950
Revitalization and Stabilization	-	-

Total Loans	**6**	**17,050**

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are reasonably available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Morgantown, WV MSA assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

Two investments totaling approximately $4.5 million in LIHTC projects through two different funds directly benefited the assessment area. The bank made qualified investments in the form of donations to a broad range of community development purposes.

Investments, Grants, Donations Morgantown, WV MSA Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	2	4,527
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	17	90
Total	**19**	**4,617**

As previously noted, the bank also maintains additional qualified investments that benefited multiple states/multistates including this assessment area. The presence of these institutional-level qualified investments, which benefit areas within the Morgantown, WV MSA assessment area, coupled with the qualified investments that specifically benefit this assessment area, was considered in reaching the overall conclusion.

SERVICE TEST

The bank's Service Test performance is rated High Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	2	33.3%	10	58.8%
Middle	2	33.3%	3	17.6%
Upper	1	16.7%	2	11.8%
Unknown	1	16.7%	2	11.8%
Totals	*6*	*100%*	*17*	*100%*

Of the bank's six branches in the assessment area, two are located in moderate-income census tracts. While the bank does not have any branches located in low-income tracts, the assessment area has a limited number of low-income tracts. Distribution of branches is good considering 1.4% and 24.9% of households in the AA are located in low- and moderate-income areas, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank was a leader in providing community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Morgantown, WV MSA Assessment Area	# Activities
Affordable Housing	-
Community Services	14
Economic Development	3
Revitalize & Stabilization	-
Total Services	**17**

Employees in the assessment area provided approximately 540 hours of community development services to 17 different organizations during the evaluation period. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

WV METROPOLITAN AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN WEST VIRGINIA METROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Investment Test	Service Test
Beckley, WV MSA	Consistent	Consistent	Consistent
Parkersburg-Vienna, WV	Below	Consistent	Consistent
Weirton-Steubenville, WV	Exceeds	Below	Below

WV NONMETROPOLITAN STATEWIDE AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN WEST VIRGINIA NONMETROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Investment Test	Service Test
Braxton, WV NonMSA	Consistent	Below	Consistent
Logan, WV NonMSA	Exceeds	Consistent	Consistent

MULTISTATE METROPOLITAN AREA

CRA RATING FOR THE MYRTLE BEACH-CONWAY, SC-NC MULTISTATE AREA[5]: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is good.
- The bank's distribution of loans among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes is good.
- The bank makes an adequate level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are reasonablly accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank provides a relatively high level of CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[5] This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained in the multistate metropolitan area.

SCOPE OF EXAMINATION

The scope of the review for the multistate of Myrtle Beach-Conway SC-NC Multistate Area was consistent with the overall scope for the institution.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE MYRTLE BEACH-CONWAY, SC-NC MULTISTATE AREA

The bank's Myrtle Beach-Conway, SC-NC Multistate Area consists of Brunswick County, NC; Georgetown County, SC; and Horry County, SC for the years 2022 and 2023. The bank operates 12 of its 218 branches in the AA. Due to OMB changes, the bank's assessment area makeup changed from 2023 to 2024. Brunswick County, NC moved to the Wilmington, NC MSA assessment area. This did not impact the bank's lending performance since the years 2022 and 2023 were reviewed; however, CD activity was allocated appropriately if the activity took place in Brunswick County, NC in the year 2024 or 2025.

As of 2024, UB ranked 11 out of 20 financial institutions in local deposit market share according to data compiled by the FDIC and held 4.8% of the assessment area's deposits.

Community Contact

A local affordable housing official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that there are several community development needs to help LMI individuals and families due to the current local economy. The population tends to be transient because of limited work and employment opportunities; otherwise, local work provides low wages. This has caused a need for affordable housing. Additionally, there is a need to small business growth and general revitalization in the area. Financial institutions have an opportunity to provide financial literacy, training and education to help LMI workers and families better understand financial options. The contact stated that small dollar loans and down payment assistance would greatly benefit the area. In general, the contact indicated that local financial institutions have generally been responsive to the needs of the community.

Demographic Data

2022 Myrtle Beach-Conway, SC-NC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	4	2.8	3,615	2.5	1,031	28.5	28,076	19.3
Moderate	21	14.7	20,953	14.4	3,441	16.4	25,996	17.8
Middle	78	54.5	85,739	58.8	8,043	9.4	31,231	21.4
Upper	37	25.9	35,509	24.4	1,323	3.7	60,513	41.5
Unknown	3	2.1	0	0.0	0	0.0	0	0.0
Total AA	**143**	**100.0**	**145,816**	**100.0**	**13,838**	**9.5**	**145,816**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	7,868	2,581	1.5	32.8	2,969	37.7	2,318	29.5
Moderate	42,770	22,319	13.2	52.2	11,915	27.9	8,536	20.0
Middle	183,210	100,434	59.4	54.8	28,827	15.7	53,949	29.4
Upper	104,339	43,880	25.9	42.1	8,468	8.1	51,991	49.8
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**338,187**	**169,214**	**100.0**	**50.0**	**52,179**	**15.4**	**116,794**	**34.5**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1,262	4.9	1,130	4.7	126	9.7	6	2.4
Moderate	3,796	14.9	3,550	14.8	211	16.3	35	13.9
Middle	13,606	53.3	12,880	53.7	599	46.1	127	50.4
Upper	6,870	26.9	6,424	26.8	362	27.9	84	33.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**25,534**	**100.0**	**23,984**	**100.0**	**1,298**	**100.0**	**252**	**100.0**
Percentage of Total Businesses:				**93.9**		**5.1**		**1.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	4	1.3	4	1.4	0	0.0	0	0.0
Moderate	58	19.1	50	17.6	8	42.1	0	0.0
Middle	208	68.6	200	70.4	8	42.1	0	0.0
Upper	33	10.9	30	10.6	3	15.8	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**303**	**100.0**	**284**	**100.0**	**19**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**93.7**		**6.3**		**0.0**

Source: 2022 FFIEC Census Data
2022 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Myrtle Beach-Conway, SC-NC Multistate Area has a population of 551,126, including 145,816 families. The median housing value is $195,846, while the median gross rent is $974. Within the assessment area, the owner-occupancy rate equals 50% which is less than the rates in both North (56.5%) and South (59.3%) Carolina. The percentage of families living below the poverty level in the assessment area (9.5%) is also less than the rates in both states (10% in North Carolina and 10.5% in South Carolina). The AA's median family income ($64,812) increased from 2015 to 2020 which is the same trend across the multistate area.

Myrtle Beach-Conway, SC-NC Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Brunswick County, NC	115,926	136,693	17.9%
Georgetown County, SC	60,572	63,404	4.7%
Horry County, SC	290,730	351,029	20.7%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC MSA	406,656	487,722	19.9%
North Carolina	9,845,333	10,439,388	6.0%
South Carolina	4,777,576	5,118,425	7.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, the population in the multistate area significantly increased from 2015 to 2020. Increases at the state levels, including North Carolina and South Carolina were modest in comparison to the increase in the multistate area.

Myrtle Beach-Conway, SC-NC Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	28,532	28,838	28,826	28,158	29,593	29,798	29,957	29,035
Private Sector								
Private Sector Total, all industries	171,254	168,655	179,618	183,646	177,275	174,298	185,856	186,062
Agriculture, forestry, fishing and hunting	348*	210*	382*	383*	210*	332*	368*	361*
Mining, quarrying, and oil and gas extraction	82*	62*	83*	80*	70*	83*	82*	80*
Utilities	1,512	1,454	1,438	1,440	1,411	1,425	1,421	1,411
Construction	12,252	12,776	12,904	13,087	13,238	13,414	13,735	13,324
Manufacturing	7,455	7,618	7,711	7,733	7,673	7,759	7,761	7,735
Wholesale trade	3,559	3,764	3,825	3,893	3,885	3,997	4,152	4,168
Retail Trade	35,141	33,955	35,236	36,168	36,013	34,910	36,175	36,414
Transportation and warehousing	3,884	3,917	4,109	4,209	4,345	3,885	4,020	4,101
Information	2,647	2,416	2,416	2,452	2,419	2,325	2,352	2,360
Finance and insurance	5,204	5,182	5,130	5,106	5,183	5,215	5,294	5,324
Real estate and rental and leasing	5,769	5,492	6,257	6,607	5,858	5,385	6,146	6,293
Professional and technical services	7,221	7,389	7,355	7,406	7,439	7,598	7,669	7,701
Management of companies and enterprises	641	649	602	634	598	625	657	658
Administrative and waste services	10,756	10,529	11,236	11,655	11,527	11,228	12,061	11,971
Educational services	1,305	1,309	1,298	1,284	1,411	1,475	1,441	1,369
Health care and social assistance	21,706	21,661	21,773	22,044	22,674	23,018	23,060	23,364
Arts, entertainment, and recreation	7,174	7,207	8,742	9,062	8,055	7,847	9,002	8,961
Accommodation and food services	39,298	37,499	43,549	44,599	39,349	38,010	44,459	44,516
Other services, except public administration	4,859	4,975	5,141	5,377	5,374	5,360	5,568	5,524
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	0	0	0	0	0
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has limited variety of employment opportunities. In addition to local government and school boards, major employers include those within the accommodation and food services, and retail trade industries. The area's work operations are typically very seasonal and rely heavily on tourism.

Myrtle Beach-Conway, SC-NC Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Brunswick County, NC	8.2%	5.6%	4.4%	4.0%	4.1%
Georgetown County, SC	7.2%	4.6%	3.6%	3.3%	4.6%
Horry County, SC	8.1%	4.8%	3.8%	3.5%	4.7%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC MSA	8.1%	5.0%	4.0%	3.6%	4.6%
North Carolina	7.2%	4.9%	3.7%	3.5%	3.6%
South Carolina	6.0%	3.9%	3.2%	3.0%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA. The bank's multistate area is consistent across all the counties; however, the overall level is above both the state levels of North Carolina and South Carolina.

Myrtle Beach-Conway, SC-NC Housing Cost Burden						
	Cost Burden - Renters			Cost Burden - Owners		
Area	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Brunswick County, NC	71.8%	35.8%	40.8%	64.3%	29.1%	21.5%
Georgetown County, SC	64.5%	52.7%	39.8%	61.6%	30.3%	22.6%
Horry County, SC	78.9%	60.7%	45.0%	61.7%	36.2%	21.4%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC MSA	77.0%	54.8%	44.1%	62.6%	33.9%	21.4%
North Carolina	74.3%	44.0%	41.3%	57.5%	30.2%	17.8%
South Carolina	72.6%	47.4%	42.7%	54.5%	29.8%	17.8%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Within the assessment area, low-and moderate-income renters generally face lower cost burdens in Georgetown County compared to the other localities in the assessment area. Owners tend to face similar burdens within all localities in the area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE MYRTLE BEACH-CONWAY, SC-NC MULTISTATE AREA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory in Myrtle Beach-Conway, SC-NC Multistate Area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the multistate area.
- Geographic distribution performance is considered good.
- Borrower distribution performance is considered good.
- Lending to low-income people, areas, and very small businesses is considered good.
- The bank made an adequate level of community development loans within the multistate area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the multistate area. During 2022 and 2023, the bank reported 507 HMDA loans totaling $186.5 million, 495 small business loans totaling $75.9 million, and two small farm loans totaling $55,000 in the Multistate Area.

The bank's lending as measured by number and dollar volume within the multistate area (8.5% and 6.9%, respectively) exceeded the proportion of bank deposits (2.8%) within the multistate area and the percentage of area branches (5.5%).

According to 2023 aggregate data, UB ranked 34 out of 696 reporters in HMDA lending with a less than 1% market share, and it ranked 14 out of 101 reporters in small business/small farm lending volume with a 1.6% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Myrtle Beach-Conway, SC-NC Multistate Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall. Geographic distribution performance is considered good for both HMDA and small business lending. Greater weight is placed on the performance of lending in moderate-income census tracts as the Myrtle Beach-Conway, SC-NC Multistate Area has a limited number of low-income tracts.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered good overall. Performance of the bank's home purchase loans is good and home improvement performance is excellent. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category due to the significantly larger volume of lending.

While the bank originated refinance loans and multifamily loans during the evaluation period, no further analysis was conducted for these categories given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Myrtle Beach-Conway, SC-NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	2	0.9	1.0	499	0.8	0.7	3	2.1	1.1	750	1.6	0.7	1.5
Moderate	21	10.0	10.4	5,593	8.4	8.1	15	10.4	11.0	3,458	7.3	9.1	13.2
Middle	101	47.9	58.0	31,081	46.9	53.3	79	54.9	60.7	25,165	53.0	56.3	59.4
Upper	87	41.2	30.6	29,085	43.9	37.9	47	32.6	27.1	18,067	38.1	33.8	25.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	211	100.0	100.0	66,258	100.0	100.0	144	100.0	100.0	47,440	100.0	100.0	100.0
Refinance Loans													
Low	1	3.3	1.2	166	2.3	0.8	0	0.0	1.2	0	0.0	0.8	1.5
Moderate	2	6.7	11.1	424	5.8	8.6	2	16.7	13.7	538	22.9	10.2	13.2
Middle	16	53.3	58.0	2,714	37.2	52.8	6	50.0	58.7	903	38.4	62.5	59.4
Upper	11	36.7	29.6	3,993	54.7	37.8	4	33.3	26.4	911	38.7	26.5	25.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	30	100.0	100.0	7,297	100.0	100.0	12	100.0	100.0	2,352	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.5	0	0.0	0.5	0	0.0	1.2	0	0.0	0.9	1.5
Moderate	6	13.3	6.2	305	7.3	4.3	1	4.8	7.0	30	1.4	5.9	13.2
Middle	24	53.3	52.7	1,551	37.0	45.0	16	76.2	53.7	1,815	83.8	48.3	59.4
Upper	15	33.3	40.6	2,340	55.8	50.3	4	19.0	38.1	320	14.8	44.9	25.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	45	100.0	100.0	4,196	100.0	100.0	21	100.0	100.0	2,165	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	3.8	0	0.0	15.6	0	0.0	2.6	0	0.0	0.1	3.0
Moderate	0	0.0	16.5	0	0.0	16.9	0	0.0	12.8	0	0.0	1.2	9.6
Middle	0	0.0	64.6	0	0.0	52.8	1	100.0	59.0	46,400	100.0	76.2	45.2
Upper	1	100.0	15.2	5,350	100.0	14.7	0	0.0	25.6	0	0.0	22.5	42.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	5,350	100.0	100.0	1	100.0	100.0	46,400	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	3	1.0	1.1	665	0.8	1.4	3	1.5	1.1	750	0.7	0.7	1.5
Moderate	31	9.9	10.2	6,397	7.4	8.4	20	10.3	11.0	4,326	4.3	8.7	13.2
Middle	159	50.8	57.6	37,097	43.1	52.8	113	58.2	59.7	75,306	75.0	57.7	59.4
Upper	120	38.3	31.1	41,938	48.7	37.3	58	29.9	28.2	19,998	19.9	32.9	25.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	313	100.0	100.0	86,097	100.0	100.0	194	100.0	100.0	100,380	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is good overall. Performance during 2022 and 2023 are both considered good.

UB's lending in low-income tracts in 2022 (0.9%) is comparable to both the percentage of owner-occupied units (1.5%) and the aggregate lending level (1%) in the assessment area. The bank's lending in moderate-income tracts (10%) lagged the percentage of owner-occupied units (13.2%) in the area but was similar to the aggregate lending level (10.4%). Overall UB's performance in 2022 is considered good and performance in 2023 is similar.

Home Improvement
The geographic distribution of home improvement lending is excellent. The performance for 2022 is excellent while performance for 2023 is poor. Greater weight is placed on performance in 2022 as there was a larger dollar volume of lending.

UB made no home improvement loans in low-income census tracts. The bank's lending in moderate-income tracts (13.3%) was comparable to the percentage of owner-occupied units (13.2%) in the area and substantially exceeded the aggregate lending level (6.2%). Overall UB's performance in 2022 is considered excellent.

In 2023, the bank's performance is converse to the previous year's performance and considered poor overall. UB made no home improvement loans in low-income tracts. The bank's lending in moderate-income tracts (4.8%) lagged both the percentage of owner-occupied units (13.2%) in the area and the aggregate lending level (7%).

Small Business Lending

The geographic distribution of small business lending is good. Performance in both 2022 and 2023 is considered good.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Myrtle Beach-Conway, SC-NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	13	5.7	4.6	1,698	4.6	6.0	18	6.7	4.2	3,364	8.5	6.0	5.0
Moderate	27	11.8	14.0	6,285	17.2	13.9	35	13.1	13.6	7,144	18.2	14.7	15.0
Middle	131	57.5	55.8	14,447	39.5	53.9	136	50.9	55.9	16,394	41.7	54.2	53.4
Upper	57	25.0	25.1	14,100	38.6	26.0	78	29.2	25.8	12,456	31.6	25.0	26.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.5	0	0.0	0.2	0	0.0	0.5	0	0.0	0.2	
Total	228	100.0	100.0	36,530	100.0	100.0	267	100.0	100.0	39,358	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered good. UB's lending in low-income tracts exceeded both the percentage of area businesses in such tracts (4.9%) and the aggregate lending level (4.6%). Bank lending in moderate-income tracts (11.8%) lagged both the percentage of area businesses in such tracts (14.9%) and the aggregate lending level (14%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall, with performance of both HMDA and small business lending considered good.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is good and home improvement performance is adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category as the volume is significantly greater.

While the bank originated refinance loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Myrtle Beach-Conway, SC-NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	4	1.9	3.7	515	0.8	1.7	7	4.9	3.2	793	1.7	1.4	19.3
Moderate	26	12.3	13.3	4,826	7.3	8.6	16	11.1	11.3	3,113	6.6	7.3	17.8
Middle	25	11.8	19.2	5,855	8.8	15.5	14	9.7	17.6	3,151	6.6	14.2	21.4
Upper	145	68.7	47.6	49,746	75.1	58.0	99	68.8	46.3	38,187	80.5	56.0	41.5
Unknown	11	5.2	16.2	5,316	8.0	16.2	8	5.6	21.7	2,196	4.6	21.2	0.0
Total	211	100.0	100.0	66,258	100.0	100.0	144	100.0	100.0	47,440	100.0	100.0	100.0
Refinance Loans													
Low	2	6.7	9.0	230	3.2	5.0	2	16.7	7.3	157	6.7	3.3	19.3
Moderate	5	16.7	20.2	655	9.0	14.9	2	16.7	19.9	341	14.5	12.0	17.8
Middle	5	16.7	22.7	869	11.9	20.1	1	8.3	23.6	175	7.4	16.9	21.4
Upper	15	50.0	36.1	4,749	65.1	46.0	7	58.3	35.0	1,679	71.4	34.4	41.5
Unknown	3	10.0	11.9	794	10.9	14.0	0	0.0	14.3	0	0.0	33.4	0.0
Total	30	100.0	100.0	7,297	100.0	100.0	12	100.0	100.0	2,352	100.0	100.0	100.0
Home Improvement Loans													
Low	2	4.4	6.0	89	2.1	4.0	0	0.0	5.0	0	0.0	2.6	19.3
Moderate	6	13.3	13.4	373	8.9	8.9	2	9.5	13.0	195	9.0	7.2	17.8
Middle	9	20.0	22.3	613	14.6	15.2	4	19.0	21.6	170	7.9	15.0	21.4
Upper	26	57.8	52.9	3,021	72.0	61.5	14	66.7	57.4	1,750	80.8	69.9	41.5
Unknown	2	4.4	5.5	100	2.4	9.3	1	4.8	3.0	50	2.3	4.3	0.0
Total	45	100.0	100.0	4,196	100.0	100.0	21	100.0	100.0	2,165	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	10	3.2	5.2	959	1.2	2.5	9	4.7	4.0	950	1.8	1.7	19.3
Moderate	37	11.9	14.9	5,854	7.2	9.9	22	11.4	12.8	4,005	7.4	8.0	17.8
Middle	45	14.4	20.2	8,006	9.9	15.4	23	11.9	18.9	3,841	7.1	14.6	21.4
Upper	201	64.4	45.4	59,538	73.7	55.9	130	67.4	45.7	42,938	79.5	53.9	41.5
Unknown	19	6.1	14.3	6,390	7.9	15.4	9	4.7	18.7	2,246	4.2	21.8	0.0
Total	312	100.0	100.0	80,747	100.0	100.0	193	100.0	100.0	53,980	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is good overall. Performance for 2022 is considered adequate and good for 2023. While 2022 has a larger dollar volume of lending, the overall conclusion is driven by the strength of performance in 2023.

During 2022, the bank's performance is considered adequate. During the year, the bank's lending to low-income borrowers (1.9%) lagged both the percentage of low-income families (19.3%) and the aggregate lending level (3.7%). Bank lending to moderate-income borrowers (12.3%) also lagged both the percentage of moderate-income families (17.8%) and the aggregate lending level (13.3%).

During 2023, performance is considered good. The bank's lending to low-income borrowers (4.9%) lagged the percentage of low-income families (19.3%) but exceeded the aggregate lending level (3.2%). Bank lending to moderate-income borrowers (11.1%) lagged the percentage of moderate-income families (17.8%) and approximated the aggregate lending level (11.3%).

Home Improvement
The borrower distribution of home improvement lending is adequate. The performance during 2022 was good and poor in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's home improvement performance during 2022 is considered good. Bank lending to low-income borrowers (4.4%) lagged both the percentage of low-income families (19.3%) and the aggregate lending level (6%). Bank lending to moderate-income borrowers (13.3%) lagged the percentage of moderate-income families (17.8%) but was similar to the aggregate lending level (13.4%).

UB's home improvement performance during 2023 is considered poor. UB did not make any home improvement loans to low-income borrowers during the year. Bank lending to moderate-income borrowers (9.5%) lagged both the percentage of area moderate-income families (17.8%) and the aggregate lending level (13%).

Small Business Lending

The borrower distribution performance of home mortgage lending is good overall. Performance for both years 2022 and 2023 is considered good.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Myrtle Beach-Conway, SC-NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	127	55.7	49.5	18,074	49.5	43.8	143	53.6	50.3	17,302	44.0	40.2	94.0
Over $1 Million	50	21.9		9,360	25.6		58	21.7		11,528	29.3		5.0
Revenue Unknown	51	22.4		9,096	24.9		66	24.7		10,528	26.7		1.0
Total	228	100.0		36,530	100.0		267	100.0		39,358	100.0		100.0
By Loan Size													
$100,000 or Less	118	51.8	93.9	4,724	12.9	44.5	137	51.3	94.4	5,859	14.9	47.0	
$100,001 - $250,000	61	26.8	3.6	9,678	26.5	18.5	84	31.5	3.3	14,257	36.2	17.9	
$250,001 - $1 Million	49	21.5	2.5	22,128	60.6	37.0	46	17.2	2.3	19,242	48.9	35.2	
Total	228	100.0	100.0	36,530	100.0	100.0	267	100.0	100.0	39,358	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	74	58.3		2,560	14.2		90	62.9		3,237	18.7		
$100,001 - $250,000	27	21.3		4,174	23.1		32	22.4		5,524	31.9		
$250,001 - $1 Million	26	20.5		11,340	62.7		21	14.7		8,541	49.4		
Total	127	100.0		18,074	100.0		143	100.0		17,302	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (55.7%) lagged the percentage of area businesses having revenues of $1 million or less (93.9%) but exceeded the aggregate lenders' percentage of such lending (49.5%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 51.8% of the bank's small business loans were in amounts of $100,00 or less compared to 93.9% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided an adequate level of CD loans in this assessment area during the evaluation period. In total, seven loans totaling $478,908 were originated providing funds to organizations with a primary purpose of providing social services to low- and moderate-income individuals.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are reasonably available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory in the Myrtle Beach-Conway, SC-NC Multistate Area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

In addition to the previously described investments that benefit regional or statewide areas, including the multistate assessment area, one investment directly benefits the Myrtle Beach-Conway, SC-NC multistate area totaling $4.9 million for the evaluation period demonstrating good responsiveness to affordable housing needs in the area.

The bank made qualified investments in the form of donations totaling $43,000. The majority of donations focused on community services targeted toward low- and moderate-income individuals and the promotion of economic development which are needed in the assessment area.

The multistate investment test conclusion reflects UB's local qualified investments and donations along with its institutional qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the regional area.

SERVICE TEST

The bank's Service Test performance in the Myrtle Beach-Conway, SC-NC Multistate Area is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided a relatively high level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	2	16.7%	2	16.7%
Middle	9	75.0%	9	75.0%
Upper	1	8.3%	1	8.3%
Unknown	-	-	-	-
Totals	*12*	*100%*	*12*	*100%*

While the bank has no branches located in low-income census tracts, there is a limited number of low-income census tracts in the multistate area. The distribution of branches is equivalent to households considering 2.5% and 15.5% of the assessment area's households are in low- and moderate-income areas, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank provided a relatively high level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Myrtle Beach-Conway, SC-NC Multistate Area	# Activities
Affordable Housing	1
Community Services	12
Economic Development	2
Revitalize & Stabilization	-
Total Services	**15**

Approximately 17 bank employees provided more than 295 hours of community development services during the evaluation period for 15 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

STATE OF SOUTH CAROLINA

CRA RATING FOR THE STATE OF SOUTH CAROLINA[6]: OUTSTANDING

The Lending Test is rated: Outstanding
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is excellent.
- The bank's distribution of loans among borrowers of different incomes and businesses of different sizes is excellent.
- The bank makes a relatively high level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

SCOPE OF EXAMINATION

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[6] For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Charleston-North Charleston, SC MSA

Limited-scope review procedures were used for the following assessment areas.

- Columbia, SC
- Greenville-Spartanburg-Anderson, SC

Appendix C lists the geographic composition of each of the bank's assessment areas.

The bank's performance rating within South Carolina is based primarily on its performance in its one full-scope AA along with activities that take place at the statewide or institutional level. Performance within the limited-scope review assessment areas was reviewed to determine if the bank's performance exceeds, is consistent, or below its performance in the overall state. Appendices A and B include information about the evaluation's scope and statewide ratings.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE STATE OF SOUTH CAROLINA

The bank delineates three of its 39 AAs and operates 15 of its 218 branches in the state of South Carolina.

On a combined basis, South Carolina assessment areas account for 5% of the bank's combined 2022 and 2023 lending (dollar volume), 6.9% of branches, and 4.4% of deposit volume. Information about loan volume, branches, and deposits are included in Appendix D of this report.

As of 2024, UB ranked 16 out of 73 financial institutions in local deposit market share according to data compiled by the FDIC and held less than 1% of the state's deposits.

According to 2020 ACS data, the bank's combined assessment areas within South Carolina have a population of 2,363,305, including 573,762 families. Of area families, 21% are low-income, 16.9% are moderate-income, 19.9% are middle-income, and 42.3% are upper-income. Within these assessment areas, the owner-occupancy rate equals 60.8%, and 9% of families live below the poverty level.

The following table details the median family income data for UB's assessment areas in South Carolina.

MSA and	Median Family Incomes	
Statewide NonMSA Area	2015	2020
Charleston-North Charleston, SC MSA	$71,627	$82,122
Greenville-Spartanburg-Anderson, SC	$64,458	$71,631
Columbia, SC	$70,871	$74,293
South Carolina	$61,559	$68,813

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE STATE OF SOUTH CAROLINA

LENDING TEST

The bank's Lending Test performance is rated Outstanding overall in South Carolina. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness.
- Geographic distribution performance is considered excellent overall.
- Borrower distribution performance is considered excellent overall.
- Lending to low-income people, areas, and very small businesses is considered excellent overall.
- The bank made a relatively high level of community development loans within South Carolina during the evaluation period.

Lending Activity

Geographic Area	Lending Activity Conclusions
Charleston-North Charleston, SC MSA	Good
OVERALL	**Good**

During 2022 and 2023, the bank reported 468 HMDA loans totaling $130.7 million, 367 small business loans totaling $59 million, and 2 small farm loans totaling $150,000 within the statewide assessment areas.

UB's lending as measured by number and dollar volume within the assessment areas (7.1% and 5%, respectively) is equivalent to the proportion of bank deposits (4.4%) within the state, and the percentage of area branches (6.9%).

According to 2023 aggregate data, UB ranked 77 out of 788 reporters in HMDA lending with a less than 1% market share, and it ranked 27 out of 172 reporters in small business/small farm lending volume with a less than 1% market share.

When weighing the different products, greater weight is placed on HMDA for both 2022 and 2023 due to the volume of lending by both number and dollar.

Geographic Distribution of Loans

Geographic Area	Geographic Distribution Conclusions
Charleston-North Charleston, SC MSA	Excellent
OVERALL	**Excellent**

The bank's overall geographic distribution of lending within South Carolina reflects excellent distribution among the different census tracts and dispersion throughout the AA.

No significant unexplained gaps in lending were noted that impacted conclusions about the bank's performance.

Lending To Borrowers of Different Incomes and To Businesses of Different Sizes

Geographic Area	Borrower Distribution Conclusions
Charleston-North Charleston, SC MSA	Excellent
OVERALL	**Excellent**

The bank's lending within South Carolina has an overall excellent penetration among individuals of different income levels and businesses of different sizes.

Community Development Lending

Geographic Area	Community Development Lending Conclusions
Charleston-North Charleston, SC MSA	Adequate
OVERALL	**Adequate**

The bank faces no constraints relative to its size and business strategy in making community development loans. Information from individuals knowledgeable of the bank's assessment areas and review of the performance evaluations from other banks indicate that community development opportunities are readily available within the Charleston-North Charleston, SC MSA.

Three community development loans totaling approximately $39 million were originated in the state of South Carolina during the evaluation period. The loans provided funds for affordable housing, to promote revitalization and stabilization, and economic development.

Community development loans that benefit multiple assessment areas within the state include the following.

- A community development loan totaling $1.5 million to a business development corporation supporting small businesses across the state of South Carolina.

Additional details of specific assessment area community development lending activity are included in the applicable assessment areas.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the state of South Carolina. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- and exhibits good responsiveness to the credit and CD needs of its assessment areas.

Geographic Area	Investment Test Ratings
Charleston-North Charleston, SC MSA	High Satisfactory
OVERALL	High Satisfactory

Four investments directly benefit the state of South Carolina totaling $2.8 million for the evaluation period. These investments demonstrate good responsiveness to the affordable housing/economic development/community services needs in the statewide area.

The bank made qualified investments in the form of donations totaling $158,000. The majority of donations focused on community services targeted toward low- and moderate-income individuals as well as the promotion of economic development, and the support of affordable housing efforts.

The South Carolina investment test conclusion reflects UB's local qualified investments and donations along with its institutional qualified investments that can include the statewide area and South Carolina's assessment areas. More weight was placed on the previously described investments benefiting the regional area.

Investments, Grants, Donations South Carolina		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	2	2,489
Community Services	-	-
Economic Development	2	270
Revitalization and Stabilization	-	-
Donations & Grants	31	158
Total	**35**	**2,917**

Qualified investments and donations that benefit areas within multiple states or assessment areas within the state include the following.

- One investment totaling $250,000 in an SBIC supporting the growth of small businesses across the state of South Carolina.

Additional details of specific assessment area qualified investment activity are included in the applicable assessment areas.

SERVICE TEST

The bank's Service Test performance in the state of South Carolina is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Geographic Area	Service Test Rating
Charleston-North Charleston, SC MSA	High Satisfactory
OVERALL	High Satisfactory

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Geographic Area	Delivery System Conclusions
Charleston-North Charleston, SC MSA	Accessible
OVERALL	**Accessible**

Branch locations and alternative delivery systems, such as drive-through facilities and online and mobile banking, within South Carolina are accessible to the bank's various geographies and to households and businesses of different income levels across the state.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	1	6.7%	1	7.7%
Moderate	5	33.3%	4	30.8%
Middle	5	33.3%	5	38.5%
Upper	4	26.7%	3	23.1%
Unknown	-	-	-	-
Totals	*15*	*100%*	*13*	*100%*

The bank operates 15 full-service branch locations in the state of South Carolina, of which, six are located in low- and moderate-income census tracts resulting in the bank's branching network to be accessible in South Carolina.

Changes in Branch Locations

The bank did not open or close any branch offices during the evaluation period.

Reasonableness of Business Hours and Retail Services

Geographic Area	Reasonableness of Hours and Services Conclusions
Charleston-North Charleston, SC MSA	Do Not Vary to Inconvenience
OVERALL	**Do Not Vary to Inconvenience**

The bank's products, services, and business hours do not vary in a way that inconveniences its AA, particularly LMI geographies and/or LMI individuals. Lobby business hours and drive-through services are relatively consistent across the bank's assessment areas. Branches are generally open eight hours a day Monday through Friday, and drive-through hours are typically extended further into the evening along with Saturday morning hours. Branch offices provide the same products and services within the state's AA.

Community Development Services

The institution is a leader in providing community development services in the state of South Carolina. The bank provided numerous CD service activities across the state beyond the Charleston-North Charleston, SC MSA assessment area leading to the overall conclusion.

Geographic Area	Community Development Service Conclusions
Charleston-North Charleston, SC MSA	Relatively High
OVERALL	**Leader**

Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the assessment area.

CRA Service Type South Carolina	# Activities
Affordable Housing	7
Community Services	21
Economic Development	6
Revitalize & Stabilization	1
Total Services	**35**

The bank provided CD service activities to 35 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

METROPOLITAN AREAS

(Full-scope review)

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE CHARLESTON-NORTH CHARLESTON, SC MSA ASSESSMENT AREA

The bank's Charleston-North Charleston, SC MSA assessment area consists of Berkeley County, SC, Charleston County, SC, and Dorchester County, SC. The bank operates eight of its 218 (15 in South Carolina) branches in the AA. As of 2024, UB ranked 11 out of 36 financial institutions in local deposit market share according to data compiled by the FDIC and held 2.4% of the assessment area's deposits.

Community Contact

A local economic development official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that the local economy is steady and healthy. There has been a consistent increase in population to area, which is driving economic growth, but housing stock cannot keep up with demand, which has ultimately increased housing costs for both renting and owning. The contact stated that one area of opportunity for participation from local financial institutions was financial literacy and education, as well as workforce development.

Demographic Data

2023 Charleston-North Charleston, SC MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	13	7.3	10,911	5.8	2,953	27.1	41,938	22.1
Moderate	48	27.0	47,946	25.3	6,788	14.2	32,691	17.2
Middle	56	31.5	62,858	33.1	3,774	6.0	38,068	20.1
Upper	56	31.5	66,900	35.3	1,827	2.7	77,056	40.6
Unknown	5	2.8	1,138	0.6	174	15.3	0	0.0
Total AA	**178**	**100.0**	**189,753**	**100.0**	**15,516**	**8.2**	**189,753**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	21,855	9,212	4.6	42.2	9,346	42.8	3,297	15.1
Moderate	88,303	45,614	22.8	51.7	33,705	38.2	8,984	10.2
Middle	107,910	67,389	33.6	62.4	31,268	29.0	9,253	8.6
Upper	116,205	76,997	38.4	66.3	23,788	20.5	15,420	13.3
Unknown	4,967	1,201	0.6	24.2	1,427	28.7	2,339	47.1
Total AA	**339,240**	**200,413**	**100.0**	**59.1**	**99,534**	**29.3**	**39,293**	**11.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	2,672	6.4	2,431	6.3	215	9.1	26	7.0
Moderate	9,469	22.9	8,780	22.7	615	26.0	74	19.8
Middle	12,318	29.7	11,617	30.0	586	24.8	115	30.8
Upper	16,416	39.6	15,368	39.7	897	38.0	151	40.5
Unknown	553	1.3	497	1.3	49	2.1	7	1.9
Total AA	**41,428**	**100.0**	**38,693**	**100.0**	**2,362**	**100.0**	**373**	**100.0**
Percentage of Total Businesses:				**93.4**		**5.7**		**0.9**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	25	6.9	24	6.7	1	14.3	0	0.0
Moderate	96	26.4	94	26.3	2	28.6	0	0.0
Middle	133	36.5	131	36.7	2	28.6	0	0.0
Upper	108	29.7	106	29.7	2	28.6	0	0.0
Unknown	2	0.5	2	0.6	0	0.0	0	0.0
Total AA	**364**	**100.0**	**357**	**100.0**	**7**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**98.1**		**1.9**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Charleston-North Charleston, SC MSA AA has a population of 799,636, including 189,753 families. The median housing value is $249,841, while the median gross rent is $1,197. Within the assessment area, the owner-occupancy rate equals 59.1% which is nearly equal to the rate in South Carolina (59.3%). The percentage of families living below the poverty level in the assessment area (8.2%) is less than the rate for the state (10.5%). The AA's median family income ($82,122) significantly increased from 2015 to 2020 across all counties which make up the AA and is similar to the trend of the state level.

Charleston-North Charleston, SC MSA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Charleston-North Charleston, SC MSA	712,232	799,636	12.3%
Berkeley County, SC	193,613	229,861	18.7%
Charleston County, SC	372,904	408,235	9.5%
Dorchester County, SC	145,715	161,540	10.9%
South Carolina	4,777,576	5,118,425	7.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the assessment area increased and all counties in the AA experienced population increase as well. The percentage change within the AA was much greater than the overall state level of South Carolina.

Charleston-North Charleston, SC MSA Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	62,298	62,226	63,805	63,537	65,623	65,360	66,322	66,390
Private Sector								
Private Sector Total, all industries	309,149	306,758	312,773	315,606	319,694	315,181	321,596	321,426
Agriculture, forestry, fishing and hunting	373*	351*	358*	365*	347*	466	435*	540
Mining, quarrying, and oil and gas extraction	59*	56*	69*	79*	81*	131	79*	117
Utilities	1,215	1,222	1,196	1,206	1,196	1,193	1,204	1,194
Construction	20,496	20,553	20,501	21,079	21,379	21,380	22,075	22,615
Manufacturing	30,620	31,417	32,034	32,693	33,079	34,110	34,439	34,522
Wholesale trade	10,944	10,951	11,049	11,140	11,137	10,761	10,800	10,808
Retail Trade	42,856	41,791	42,372	42,886	43,548	43,299	44,098	44,004
Transportation and warehousing	17,981	17,118	16,996	16,916	17,402	16,346	16,233	16,150
Information	7,165	6,805	6,316	6,249	6,763	6,127	6,182	6,105
Finance and insurance	9,786	10,217	10,208	10,199	10,247	9,497	9,626	9,813
Real estate and rental and leasing	7,396	7,514	7,877	8,075	8,215	7,846	7,889	8,202
Professional and technical services	27,395	27,939	28,354	28,311	28,572	28,640	28,881	29,096
Management of companies and enterprises	2,739	2,738	2,784	2,820	2,868	2,684	2,638	2,778
Administrative and waste services	25,783	25,036	25,225	24,649	25,923	24,638	24,739	24,135
Educational services	4,916	4,853	4,962	4,904	5,128	5,225	5,286	5,130
Health care and social assistance	38,397	37,093	37,901	38,646	39,604	39,581	40,035	40,505
Arts, entertainment, and recreation	5,771	5,877	6,737	6,700	6,412	6,425	7,189	7,224
Accommodation and food services	45,048	44,538	46,892	47,402	46,502	46,035	48,542	47,462
Other services, except public administration	10,002	10,473	10,733	11,062	11,045	10,794	11,072	11,028
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	0	3	2	0	0
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's market area offers a variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, and accommodation and food services industries.

Charleston-North Charleston, SC MSA Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Charleston-North Charleston, SC MSA	5.8%	3.5%	2.8%	2.5%	3.5%
Berkeley County, SC	5.3%	3.5%	3.0%	2.6%	3.7%
Charleston County, SC	6.1%	3.5%	2.7%	2.5%	3.4%
Dorchester County, SC	5.7%	3.6%	2.9%	2.6%	3.7%
South Carolina	6.0%	3.9%	3.2%	3.0%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been an increase in 2024 across the counties in the AA. The assessment area's rate is greater than the overall state of South Carolina.

Charleston-North Charleston, SC MSA Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Charleston-North Charleston, SC MSA	76.1%	58.1%	46.0%	58.4%	36.2%	20.6%
Berkeley County, SC	69.4%	44.9%	39.2%	50.9%	28.5%	17.5%
Charleston County, SC	76.7%	64.3%	48.6%	64.2%	40.3%	22.6%
Dorchester County, SC	83.0%	51.9%	45.8%	57.0%	38.7%	20.2%
South Carolina	72.6%	47.4%	42.7%	54.5%	29.8%	17.8%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Both renters and owners face lower housing cost burdens in Berkeley County than they do in all other areas of the assessment area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE CHARLESTON-NORTH CHARLESTON, SC MSA ASSESSMENT AREA:

LENDING TEST

The bank's Lending Test performance is considered excellent overall in the assessment area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the assessment area.
- Geographic distribution performance is considered excellent overall.
- Borrower distribution performance is considered excellent overall.
- Lending to low-income people, areas, and very small businesses is considered excellent overall.
- The bank made an adequate level of community development loans within the assessment area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 255 HMDA loans totaling $85.1 million, 189 small business loans totaling $31.1 million, and 0 small farm loans in the assessment area.

The bank's lending as measured by number and dollar volume within the assessment area (3.8% and 3.1%, respectively) approximated the proportion of bank deposits (2.3%) within the assessment area and the percentage of area branches (3.7%).

According to 2023 aggregate data, UB ranked 55 out of 599 reporters in HMDA lending with a less than 1% market share, and it ranked 23 out of 138 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Charleston-North Charleston, SC Assessment Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is excellent overall. Geographic distribution performance is considered good for HMDA and excellent for small business lending. While the volume of lending for HMDA loans is greater, the strength of performance for small business lending was weighted more heavily in determining the overall performance conclusion.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered good overall. Performance of the bank's home purchase loans is good, refinance is excellent, and home improvement performance is excellent. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Charleston-North Charleston, SC MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	1.3	3.0	195	0.6	1.8	3	3.9	3.0	591	2.2	1.9	4.6
Moderate	12	15.6	17.9	2,307	7.2	11.5	19	24.7	19.9	5,186	18.9	14.6	22.8
Middle	33	42.9	35.9	12,892	40.5	30.7	32	41.6	36.3	10,150	37.0	32.9	33.6
Upper	30	39.0	42.5	15,737	49.4	54.5	22	28.6	40.3	10,785	39.4	49.8	38.4
Unknown	1	1.3	0.7	694	2.2	1.5	1	1.3	0.4	693	2.5	0.8	0.6
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	77	100.0	100.0	31,825	100.0	100.0	77	100.0	100.0	27,405	100.0	100.0	100.0
Refinance Loans													
Low	2	7.4	2.4	274	2.5	1.3	1	4.8	3.8	113	1.7	2.5	4.6
Moderate	2	7.4	17.7	705	6.4	11.1	9	42.9	20.5	2,804	41.4	14.2	22.8
Middle	10	37.0	36.1	4,199	38.4	28.9	6	28.6	35.3	1,499	22.1	29.0	33.6
Upper	12	44.4	43.0	5,001	45.7	56.9	5	23.8	39.7	2,363	34.9	52.5	38.4
Unknown	1	3.7	0.9	758	6.9	1.7	0	0.0	0.7	0	0.0	1.7	0.6
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	27	100.0	100.0	10,937	100.0	100.0	21	100.0	100.0	6,779	100.0	100.0	100.0
Home Improvement Loans													
Low	1	6.3	1.3	150	8.1	0.9	2	14.3	1.6	422	20.2	1.1	4.6
Moderate	2	12.5	9.9	318	17.2	6.0	1	7.1	13.1	100	4.8	8.5	22.8
Middle	6	37.5	31.6	775	41.9	23.0	3	21.4	33.3	253	12.1	24.2	33.6
Upper	7	43.8	56.3	606	32.8	68.6	7	50.0	51.3	1,061	50.9	65.2	38.4
Unknown	0	0.0	1.0	0	0.0	1.4	1	7.1	0.8	250	12.0	1.1	0.6
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	16	100.0	100.0	1,849	100.0	100.0	14	100.0	100.0	2,086	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	15.0	0	0.0	12.9	0	0.0	18.3	0	0.0	3.9	7.1
Moderate	1	50.0	36.0	1,200	70.6	20.4	0	0.0	30.0	0	0.0	31.5	26.6
Middle	1	50.0	26.7	500	29.4	29.9	0	0.0	30.0	0	0.0	18.8	30.0
Upper	0	0.0	18.7	0	0.0	36.4	0	0.0	20.0	0	0.0	45.6	33.6
Unknown	0	0.0	2.7	0	0.0	0.3	0	0.0	1.7	0	0.0	0.2	2.6
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	1,700	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	4	3.0	2.6	619	1.3	2.3	6	5.0	3.0	1,126	3.0	2.0	4.6
Moderate	19	14.1	17.2	4,711	9.8	11.6	31	25.8	19.0	8,475	22.7	15.0	22.8
Middle	56	41.5	35.4	19,203	40.1	29.7	42	35.0	35.7	11,952	32.1	31.2	33.6
Upper	54	40.0	44.0	21,873	45.7	55.0	39	32.5	41.7	14,795	39.7	51.0	38.4
Unknown	2	1.5	0.7	1,452	3.0	1.5	2	1.7	0.5	943	2.5	0.9	0.6
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	135	100.0	100.0	47,858	100.0	100.0	120	100.0	100.0	37,291	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is good overall. Performance during 2022 was adequate and excellent in 2023, with lending in 2022 being weighted more heavily due to a larger volume of lending.

UB's lending in low-income tracts in 2022 (1.3%) lagged both the percentage of owner-occupied units (4.6%) and the aggregate lending level (3%) in the assessment area. The bank's lending in moderate-income tracts (15.6%) also lagged both the percentage of owner-occupied units (22.8%) in the area and the aggregate lending level (17.9%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is considered excellent overall. UB's lending in low-income tracts (3.9%) lagged the percentage of owner-occupied units (4.6%) but exceeded the aggregate lending level (3%) in the assessment area. The bank's lending in moderate-income tracts (24.7%) exceeded both the percentage of owner-occupied units (22.8%) in the area and the aggregate lending level (19.9%).

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 is adequate and excellent in 2023. While volume is greater during 2022, more weight was afforded to lending in 2023 due to the strength of performance.

UB's lending in low-income tracts in 2022 (7.4%) exceeded both the percentage of owner-occupied units (4.6%) and the aggregate lending level (2.4%) in the assessment area. The bank's lending in moderate-income tracts (7.4%) lagged both the percentage of owner-occupied units (22.8%) in the area and the aggregate lending level (17.7%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is considered excellent overall. UB's lending in low-income tracts (4.8%) exceeded both the percentage of owner-occupied units (4.6%) and the aggregate lending level (3.8%) in the assessment area. The bank's lending in moderate-income tracts (42.9%) significantly exceeded both the percentage of owner-occupied units (22.8%) in the area and the aggregate lending level (20.5%).

Home Improvement
The geographic distribution of home improvement lending is excellent. The performance for both 2022 and 2023 is considered excellent

UB's lending in low-income tracts in 2022 (6.3%) exceeded both the percentage of owner-occupied units (4.6%) and the aggregate lending level (1.3%) in the assessment area. The bank's lending in moderate-income tracts (12.5%) lagged the percentage of owner-occupied units (22.8%) in the area but exceeded the aggregate lending level (9.9%). Overall UB's performance in 2022 is considered excellent and performance in 2023 is similar.

Small Business Lending

The geographic distribution of small business lending is excellent. Performance in both 2022 and 2023 is considered excellent.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Charleston-North Charleston, SC MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	4	4.0	5.4	918	5.0	6.7	3	3.4	5.6	561	4.5	6.3	6.4
Moderate	35	34.7	19.3	6,960	37.6	22.6	30	34.1	19.1	5,817	46.4	20.8	22.9
Middle	27	26.7	30.0	3,492	18.8	24.9	26	29.5	29.7	1,706	13.6	25.7	29.7
Upper	32	31.7	43.1	5,933	32.0	43.1	27	30.7	43.9	3,787	30.2	45.0	39.6
Unknown	3	3.0	1.8	1,223	6.6	2.5	2	2.3	1.5	660	5.3	2.1	1.3
Tract-Unk	0	0.0	0.4	0	0.0	0.1	0	0.0	0.3	0	0.0	0.1	
Total	101	100.0	100.0	18,526	100.0	100.0	88	100.0	100.0	12,531	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered excellent. UB's lending in low-income tracts (4%) lagged both the percentage of area businesses in such tracts (6.3%) and the aggregate lending level (5.4%). However, bank lending in moderate-income tracts (34.7%) significantly exceeded both the percentage of area businesses in such tracts (22.8%) and the aggregate lending level (19.3%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is excellent overall. Performance for both HMDA and small business lending is considered excellent.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is excellent. Performance of the bank's home purchase loans is excellent, refinance performance is good, and home improvement performance is excellent. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Charleston-North Charleston, SC MSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	8	10.4	4.5	1,592	5.0	2.0	2	2.6	3.3	355	1.3	1.3	22.1
Moderate	14	18.2	18.0	3,715	11.7	11.8	19	24.7	17.2	4,616	16.8	11.2	17.2
Middle	13	16.9	19.3	4,650	14.6	16.1	21	27.3	20.9	6,909	25.2	17.1	20.1
Upper	36	46.8	33.2	19,672	61.8	48.5	31	40.3	33.5	14,490	52.9	46.6	40.6
Unknown	6	7.8	25.1	2,196	6.9	21.6	4	5.2	25.1	1,035	3.8	23.8	0.0
Total	77	100.0	100.0	31,825	100.0	100.0	77	100.0	100.0	27,405	100.0	100.0	100.0
Refinance Loans													
Low	2	7.4	11.3	426	3.9	5.8	5	23.8	10.9	764	11.3	5.9	22.1
Moderate	5	18.5	20.9	918	8.4	14.4	3	14.3	20.3	463	6.8	13.4	17.2
Middle	5	18.5	21.0	1,104	10.1	18.0	4	19.0	21.1	1,205	17.8	16.5	20.1
Upper	14	51.9	30.0	7,834	71.6	45.0	9	42.9	31.8	4,347	64.1	42.3	40.6
Unknown	1	3.7	16.8	655	6.0	15.7	0	0.0	15.9	0	0.0	21.8	0.0
Total	27	100.0	100.0	10,937	100.0	100.0	21	100.0	100.0	6,779	100.0	100.0	100.0
Home Improvement Loans													
Low	2	12.5	4.4	160	8.7	2.3	1	7.1	6.0	30	1.4	2.4	22.1
Moderate	2	12.5	13.0	292	15.8	7.1	4	28.6	15.9	307	14.7	8.3	17.2
Middle	6	37.5	20.5	592	32.0	12.1	2	14.3	22.1	203	9.7	13.9	20.1
Upper	6	37.5	59.5	805	43.5	74.3	6	42.9	52.4	1,261	60.5	69.4	40.6
Unknown	0	0.0	2.7	0	0.0	4.2	1	7.1	3.7	285	13.7	6.0	0.0
Total	16	100.0	100.0	1,849	100.0	100.0	14	100.0	100.0	2,086	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	13	9.8	6.2	2,297	5.0	2.9	8	6.7	4.8	1,149	3.1	2.0	22.1
Moderate	24	18.0	18.0	5,157	11.2	12.1	29	24.2	17.4	5,957	16.0	11.2	17.2
Middle	27	20.3	19.6	6,725	14.6	16.2	29	24.2	21.1	8,492	22.8	16.8	20.1
Upper	62	46.6	35.0	29,128	63.1	49.1	49	40.8	35.5	20,373	54.6	47.4	40.6
Unknown	7	5.3	21.1	2,851	6.2	19.7	5	4.2	21.2	1,320	3.5	22.6	0.0
Total	133	100.0	100.0	46,158	100.0	100.0	120	100.0	100.0	37,291	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is excellent overall. Performance for 2022 and 2023 is considered excellent.

During 2022, the bank's performance is considered excellent. During the year, the bank's lending to low-income borrowers (10.4%) lagged the percentage of low-income families (22.1%) but significantly exceeded the aggregate lending level (4.5%). Bank lending to moderate-income borrowers (18.2%) approximated both the percentage of moderate-income families (17.2%) and the aggregate lending level (18%). Performance in 2023 is similar.

Refinance
The borrower distribution of refinance lending is good overall. Performance during 2022 was adequate and excellent in 2023. In reaching the overall conclusion, more weight was given during 2022 because of the larger volume of lending. The overall conclusion also reflects the strength of performance for each year.

UB's refinance performance during 2022 is considered adequate. Bank lending to low-income borrowers (7.4%) lagged both the percentage of low-income families (22.1%) and the aggregate lending level (11.3%). Bank lending to moderate-income borrowers (18.5%) slightly exceeded the percentage of moderate-income families (17.2%) but slightly lagged the aggregate lending level (20.9%).

UB's refinance performance during 2023 is considered excellent. UB's lending to low-income borrowers (23.8%) approximated the percentage of low-income families (22.1%) but significantly exceeded the aggregate lending level (10.9%) in the AA. Bank lending to moderate-income borrowers (14.3%) lagged both the percentage of area moderate-income families (17.2%) and the aggregate lending level (20.3%).

Home Improvement
The borrower distribution of home improvement lending is excellent. The performance during 2022 and 2023 is both considered excellent.

UB's home improvement performance during 2022 is considered excellent. Bank lending to low-income borrowers (12.5%) lagged the percentage of low-income families (22.1%) but significantly exceeded the aggregate lending level (4.4%). Bank lending to moderate-income borrowers (12.5%) lagged the percentage of moderate-income families (17.2%) but approximated the aggregate lending level (13%). Performance in 2023 is similar.

Small Business Lending

The borrower distribution performance of small business lending is excellent overall. Performance in 2022 is considered good and excellent in 2023. While 2022 had a greater dollar volume of lending, the strength of performance during 2023 drove the overall conclusion of excellent.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Charleston-North Charleston, SC MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	60	59.4	49.6	9,879	53.3	35.0	60	68.2	51.7	8,755	69.9	34.6	93.4
Over $1 Million	19	18.8		4,246	22.9		17	19.3		2,288	18.3		5.7
Revenue Unknown	22	21.8		4,401	23.8		11	12.5		1,488	11.9		0.9
Total	101	100.0		18,526	100.0		88	100.0		12,531	100.0		100.0
By Loan Size													
$100,000 or Less	55	54.5	93.2	2,160	11.7	38.6	64	72.7	93.0	2,683	21.4	39.0	
$100,001 - $250,000	21	20.8	3.8	3,488	18.8	16.7	10	11.4	3.9	1,511	12.1	17.1	
$250,001 - $1 Million	25	24.8	3.1	12,878	69.5	44.8	14	15.9	3.2	8,337	66.5	43.9	
Total	101	100.0	100.0	18,526	100.0	100.0	88	100.0	100.0	12,531	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	35	58.3		1,254	12.7		46	76.7		1,779	20.3		
$100,001 - $250,000	14	23.3		2,427	24.6		4	6.7		612	7.0		
$250,001 - $1 Million	11	18.3		6,198	62.7		10	16.7		6,364	72.7		
Total	60	100.0		9,879	100.0		60	100.0		8,755	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (59.4%) lagged the percentage of area businesses having revenues of $1 million or less (93.2%) but exceeded the aggregate lenders' percentage of such lending (49.6%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 54.5% of the bank's small business loans were in amounts of $100,00 or less compared to 93.2% of such lending by the aggregate reporters. Overall, 2022 performance is considered good.

During 2023, UB's performance is excellent. Bank lending to businesses with annual revenues of $1 million or less (68.2%) lagged the percentage of area businesses having revenues of $1 million or less (93.4%) but exceeded the aggregate lenders' percentage of such lending (51.7%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 72.7% of the bank's small business loans were in amounts of $100,00 or less compared to 93% of such lending by the aggregate reporters.

Community Development Lending

The bank provided an adequate level of CD loans in this assessment area during the evaluation period with one origination totaling approximately $1.8 million. The loan provided funds for affordable housing within the assessment area.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Charleston-North Charleston, SC MSA assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

One investment totaling $1.5 million in an LIHTC project fund directly benefited the assessment area. The bank made qualified investments in the form of donations to a broad range of community development purposes.

Investments, Grants, Donations Charleston-North Charleston, SC MSA Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	1	1,489
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	12	59
Total	**13**	**1,548**

The AA investment test conclusion reflects UB's local qualified investments and donations along with its institutional and statewide qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance is rated High Satisfactory overall in the assessment area. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided a relatively high level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	1	12.5%	1	14.3%
Moderate	1	12.5%	1	14.3%
Middle	3	37.5%	3	42.9%
Upper	3	37.5%	2	28.6%
Unknown	-	-	-	-
Totals	*8*	*100%*	*7*	*100%*

Two of the bank's eight branches are located in LMI census tracts, representing good distribution of branches in the assessment area considering 7.3% and 27% of households are located in low- and moderate-income areas, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank provided a relatively high level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the assessment area.

CRA Service Type Charleston-North Charleston, SC MSA Assessment Area	# Activities
Affordable Housing	1
Community Services	10
Economic Development	3
Revitalize & Stabilization	-
Total Services	**14**

Bank employees provided over 670 hours utilizing their financial expertise and serving in various capacities for 14 different organizations, including being board members, committee members, and providing financial literacy education and training during the evaluation period.

SC METROPOLITAN AREAS

(Limited-scope review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN SOUTH CAROLINA METROPOLITAN AREAS

Assessment areas noted in the table below were reviewed using the limited review examination procedures. Information about these areas is included in Appendix E of this evaluation.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

Facts and data reviewed, including performance information, is included in Appendix E. Conclusions regarding performance, which did not impact the institution's overall rating, are included in the following tables. For each test, the conclusion conveys whether performance in an assessment area was generally below, consistent with, or exceeded the institution's statewide ratings.

Assessment Area	Lending Test	Investment Test	Service Test
Columbia, SC	Consistent	Consistent	Exceeds
Greenville-Spartanburg-Anderson, SC	Consistent	Exceeds	Exceeds

MULTISTATE METROPOLITAN AREA

CRA RATING FOR THE CHARLOTTE-CONCORD-GASTONIA, NC-SC MULTISTATE AREA[7]: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is excellent.
- The bank's distribution of loans among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes is good.
- The bank makes a relatively high level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are reasonablly accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

SCOPE OF EXAMINATION

The scope of the review for the multistate of Charlotte-Concord-Gastonia, NC-SC Multistate Area was consistent with the overall scope for the institution.

[7] This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained in the multistate metropolitan area.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE CHARLOTTE-CONCORD-GASTONIA, NC-SC MULTISTATE AREA

The bank's Charlotte-Concord-Gastonia, NC-SC Multistate Area consists of Gaston County, NC, Iredell County, NC, Lincoln County, NC, Mecklenburg County, NC and York County, NC. The bank operates seven of its 218 branches in the AA. As of 2024, UB ranked 15 out of 45 financial institutions in local deposit market share according to data compiled by the FDIC and held less than 1% of the assessment area's deposits.

Community Contact

A local government official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that the more rural parts of the assessment area tend to be more bedroom communities with a high commuter population. The contact indicated that in general, the assessment area has seen an increase in population and that the local economy has experienced growth over the past couple of years. The contact stated infrastructure and improvements are necessary to accommodate the growth and continue to attract new businesses. While the contact stated that financial institutions have been responsive to area credit needs, opportunities include continued small business lending and affordable housing as the median housing cost rises due to the increase in demand.

Demographic Data

2023 Charlotte-Concord-Gastonia, NC-SC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	28	5.5	17,748	3.9	4,619	26.0	97,008	21.2
Moderate	143	28.1	124,753	27.2	17,626	14.1	81,495	17.8
Middle	155	30.5	143,367	31.3	8,634	6.0	89,072	19.4
Upper	171	33.6	169,177	36.9	5,045	3.0	190,663	41.6
Unknown	12	2.4	3,193	0.7	645	20.2	0	0.0
Total AA	**509**	**100.0**	**458,238**	**100.0**	**36,569**	**8.0**	**458,238**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	37,777	10,542	2.4	27.9	22,979	60.8	4,256	11.3
Moderate	221,130	108,611	24.5	49.1	94,302	42.6	18,217	8.2
Middle	238,620	145,813	32.9	61.1	76,154	31.9	16,653	7.0
Upper	265,169	176,938	39.9	66.7	69,878	26.4	18,353	6.9
Unknown	9,044	1,888	0.4	20.9	5,708	63.1	1,448	16.0
Total AA	**771,740**	**443,792**	**100.0**	**57.5**	**269,021**	**34.9**	**58,927**	**7.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	4,544	4.9	3,966	4.7	546	8.5	32	3.5
Moderate	23,271	25.3	21,243	25.1	1,848	28.7	180	19.9
Middle	25,353	27.5	23,507	27.8	1,614	25.1	232	25.6
Upper	36,746	39.9	34,179	40.4	2,130	33.1	437	48.3
Unknown	2,120	2.3	1,800	2.1	296	4.6	24	2.7
Total AA	**92,034**	**100.0**	**84,695**	**100.0**	**6,434**	**100.0**	**905**	**100.0**
Percentage of Total Businesses:				**92.0**		**7.0**		**1.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	14	1.9	13	1.8	1	7.7	0	0.0
Moderate	205	28.3	197	27.7	8	61.5	0	0.0
Middle	296	40.8	294	41.3	2	15.4	0	0.0
Upper	207	28.6	205	28.8	2	15.4	0	0.0
Unknown	3	0.4	3	0.4	0	0.0	0	0.0
Total AA	**725**	**100.0**	**712**	**100.0**	**13**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**98.2**		**1.8**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Charlotte-Concord-Gastonia, NC-SC Multistate Area has a population of 1,899,018, including 458,238 families. The median housing value is $223,677, while the median gross rent is $1,113. Within the assessment area, the owner-occupancy rate equals 57.5% which is less than the rate in South Carolina (59.3%) and greater than the rate in North Carolina (56.5%). The percentage of families living below the poverty level in the assessment area (8%) is less than the rates in both North (10%) and South (10.5%) Carolina. The AA's median family income ($80,471) increased from 2015 to 2020 and is equivalent to the level of the greater MSA area.

Charlotte-Concord-Gastonia, NC-SC Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Gaston County, NC	209,807	227,943	8.6%
Iredell County, NC	165,066	186,693	13.1%
Lincoln County, NC	79,578	86,810	9.1%
Mecklenburg County, NC	990,288	1,115,482	12.6%
York County, SC	240,076	282,090	17.5%
Charlotte-Concord-Gastonia, NC-SC MSA	2,364,927	2,660,329	12.5%
North Carolina	9,845,333	10,439,388	6.0%
South Carolina	4,777,576	5,118,425	7.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As shown in the table above, the population within the multistate area increased from 2015 to 2020, as it also did across the assessment area, the greater MSA, and the states of North Carolina and South Carolina. Additionally, the multistate area experienced a greater increase than the two overall state levels.

Charlotte-Concord-Gastonia, NC-SC Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	112,770	113,359	113,498	109,303	118,640	119,905	118,921	113,483
Private Sector								
Private Sector Total, all industries	946,057	942,538	958,913	963,181	968,349	948,095	962,738	962,024
Agriculture, forestry, fishing and hunting	1,231*	1,630*	1,674*	1,691*	1,770*	1,760*	1,810*	1,793*
Mining, quarrying, and oil and gas extraction	221*	240*	234*	234*	239*	371*	383*	389*
Utilities	4,148	4,294	4,286	4,322	4,315	4,031	3,968	3,927
Construction	54,787	55,988	57,027	57,329	58,084	57,258	58,342	58,587
Manufacturing	79,981	78,951	78,515	78,183	77,824	76,434	76,682	76,191
Wholesale trade	51,164	50,355	51,060	51,121	51,497	50,703	50,905	50,900
Retail Trade	104,924	102,286	103,298	103,924	106,047	102,906	103,057	102,725
Transportation and warehousing	61,521	58,454	59,471	58,281	61,097	60,292	59,788	60,037
Information	24,444	23,869	23,828	23,954	24,050	23,859	24,079	24,008
Finance and insurance	92,853	93,250	91,558	92,916	92,184	92,471	93,196	93,976
Real estate and rental and leasing	19,743	19,796	20,262	20,409	20,866	20,791	21,214	21,425
Professional and technical services	75,251*	76,664*	77,762*	78,425*	79,187*	77,771*	78,334*	78,103*
Management of companies and enterprises	33,888*	33,801*	34,426*	34,352*	33,498*	32,671*	32,801*	33,043*
Administrative and waste services	83,487	81,381	83,213	83,059	82,013	75,650	76,718	76,333
Educational services	17,314	17,925	17,733	17,080	18,363	19,038	18,462	17,634
Health care and social assistance	92,170	93,181	94,310	95,736	98,655	99,101	100,548	101,358
Arts, entertainment, and recreation	19,644	19,182	24,378	25,676	22,255	21,541	25,905	26,851
Accommodation and food services	91,177	93,094	97,239	98,008	97,701	96,052	100,311	98,657
Other services, except public administration	28,258	28,024	28,592	28,597	28,966	28,272	28,981	28,661
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	0	3	23	0	0
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has a variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, finance and insurance, and health care and social assistance industries.

Charlotte-Concord-Gastonia, NC-SC Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Gaston County, NC	7.9%	5.2%	3.8%	3.5%	3.7%
Iredell County, NC	6.9%	4.5%	3.3%	3.2%	3.3%
Lincoln County, NC	6.7%	4.3%	3.3%	3.1%	3.3%
Mecklenburg County, NC	7.7%	5.0%	3.6%	3.5%	3.7%
York County, SC	5.9%	3.7%	3.2%	2.9%	4.0%
Charlotte-Concord-Gastonia, NC-SC MSA	7.2%	4.7%	3.5%	3.3%	3.6%
North Carolina	7.2%	4.9%	3.7%	3.5%	3.6%
South Carolina	6.0%	3.9%	3.2%	3.0%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA. The multistate area's overall unemployment level is relatively consistent across the counties making up the area, and approximates both the state levels of North Carolina and South Carolina.

Charlotte-Concord-Gastonia, NC-SC Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Gaston County, NC	72.4%	23.9%	41.4%	50.5%	20.8%	17.7%
Iredell County, NC	73.4%	31.9%	35.1%	51.5%	31.2%	16.1%
Lincoln County, NC	75.5%	21.9%	37.8%	47.0%	23.3%	14.0%
Mecklenburg County, NC	81.7%	57.3%	42.1%	67.6%	36.1%	18.8%
York County, SC	75.9%	39.8%	41.7%	45.5%	23.6%	13.7%
Charlotte-Concord-Gastonia, NC-SC MSA	77.3%	45.7%	40.7%	56.9%	30.0%	17.0%
North Carolina	74.3%	44.0%	41.3%	57.5%	30.2%	17.8%
South Carolina	72.6%	47.4%	42.7%	54.5%	29.8%	17.8%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Low- and moderate-income renters and owners face the highest housing cost burden in Mecklenburg County within the assessment area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE CHARLOTTE-CONCORD-GASTONIA, NC-SC MULTISTATE AREA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory in the Charlotte-Concord-Gastonia, NC-SC Multistate Area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the multistate area.
- Geographic distribution performance is considered excellent.
- Borrower distribution performance is considered good.
- Lending to low-income people, areas, and very small businesses is considered good.
- The bank made a relatively high level of community development loans within the Charlotte-Concord-Gastonia, NC-SC Multistate Area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the multistate area. During 2022 and 2023, the bank reported 276 HMDA loans totaling $135.5 million, 199 small business loans totaling $33.1 million, and five small farm loans totaling $464,000 in the Multistate Area.

The bank's lending as measured by number and dollar volume within the multistate area (4.1% and 4.5%, respectively) exceeded the proportion of bank deposits (2.5%) within the multistate area and the percentage of area branches (3.2%).

According to 2023 aggregate data, UB ranked 75 out of 745 reporters in HMDA lending with a less than 1% market share, and it ranked 45 out of 169 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Charlotte-Concord-Gastonia, NC-SC Multistate Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is excellent overall. Geographic distribution performance is considered excellent for both HMDA and small business lending.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. Performance of the bank's home purchase, refinance, and home improvement loans is excellent.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Charlotte-Concord-Gastonia, NC-SC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	# %	# %	$ (000)	$ %	$ %	#	# %	# %	$ (000)	$ %	$ %	
Home Purchase Loans													
Low	5	11.1	3.1	1,670	8.4	2.5	7	13.7	3.9	2,321	7.5	3.2	2.4
Moderate	13	28.9	22.4	2,521	12.7	16.1	18	35.3	23.9	5,506	17.9	17.8	24.5
Middle	14	31.1	32.7	5,593	28.2	28.6	14	27.5	36.3	8,124	26.4	32.0	32.9
Upper	13	28.9	40.9	10,039	50.6	52.1	12	23.5	35.4	14,804	48.1	46.5	39.9
Unknown	0	0.0	0.9	0	0.0	0.7	0	0.0	0.6	0	0.0	0.5	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	45	100.0	100.0	19,823	100.0	100.0	51	100.0	100.0	30,755	100.0	100.0	100.0
Refinance Loans													
Low	2	4.4	2.1	356	3.9	1.5	4	9.1	3.1	1,369	11.3	2.3	2.4
Moderate	16	35.6	22.7	2,589	28.1	16.1	13	29.5	25.0	4,277	35.3	18.0	24.5
Middle	13	28.9	33.9	2,872	31.2	28.8	22	50.0	35.1	4,937	40.8	29.9	32.9
Upper	11	24.4	40.8	2,628	28.5	53.2	5	11.4	36.4	1,522	12.6	49.4	39.9
Unknown	3	6.7	0.4	764	8.3	0.4	0	0.0	0.4	0	0.0	0.3	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	45	100.0	100.0	9,209	100.0	100.0	44	100.0	100.0	12,105	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	1.7	0	0.0	1.3	0	0.0	1.7	0	0.0	1.2	2.4
Moderate	8	32.0	16.2	1,056	32.2	11.2	5	20.0	18.8	717	16.1	12.8	24.5
Middle	10	40.0	27.7	1,125	34.3	21.9	13	52.0	30.2	2,505	56.2	23.5	32.9
Upper	7	28.0	53.9	1,102	33.6	65.2	7	28.0	49.0	1,236	27.7	62.2	39.9
Unknown	0	0.0	0.5	0	0.0	0.4	0	0.0	0.3	0	0.0	0.3	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	25	100.0	100.0	3,283	100.0	100.0	25	100.0	100.0	4,458	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	13.0	0	0.0	7.5	1	25.0	16.4	1,000	2.5	18.4	8.3
Moderate	3	42.9	40.6	3,986	37.3	24.4	2	50.0	30.8	37,906	96.3	20.7	28.8
Middle	1	14.3	25.5	1,295	12.1	33.2	1	25.0	33.3	450	1.1	23.9	25.0
Upper	2	28.6	17.6	3,650	34.1	30.7	0	0.0	19.5	0	0.0	37.0	34.2
Unknown	1	14.3	3.3	1,758	16.4	4.2	0	0.0	0.0	0	0.0	0.0	3.7
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	7	100.0	100.0	10,689	100.0	100.0	4	100.0	100.0	39,356	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	7	4.9	2.6	2,026	4.3	2.9	13	9.8	3.3	4,890	5.5	4.6	2.4
Moderate	42	29.2	21.5	10,414	22.2	16.9	38	28.8	23.1	48,406	54.7	17.8	24.5
Middle	52	36.1	32.4	13,388	28.5	28.9	56	42.4	35.0	17,556	19.8	30.3	32.9
Upper	39	27.1	42.8	18,626	39.7	50.3	25	18.9	38.0	17,662	20.0	47.0	39.9
Unknown	4	2.8	0.7	2,522	5.4	1.1	0	0.0	0.5	0	0.0	0.4	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	144	100.0	100.0	46,976	100.0	100.0	132	100.0	100.0	88,514	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during 2022 and 2023 are both considered excellent.

UB's lending in low-income tracts in 2022 (11.1%) exceeded both the percentage of owner-occupied units (2.4%) and the aggregate lending level (3.1%) in the assessment area. The bank's lending in moderate-income tracts (28.9%) also exceeded both the percentage of owner-occupied units (24.5%) in the area and the aggregate lending level (22.4%). Overall UB's performance in 2022 is considered excellent, and performance in 2023 is similar.

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 and 2023 is both considered excellent.

UB's lending in low-income tracts in 2022 (4.4%) exceeded both the percentage of owner-occupied units (2.4%) and the aggregate lending level (2.1%) in the assessment area. The bank's lending in moderate-income tracts (35.6%) significantly exceeded both the percentage of owner-occupied units (24.5%) in the area and the aggregate lending level (22.7%). Overall UB's performance in 2022 is considered excellent, and performance in 2023 is similar.

Home Improvement
The geographic distribution of home improvement lending is excellent. The performance for 2022 is excellent while performance for 2023 is good. In reaching the overall conclusion, the strength of performance during 2022 was considered.

The bank made no home improvement loans in low-income census tracts during 2022. The bank's lending in moderate-income tracts (32%) significantly exceeded both the percentage of owner-occupied units (24.5%) in the area and the aggregate lending level (16.2%). Overall UB's performance in 2022 is considered excellent.

The bank made also no home improvement loans in low-income census tracts during 2023. The bank's lending in moderate-income tracts (20%) slightly lagged the percentage of owner-occupied units (24.5%) in the area but exceeded the aggregate lending level (18.8%).

Small Business Lending

The geographic distribution of small business lending is excellent. Performance in both years 2022 and 2023 is considered excellent.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Charlotte-Concord-Gastonia, NC-SC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	7	6.0	4.5	895	4.3	6.3	4	4.8	4.2	692	5.6	5.8	4.9
Moderate	36	31.0	24.0	6,902	33.4	24.6	31	37.3	23.9	3,138	25.3	25.1	25.3
Middle	50	43.1	27.9	8,052	39.0	25.1	28	33.7	28.6	6,134	49.5	25.7	27.5
Upper	23	19.8	41.6	4,806	23.3	40.8	19	22.9	41.3	2,160	17.4	40.3	39.9
Unknown	0	0.0	1.8	0	0.0	3.1	1	1.2	1.8	278	2.2	3.1	2.3
Tract-Unk	0	0.0	0.3	0	0.0	0.1	0	0.0	0.3	0	0.0	0.1	
Total	116	100.0	100.0	20,655	100.0	100.0	83	100.0	100.0	12,402	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered excellent. UB's lending in low-income tracts (6%) exceeded both the percentage of area businesses in such tracts (4.9%) and the aggregate lending level (4.5%). Bank lending in moderate-income tracts (31%) also exceeded the percentage of area businesses in such tracts (25.2%) and the aggregate lending level (24%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is good overall. Performance for both HMDA and small business lending is considered good.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase and refinance lending is good, while home improvement performance is excellent. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Charlotte-Concord-Gastonia, NC-SC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	4	8.9	4.5	722	3.6	2.0	1	2.0	4.0	111	0.4	1.7	21.2
Moderate	11	24.4	16.3	2,884	14.5	10.6	4	7.8	15.2	1,051	3.4	9.8	17.8
Middle	3	6.7	21.5	1,132	5.7	18.1	6	11.8	21.0	2,099	6.8	17.5	19.4
Upper	12	26.7	43.0	7,309	36.9	55.3	24	47.1	40.7	14,083	45.8	52.5	41.6
Unknown	15	33.3	14.6	7,776	39.2	14.0	16	31.4	19.0	13,411	43.6	18.5	0.0
Total	45	100.0	100.0	19,823	100.0	100.0	51	100.0	100.0	30,755	100.0	100.0	100.0
Refinance Loans													
Low	7	15.6	11.5	1,033	11.2	6.2	4	9.1	11.5	644	5.3	6.1	21.2
Moderate	8	17.8	21.7	1,216	13.2	15.7	11	25.0	20.3	1,853	15.3	14.3	17.8
Middle	3	6.7	22.0	525	5.7	19.8	8	18.2	21.4	1,959	16.2	17.3	19.4
Upper	19	42.2	34.1	4,195	45.6	46.0	17	38.6	33.3	6,601	54.5	39.9	41.6
Unknown	8	17.8	10.7	2,240	24.3	12.3	4	9.1	13.5	1,048	8.7	22.4	0.0
Total	45	100.0	100.0	9,209	100.0	100.0	44	100.0	100.0	12,105	100.0	100.0	100.0
Home Improvement Loans													
Low	1	4.0	5.1	15	0.5	2.7	4	16.0	6.7	205	4.6	3.1	21.2
Moderate	5	20.0	13.1	346	10.5	7.5	3	12.0	15.4	311	7.0	8.9	17.8
Middle	4	16.0	21.2	277	8.4	15.0	5	20.0	23.0	415	9.3	16.3	19.4
Upper	12	48.0	57.6	2,120	64.6	71.5	10	40.0	51.3	2,517	56.5	67.8	41.6
Unknown	3	12.0	2.9	525	16.0	3.3	3	12.0	3.6	1,010	22.7	4.0	0.0
Total	25	100.0	100.0	3,283	100.0	100.0	25	100.0	100.0	4,458	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	13	9.5	6.8	1,843	5.1	3.2	10	7.8	6.0	1,160	2.4	2.5	21.2
Moderate	28	20.4	17.5	4,893	13.5	11.7	19	14.8	16.2	3,255	6.6	10.4	17.8
Middle	12	8.8	21.5	2,139	5.9	18.2	19	14.8	21.4	4,473	9.1	17.3	19.4
Upper	57	41.6	42.2	16,821	46.4	53.8	57	44.5	40.8	24,801	50.5	51.6	41.6
Unknown	27	19.7	12.0	10,591	29.2	13.0	23	18.0	15.6	15,469	31.5	18.2	0.0
Total	137	100.0	100.0	36,287	100.0	100.0	128	100.0	100.0	49,158	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is good overall. Performance for 2022 is considered excellent and poor for 2023. Greater weight is placed on performance during 2022 due to the strength of performance.

During 2022, the bank's performance is considered excellent. During the year, the bank's lending to low-income borrowers (8.9%) lagged the percentage of low-income families (21.2%) but significantly exceeded the aggregate lending level (4.5%). Bank lending to moderate-income borrowers (24.4%) exceeded both the percentage of moderate-income families (17.8%) and the aggregate lending level (16.3%).

During 2023, performance is considered poor. The bank's lending to low-income borrowers (2%) lagged both the percentage of low-income families (21.2%) and the aggregate lending level (4%). Bank lending to moderate-income borrowers (7.8%) also lagged both the percentage of moderate-income families (17.8%) and the aggregate lending level (15.2%).

Refinance
The borrower distribution of refinance lending is good overall. Performance for both 2022 and 2023 is considered good.

UB's refinance performance during 2022 is considered good. Bank lending to low-income borrowers (15.6%) lagged the percentage of low-income families (21.2%) but exceeded the aggregate lending level (11.5%). Bank lending to moderate-income borrowers (17.8%) mirrored the percentage of moderate-income families (17.8%) but lagged the aggregate lending level (21.7%). Performance in 2023 is similar.

Home Improvement
The borrower distribution of home improvement lending is excellent. The performance during 2022 and 2023 for both years is considered excellent.

UB's home improvement performance during 2022 is considered excellent. Bank lending to low-income borrowers (4%) lagged the percentage of low-income families (21.2%) and was similar to the aggregate lending level (5.1%). However, bank lending to moderate-income borrowers (20%) exceeded the percentage of moderate-income families (17.8%) and significantly exceeded the aggregate lending level (13.1%). Performance for 2023 is similar.

Small Business Lending

The borrower distribution performance of home mortgage lending is good overall. Performance for both 2022 and 2023 is considered good.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Charlotte-Concord-Gastonia, NC-SC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	66	56.9	52.4	10,700	51.8	35.3	47	56.6	54.2	4,362	35.2	32.8	92.0
Over $1 Million	32	27.6		6,175	29.9		23	27.7		5,055	40.8		7.0
Revenue Unknown	18	15.5		3,780	18.3		13	15.7		2,985	24.1		1.0
Total	116	100.0		20,655	100.0		83	100.0		12,402	100.0		100.0
By Loan Size													
$100,000 or Less	59	50.9	94.6	2,674	12.9	42.1	57	68.7	94.7	2,693	21.7	42.4	
$100,001 - $250,000	33	28.4	2.8	5,931	28.7	14.5	12	14.5	2.8	2,128	17.2	14.4	
$250,001 - $1 Million	24	20.7	2.6	12,050	58.3	43.4	14	16.9	2.6	7,581	61.1	43.2	
Total	116	100.0	100.0	20,655	100.0	100.0	83	100.0	100.0	12,402	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	36	54.5		1,573	14.7		39	83.0		1,641	37.6		
$100,001 - $250,000	18	27.3		3,218	30.1		4	8.5		505	11.6		
$250,001 - $1 Million	12	18.2		5,909	55.2		4	8.5		2,216	50.8		
Total	66	100.0		10,700	100.0		47	100.0		4,362	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (56.9%) lagged the percentage of area businesses having revenues of $1 million or less (92%) but exceeded the aggregate lenders' percentage of such lending (52.4%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 50.9% of the bank's small business loans were in amounts of $100,00 or less compared to 94.6% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided a relatively high level of CD loans in this assessment area during the evaluation period. Three CD loans were originated totaling approximately $10.2 million providing funds for affordable housing and to organizations with a primary purpose to provide services to low- and moderate-income individuals.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory in the Charlotte-Concord-Gastonia, NC-SC Multistate Area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

Three investments directly benefit the Charlotte-Concord-Gastonia, NC-SC multistate area totaling $8.8 million for the evaluation period. These investments demonstrate good responsiveness to the affordable housing and economic development needs in the multistate area.

The bank made qualified investments in the form of donations totaling $216,050. The majority of donations focused on community services targeted toward low- and moderate-income individuals and the support of affordable housing efforts, which are needed in the assessment area.

The multistate investment test conclusion reflects UB's local qualified investments and donations along with its institutional qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the regional area.

SERVICE TEST

The bank's Service Test performance in the Charlotte-Concord-Gastonia, NC-SC Multistate Area is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are reasonably accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	1	14.3%	1	16.7%
Middle	3	42.9%	3	50.0%
Upper	3	42.9%	2	33.3%
Unknown	-	-	-	-
Totals	*7*	*100%*	*6*	*100%*

While the bank has no branches located in low-income census tracts, there is a relatively limited number of low-income census tracts in the multistate area. The distribution of branches is reasonable considering the percentage of households in low-and moderate-income areas is 4.7% and 28.5% respectively. Additionally, some of the branches in middle-income census tracts border and have close proximity to moderate-income census tracts.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.

Community Development Services

During the evaluation period, the bank was a leader in providing community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Charlotte-Concord-Gastonia, NC-SC Multistate Area	# Activities
Affordable Housing	2
Community Services	14
Economic Development	3
Revitalize & Stabilization	-
Total Services	**19**

Approximately 46 bank employees provided more than 800 hours of community development services during the evaluation period for 19 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

STATE OF MARYLAND

CRA RATING FOR THE STATE OF MARYLAND: SATISFACTORY

The Lending Test is rated: Low Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: Low Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect adequate responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is adequate.
- The bank's distribution of loans among borrowers of different incomes and businesses of different sizes is adequate.
- The bank makes few, if any, CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are unreasonably inaccessible to portions of geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank provides an adequate level of CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

SCOPE OF EXAMINATION

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Baltimore-Columbia-Towson, MD

No limited-scope reviews were conducted.

Appendix C lists the geographic composition of each of the bank's assessment areas.

The bank's performance rating within Maryland is based primarily on its performance in its one full-scope AA along with activities that take place at the statewide or institutional level. Since no limited-scope reviews were conducted, performance for the state is solely based on the conclusions of the Baltimore-Columbia-Towson, MD assessment area. Appendices A and B include information about the evaluation's scope and statewide ratings.

Appendix D includes additional data about the distribution of lending, branches, and deposits by assessment area.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE BALTIMORE-COLUMBIA-TOWSON, MD ASSESSMENT AREA

The bank's Baltimore-Columbia-Towson, MD assessment area consists of Anne Arundel County, Baltimore City, Baltimore County, and Howard County. The bank operates three of its 218 branches in the AA. As of 2024, UB ranked 26 out of 37 financial institutions in local deposit market share according to data compiled by the FDIC and held less than 1% of the state's deposits.

Community Contact

A local official from an SBDC was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that Baltimore City has more of a need for services and products aimed at low-income individuals and families and very small businesses as the area has high poverty levels. While location of the assessment area provides a lot of opportunity for the local economy, the recent damage from the Key Bridge collapse was detrimental to area. Additionally, housing costs are high. The contact stated that while financial institutions in the area are responsive to community needs and willing to partner with local organizations, there are more opportunities for financial literacy training and education, as well as continued efforts in the low-income communities.

Demographic Data

2023 Baltimore-Columbia-Towson, MD AA Demographics								
Income Categories	**Tract Distribution**		**Families by Tract Income**		**Families < Poverty Level as % of Families by Tract**		**Families by Family Income**	
	#	%	#	%	#	%	#	%
Low	79	13.0	44,062	7.9	11,504	26.1	127,330	22.9
Moderate	150	24.7	126,922	22.8	13,084	10.3	95,132	17.1
Middle	192	31.6	192,914	34.7	9,263	4.8	114,653	20.6
Upper	169	27.8	188,798	34.0	3,791	2.0	218,953	39.4
Unknown	17	2.8	3,372	0.6	1,278	37.9	0	0.0
Total AA	**607**	**100.0**	**556,068**	**100.0**	**38,920**	**7.0**	**556,068**	**100.0**

	Housing Units by Tract	**Housing Type by Tract**						
		Owner-occupied			**Rental**		**Vacant**	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	107,027	29,052	5.1	27.1	52,147	48.7	25,828	24.1
Moderate	244,263	113,767	20.1	46.6	104,328	42.7	26,168	10.7
Middle	329,600	208,443	36.7	63.2	100,117	30.4	21,040	6.4
Upper	287,876	213,668	37.7	74.2	58,040	20.2	16,168	5.6
Unknown	9,914	2,299	0.4	23.2	5,564	56.1	2,051	20.7
Total AA	**978,680**	**567,229**	**100.0**	**58.0**	**320,196**	**32.7**	**91,255**	**9.3**

	Total Businesses by Tract		**Businesses by Tract & Revenue Size**					
			Less Than or = $1 Million		**Over $1 Million**		**Revenue Not Reported**	
	#	%	#	%	#	%	#	%
Low	5,333	5.2	4,857	5.2	441	5.1	35	4.5
Moderate	18,988	18.5	17,466	18.8	1,378	16.1	144	18.3
Middle	37,131	36.3	33,277	35.8	3,616	42.2	238	30.3
Upper	39,866	38.9	36,507	39.2	3,006	35.1	353	45.0
Unknown	1,076	1.1	930	1.0	131	1.5	15	1.9
Total AA	**102,394**	**100.0**	**93,037**	**100.0**	**8,572**	**100.0**	**785**	**100.0**
Percentage of Total Businesses:				**90.9**		**8.4**		**0.8**

	Total Farms by Tract		**Farms by Tract & Revenue Size**					
			Less Than or = $1 Million		**Over $1 Million**		**Revenue Not Reported**	
	#	%	#	%	#	%	#	%
Low	16	2.6	16	2.7	0	0.0	0	0.0
Moderate	52	8.5	50	8.4	2	12.5	0	0.0
Middle	162	26.4	155	26.0	7	43.8	0	0.0
Upper	381	62.2	373	62.6	7	43.8	1	100.0
Unknown	2	0.3	2	0.3	0	0.0	0	0.0
Total AA	**613**	**100.0**	**596**	**100.0**	**16**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**97.2**		**2.6**		**0.2**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Baltimore-Columbia-Towson, MD AA has a population of 2,360,821, including 556,068 families. The median housing value is $300,470, while the median gross rent is $1,331. Within the assessment area, the owner-occupancy rate equals 58% which is slightly less than the rate in the state (60.8%). The percentage of families living below the poverty level in the assessment area (7%) is greater than the rate for the state (5.9%). The AA's median family income ($102,159) increased from 2015 to 2020 which is consistent with the trend for both nonmetropolitan areas of state and the overall state.

Baltimore-Columbia-Towson, MD Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Anne Arundel County, MD	555,280	588,261	5.9%
Baltimore County, MD	822,959	854,535	3.8%
Howard County, MD	304,115	332,317	9.3%
Baltimore city, MD	622,454	585,708	-5.9%
Baltimore-Columbia-Towson, MD MSA	2,769,818	2,844,510	2.7%
Maryland	5,930,538	6,177,224	4.2%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As shown in the table above, population in the AA slightly increased from 2015 to 2020. While all the counties in the AA increased, there is varying degrees of percent change across the counties. Conversely, the City of Baltimore experienced population decrease. The AA population increase was equivalent to percent increase in the greater MSA, but below the overall state of Maryland level.

Baltimore-Columbia-Towson, MD Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	177,731	191,958	41,233*	155,420*	84,373*	77,146*	205,384	202,986
Private Sector								
Private Sector Total, all industries	958,966	947,377	963,297	970,395	970,762	968,477	977,638	982,182
Agriculture, forestry, fishing and hunting	1,087*	383*	1,214*	1,232*	199*	1,027*	1,144*	1,088*
Mining, quarrying, and oil and gas extraction	293*	195*	315*	302*	118*	294*	280*	239*
Utilities	5,140*	4,112*	5,421	5,692	4,356*	4,843	4,881	4,928
Construction	64,739	54,436*	64,759	65,384	54,726*	63,455	64,501	65,265
Manufacturing	50,515	50,176	50,225	50,963	50,558	48,914	49,138	49,373
Wholesale trade	37,400	27,438*	38,094	38,391	28,103*	39,653	39,498	39,413
Retail Trade	103,218	100,677	100,493	100,986	103,605	101,382	100,859	101,117
Transportation and warehousing	57,922*	58,287	56,437	56,785	61,595	58,139	55,261	56,227
Information	12,770	12,500	12,696	12,537	12,435	12,109	11,846	11,881
Finance and insurance	41,272	39,200	38,842	38,642	38,235	38,010	37,186	37,274
Real estate and rental and leasing	18,977	18,754	19,188	19,263	19,184	19,036	19,039	19,006
Professional and technical services	107,698	107,915	108,220	108,734	107,670	109,709	109,073	109,944
Management of companies and enterprises	14,777	14,402	14,560	14,714	14,373	15,316	15,754	16,081
Administrative and waste services	76,723	74,362	76,890	75,386	74,975	73,796	76,754	76,923
Educational services	43,083	43,154	44,113	42,778	44,950	44,616	44,423	43,309
Health care and social assistance	183,229	184,636	186,379	189,128	191,272	196,242	197,892	199,436
Arts, entertainment, and recreation	16,399	15,295	19,578	21,589	17,807	16,817	20,170	21,980
Accommodation and food services	84,731	84,627	90,291	91,616	88,763	88,101	92,866	91,921
Other services, except public administration	34,165	34,490	35,175	35,837	35,363	36,603	36,545	35,918
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	6	9	3	7	120	141	457
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has a variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, health care and social assistance, and professional and technical services industries.

Baltimore-Columbia-Towson, MD Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Anne Arundel County, MD	5.7%	4.4%	2.7%	1.9%	2.7%
Baltimore County, MD	6.7%	5.3%	3.1%	2.3%	3.1%
Howard County, MD	5.3%	4.2%	2.6%	1.9%	2.6%
Baltimore city, MD	8.2%	6.7%	3.8%	2.9%	4.0%
Baltimore-Columbia-Towson, MD MSA	6.4%	5.0%	3.0%	2.2%	3.1%
Maryland	6.5%	5.2%	3.0%	2.2%	3.0%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been an increase in 2024 across the counties and cities in the AA. The multistate area's overall unemployment level is equivalent to the greater MSA and the state of Maryland.

Baltimore-Columbia-Towson, MD Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Anne Arundel County, MD	80.8%	65.5%	43.1%	63.6%	46.1%	19.3%
Baltimore County, MD	84.0%	46.8%	47.8%	63.5%	32.3%	19.5%
Howard County, MD	80.4%	71.3%	41.5%	77.9%	48.1%	17.2%
Baltimore city, MD	71.6%	35.3%	47.0%	65.6%	27.7%	25.4%
Baltimore-Columbia-Towson, MD MSA	76.8%	47.4%	45.6%	64.7%	35.9%	19.9%
Maryland	78.4%	47.8%	45.5%	67.4%	38.9%	21.0%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Low- and moderate-income renters face the lowest housing cost burden in the City of Baltimore. For low- and moderate-income owners, the highest burden lies within Howard County.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE BALTIMORE-COLUMBIA-TOWSON, MD ASSESSMENT AREA

LENDING TEST

The bank's Lending Test performance is rated Low Satisfactory in Maryland. Factors supporting these conclusions include:

- The volume of lending activity reflects an adequate level of responsiveness within the state.
- Geographic distribution performance is considered adequate.
- Borrower distribution performance is considered adequate.
- Lending to low-income people, areas, and very small businesses is considered adequate.
- The bank made no community development loans within the state of Maryland during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects an adequate level of responsiveness within the Baltimore-Columbia-Towson, MD AA. During 2022 and 2023, the bank reported 299 HMDA loans totaling $167 million, 103 small business loans totaling $35.1 million, and no small farm loans in the assessment area.

The bank's lending as measured by number and dollar volume within the multistate area (3.4% and 5.3%, respectively) exceeded the proportion of bank deposits (0.7%) within the state and the percentage of area branches (1.4%).

According to 2020 aggregate data, UB ranked 102 out of 593 reporters in HMDA lending with a less than 1% market share, and it ranked 44 out of 171 reporters in small business/small farm lending volume with a less than 1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is adequate within the Baltimore-Columbia-Towson, MD AA.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is adequate overall. Geographic distribution performance is considered adequate for both HMDA and small business lending.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered adequate overall. Performance of the bank's home purchase loans is adequate, and refinance lending is considered good. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category due to the larger volume of lending.

While the bank originated home improvement and multifamily loans during the evaluation period, no further analysis was conducted for these categories given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Baltimore-Columbia-Towson, MD

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	6	3.4	6.0	1,339	1.5	2.9	1	2.8	7.8	161	0.6	3.9	5.1
Moderate	32	18.4	20.5	8,448	9.4	14.1	2	5.6	22.0	669	2.7	15.5	20.1
Middle	40	23.0	37.9	15,898	17.7	34.9	3	8.3	37.2	796	3.2	35.0	36.7
Upper	95	54.6	35.0	63,700	71.0	47.7	30	83.3	32.2	23,355	93.5	45.2	37.7
Unknown	1	0.6	0.7	280	0.3	0.4	0	0.0	0.8	0	0.0	0.5	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	174	100.0	100.0	89,665	100.0	100.0	36	100.0	100.0	24,981	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	5.5	0	0.0	2.9	1	5.6	8.5	153	2.8	6.2	5.1
Moderate	8	25.8	20.9	1,381	12.4	13.8	5	27.8	24.2	642	11.9	17.5	20.1
Middle	11	35.5	36.9	2,590	23.3	33.3	7	38.9	34.7	2,205	40.8	30.7	36.7
Upper	12	38.7	36.1	7,139	64.3	49.6	5	27.8	31.9	2,403	44.5	45.1	37.7
Unknown	0	0.0	0.6	0	0.0	0.4	0	0.0	0.6	0	0.0	0.5	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	31	100.0	100.0	11,110	100.0	100.0	18	100.0	100.0	5,403	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	1.9	0	0.0	1.2	0	0.0	2.4	0	0.0	1.6	5.1
Moderate	1	5.0	10.9	75	2.3	7.2	0	0.0	11.7	0	0.0	7.7	20.1
Middle	7	35.0	30.7	1,117	34.0	24.8	0	0.0	34.0	0	0.0	25.4	36.7
Upper	12	60.0	56.2	2,094	63.7	66.6	6	100.0	51.7	1,406	100.0	65.0	37.7
Unknown	0	0.0	0.2	0	0.0	0.1	0	0.0	0.3	0	0.0	0.2	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	20	100.0	100.0	3,286	100.0	100.0	6	100.0	100.0	1,406	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	14.4	0	0.0	5.6	0	0.0	19.3	0	0.0	6.5	9.9
Moderate	0	0.0	41.2	0	0.0	25.0	2	100.0	35.8	3,216	100.0	45.9	29.4
Middle	3	60.0	25.7	25,075	92.3	40.0	0	0.0	22.0	0	0.0	30.7	36.0
Upper	2	40.0	18.2	2,080	7.7	29.3	0	0.0	17.4	0	0.0	14.7	23.4
Unknown	0	0.0	0.5	0	0.0	0.0	0	0.0	5.5	0	0.0	2.3	13
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	27,155	100.0	100.0	2	100.0	100.0	3,216	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	6	2.6	5.5	1,339	1.0	3.1	2	3.0	7.2	314	0.9	4.3	5.1
Moderate	42	18.0	19.9	10,000	7.6	14.6	9	13.6	21.3	4,527	12.8	17.4	20.1
Middle	62	26.6	37.0	44,800	34.1	34.6	11	16.7	36.4	3,121	8.8	33.8	36.7
Upper	122	52.4	37.0	75,088	57.1	47.3	44	66.7	34.3	27,539	77.6	44.0	37.7
Unknown	1	0.4	0.6	280	0.2	0.4	0	0.0	0.7	0	0.0	0.6	0.4
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	233	100.0	100.0	131,507	100.0	100.0	66	100.0	100.0	35,501	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is adequate overall. Performance during 2022 was adequate and very poor in 2023, with lending in 2022 being weighted more heavily due to a larger volume of lending.

UB's lending in low-income tracts in 2022 (3.4%) lagged both the percentage of owner-occupied units (5.1%) and the aggregate lending level (6%) in the assessment area. The bank's lending in moderate-income tracts (18.4%) also lagged both the percentage of owner-occupied units (20.1%) in the area and the aggregate lending level (20.5%). Overall UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is considered very poor overall. UB's lending in low-income tracts in 2022 (2.8%) significantly lagged both the percentage of owner-occupied units (5.1%) and the aggregate lending level (7.8%) in the assessment area. The bank's lending in moderate-income tracts (5.6%) also significantly lagged both the percentage of owner-occupied units (20.1%) in the area and the aggregate lending level (22%).

Refinance
The geographic distribution of refinance lending is good overall. Performance during both 2022 and 2023 is considered good.

UB made no refinance loans in low-income tracts during 2022. However, the bank's lending in moderate-income tracts (25.8%) exceeded both the percentage of owner-occupied units (20.1%) in the area and the aggregate lending level (20.9%). Overall UB's performance in 2022 is considered good and performance in 2023 is similar.

Small Business Lending

The geographic distribution of small business lending is adequate. Performance in 2022 is adequate and poor in 2023. While lending volumes are generally weighted equally between the two years, the strength of performance in 2022 was considered in the overall conclusion.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Baltimore-Columbia-Towson, MD

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	3	5.4	4.4	1,540	8.7	5.6	2	4.3	4.1	244	1.4	4.9	5.2
Moderate	7	12.5	17.4	2,604	14.6	14.8	3	6.4	16.9	939	5.4	14.4	18.5
Middle	18	32.1	37.4	4,649	26.1	38.4	24	51.1	37.0	8,340	48.3	38.0	36.3
Upper	28	50.0	39.9	8,992	50.6	39.9	17	36.2	41.1	7,255	42.0	41.7	38.9
Unknown	0	0.0	0.7	0	0.0	1.2	1	2.1	0.7	500	2.9	1.0	1.1
Tract-Unk	0	0.0	0.2	0	0.0	0.1	0	0.0	0.2	0	0.0	0.1	
Total	56	100.0	100.0	17,785	100.0	100.0	47	100.0	100.0	17,278	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered adequate. UB's lending in low-income tracts (5.4%) approximated the percentage of area businesses in such tracts (5.3%) but exceeded the aggregate lending level (4.4%). Bank lending in moderate-income tracts (12.5%) lagged both the

percentage of area businesses in such tracts (18.8%) and the aggregate lending level (17.4%).

The bank's performance during 2023 is considered poor. UB's lending in low-income tracts (4.3%) lagged the percentage of area businesses in such tracts (5.2%) and approximated the aggregate lending level (4.1%). Bank lending in moderate-income tracts (6.4%) significantly lagged both the percentage of area businesses in such tracts (18.5%) and the aggregate lending level (16.9%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is adequate overall. Performance for HMDA lending is considered good while small business lending is poor. Greater weight is placed on HMDA lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is good. Performance of the bank's home purchase loans is adequate, and refinance performance is excellent. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category due to the larger volume of lending.

While the bank originated home improvement loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Baltimore-Columbia-Towson, MD

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	11	6.3	9.8	1,733	1.9	5.2	3	8.3	9.1	522	2.1	4.5	22.9
Moderate	48	27.6	22.2	12,653	14.1	16.7	0	0.0	23.5	0	0.0	17.1	17.1
Middle	21	12.1	19.9	7,607	8.5	19.2	2	5.6	20.1	419	1.7	19.3	20.6
Upper	94	54.0	27.0	67,672	75.5	39.0	31	86.1	27.3	24,040	96.2	39.6	39.4
Unknown	0	0.0	21.1	0	0.0	20.0	0	0.0	20.1	0	0.0	19.5	0.0
Total	174	100.0	100.0	89,665	100.0	100.0	36	100.0	100.0	24,981	100.0	100.0	100.0
Refinance Loans													
Low	5	16.1	13.8	772	6.9	8.0	7	38.9	13.7	870	16.1	7.5	22.9
Moderate	7	22.6	20.5	1,327	11.9	15.9	2	11.1	20.3	352	6.5	15.3	17.1
Middle	1	3.2	20.4	196	1.8	19.4	3	16.7	19.3	1,297	24.0	16.3	20.6
Upper	16	51.6	26.9	8,331	75.0	38.2	6	33.3	25.7	2,884	53.4	31.4	39.4
Unknown	2	6.5	18.4	484	4.4	18.5	0	0.0	21.1	0	0.0	29.5	0.0
Total	31	100.0	100.0	11,110	100.0	100.0	18	100.0	100.0	5,403	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	6.9	0	0.0	4.4	0	0.0	7.4	0	0.0	4.2	22.9
Moderate	1	5.0	15.3	65	2.0	10.2	1	16.7	16.9	50	3.6	11.0	17.1
Middle	4	20.0	24.0	459	14.0	19.0	0	0.0	24.0	0	0.0	17.4	20.6
Upper	13	65.0	51.4	2,182	66.4	63.9	5	83.3	49.1	1,356	96.4	63.6	39.4
Unknown	2	10.0	2.3	580	17.7	2.5	0	0.0	2.7	0	0.0	3.8	0.0
Total	20	100.0	100.0	3,286	100.0	100.0	6	100.0	100.0	1,406	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	16	7.0	10.7	2,505	2.4	5.9	11	17.2	9.7	1,512	4.7	4.9	22.9
Moderate	56	24.6	20.8	14,045	13.5	16.1	3	4.7	22.1	402	1.2	16.6	17.1
Middle	27	11.8	20.3	8,382	8.0	19.1	6	9.4	20.4	1,816	5.6	18.8	20.6
Upper	125	54.8	29.1	78,356	75.1	39.5	44	68.8	29.4	28,555	88.4	39.4	39.4
Unknown	4	1.8	19.2	1,064	1.0	19.4	0	0.0	18.4	0	0.0	20.3	0.0
Total	228	100.0	100.0	104,352	100.0	100.0	64	100.0	100.0	32,285	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is adequate overall. Performance for 2022 is considered good and poor for 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

During 2022, the bank's performance is considered good. During the year, the bank's lending to low-income borrowers (6.3%) lagged both the percentage of low-income families (22.9%) and the aggregate lending level (9.8%). Bank lending to moderate-income borrowers (27.6%) exceeded both the percentage of moderate-income families (17.1%) and the aggregate lending level (22.2%).

During 2023, performance is considered poor. The bank's lending to low-income borrowers (8.3%) lagged both the percentage of low-income families (22.9%) and the aggregate lending level (9.1%). The bank made no home purchase loans to moderate-income borrowers during 2023.

Refinance
The borrower distribution of refinance lending is excellent overall. Performance during 2022 was good and excellent in 2023. While 2022 has a larger dollar volume of lending, the bank's strength of performance during 2023 drives the overall conclusion of excellent.

UB's refinance performance during 2022 is considered good. Bank lending to low-income borrowers (16.1%) lagged the percentage of low-income families (22.9%) but exceeded the aggregate lending level (13.8%). Bank lending to moderate-income borrowers (22.6%) exceeded both the percentage of moderate-income families (17.1%) and the aggregate lending level (20.5%).

UB's refinance performance during 2023 is considered excellent. UB's lending to low-income borrowers (38.9%) significantly exceeded both the percentage of low-income families (22.9%) and the aggregate lending level (13.7%) in the AA. Conversely, bank lending to moderate-income borrowers (11.1%) lagged both the percentage of area moderate-income families (17.1%) and the aggregate lending level (20.3%).

Small Business Lending

The borrower distribution performance of home mortgage lending is poor overall. Performance for both years 2022 and 2023 are considered poor.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Baltimore-Columbia-Towson, MD

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	16	28.6	52.2	3,252	18.3	33.4	9	19.1	55.6	1,961	11.3	34.8	90.9
Over $1 Million	30	53.6		9,321	52.4		34	72.3		13,960	80.8		8.4
Revenue Unknown	10	17.9		5,212	29.3		4	8.5		1,357	7.9		0.8
Total	56	100.0		17,785	100.0		47	100.0		17,278	100.0		100.0
By Loan Size													
$100,000 or Less	14	25.0	95.2	869	4.9	43.8	6	12.8	95.8	251	1.5	47.1	
$100,001 - $250,000	19	33.9	2.5	3,970	22.3	13.7	18	38.3	2.2	3,770	21.8	13.0	
$250,001 - $1 Million	23	41.1	2.3	12,946	72.8	42.5	23	48.9	2.1	13,257	76.7	39.9	
Total	56	100.0	100.0	17,785	100.0	100.0	47	100.0	100.0	17,278	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	6	37.5		436	13.4		4	44.4		110	5.6		
$100,001 - $250,000	7	43.8		1,332	41.0		2	22.2		350	17.8		
$250,001 - $1 Million	3	18.8		1,484	45.6		3	33.3		1,501	76.5		
Total	16	100.0		3,252	100.0		9	100.0		1,961	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (28.6%) lagged both the percentage of area businesses having revenues of $1 million or less (91.2%) and the aggregate lenders' percentage of such lending (52.2%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 25% of the bank's small business loans were in amounts of $100,00 or less compared to 95.2% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided no CD loans in this assessment area during the evaluation period. Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Baltimore-Columbia-Towson, MD assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment area.

Three investments directly benefit the Baltimore-Columbia-Towson, MD assessment area totaling approximately $7.6 million for the evaluation period. These investments demonstrate good responsiveness to the affordable housing and economic development needs in the multistate area. Additionally, the bank made qualified investments in the form of donations contributing to a broad range of community development purposes.

Investments, Grants, Donations Baltimore-Columbia-Towson, MD Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	2	5,990
Community Services	-	-
Economic Development	1	1,587
Revitalization and Stabilization	-	-
Donations & Grants	12	43
Total	**15**	**7,620**

As previously noted, the bank also maintains additional qualified investments that benefited multiple states/multistates including the Baltimore-Columbia-Towson, MD assessment area and state of Maryland. The presence of these institutional-level qualified investments, which benefit areas within this state, coupled with the qualified investments that specifically benefit this assessment area, was considered in reaching the overall conclusion.

SERVICE TEST

The bank's Service Test performance in the assessment area is rated Low Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are unreasonably inaccessible to portions of the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided an adequate level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are unreasonably inaccessible to portions of the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	-	-	-	-
Middle	2	66.7%	2	66.7%
Upper	1	33.3%	1	33.3%
Unknown	-	-	-	-
Totals	*3*	*100%*	*3*	*100%*

The bank has three branches in the AA, two in middle-income census tracts and one in an upper-income census tract. The bank has no branch or ATM locations in low- or moderate-income census tracts despite 9.1% and 24.6% of households in the assessment area are located in those tracts, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank provided an adequate level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are readily available within the assessment area.

CRA Service Type Baltimore-Columbia-Towson, MD Assessment Area	# Activities
Affordable Housing	5
Community Services	5
Economic Development	-
Revitalize & Stabilization	1
Total Services	**11**

19 bank employees provided approximately 390 hours of community development service activities to 11 different organizations in the assessment area during the evaluation period. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

COMMONWEALTH OF PENNSYLVANIA

CRA RATING FOR THE COMMONWEALTH OF PENNSYLVANIA: SATISFACTORY

The Lending Test is rated: High Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is excellent.
- The bank's distribution of loans among borrowers of different incomes and businesses of different sizes is adequate.
- The bank makes a relatively high level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are readily accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank is a leader in providing CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

SCOPE OF EXAMINATION

Based upon branch locations, relative market size as determined by loan activity, proportion of bank deposits, and market population, full-scope procedures were applied to the following assessment areas.

- Pittsburgh, PA

No limited-scope reviews were conducted.

Appendix C lists the geographic composition of each of the bank's assessment areas.

The bank's performance rating within Pennsylvania is based primarily on its performance in its one full-scope AA along with activities that take place at the statewide or institutional level. Since no limited-scope reviews were conducted, performance for the state are based on the conclusions of the Pittsburgh, PA assessment area. Appendices A and B include information about the evaluation's scope and statewide ratings.

Appendix D includes additional data about the distribution of lending, branches, and deposits by assessment area.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE PITTSBURGH, PA ASSESSMENT AREA

The bank's Pittsburgh, PA assessment area consists of Fayette County, PA. The bank operates four of its 218 branches in the AA. As of 2024, UB ranked third out of 10 financial institutions in local deposit market share according to data compiled by the FDIC and held 18.2% of the assessment area's deposits.

Community Contact

A local government official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that there is a need for new housing and affordable housing in the area. Existing housing stock is old, dated, and overly dense which requires costly repairs and rehabilitation. The contact stated that financial institutions in the area have been responsive, and opportunities for such institutions include continued investments in housing.

Demographic Data

2023 Pittsburgh, PA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	5.6	1,371	4.0	509	37.1	10,765	31.2
Moderate	22	61.1	22,272	64.5	2,963	13.3	7,249	21.0
Middle	11	30.6	9,532	27.6	837	8.8	8,003	23.2
Upper	1	2.8	1,361	3.9	17	1.2	8,519	24.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**36**	**100.0**	**34,536**	**100.0**	**4,326**	**12.5**	**34,536**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	3,065	1,451	3.6	47.3	1,143	37.3	471	15.4
Moderate	41,331	25,751	63.4	62.3	10,473	25.3	5,107	12.4
Middle	17,402	11,763	28.9	67.6	2,934	16.9	2,705	15.5
Upper	2,022	1,677	4.1	82.9	154	7.6	191	9.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**63,820**	**40,642**	**100.0**	**63.7**	**14,704**	**23.0**	**8,474**	**13.3**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	184	4.2	170	4.3	8	2.5	6	5.3
Moderate	2,747	62.2	2,480	62.1	198	63.1	69	61.1
Middle	1,174	26.6	1,055	26.4	84	26.8	35	31.0
Upper	314	7.1	287	7.2	24	7.6	3	2.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**4,419**	**100.0**	**3,992**	**100.0**	**314**	**100.0**	**113**	**100.0**
Percentage of Total Businesses:				**90.3**		**7.1**		**2.6**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1	0.9	1	1.0	0	0.0	0	0.0
Moderate	58	53.7	57	55.3	1	25.0	0	0.0
Middle	47	43.5	43	41.7	3	75.0	1	100.0
Upper	2	1.9	2	1.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**108**	**100.0**	**103**	**100.0**	**4**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**95.4**		**3.7**		**0.9**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Pittsburgh, PA AA has a population of 128,804, including 34,536 families. The median housing value is $106,192, while the median gross rent is $684. Within the assessment area, the owner-occupancy rate equals 63.7% which is higher than the rate in the state (61.7%). The percentage of families living below the poverty level in the assessment area (12.5%) is greater than the rate for the state (8.1%). The AA's median family income is $63,219 which is significantly below both the greater MSA and overall commonwealth level; however, the assessment area MFI increased from 2015 to 2020, which is equivalent to the commonwealth and greater MSA trend.

Pittsburgh, PA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Pittsburgh, PA	134,851	128,804	-4.5%
Pittsburgh, PA MSA	2,448,088	2,457,000	0.4%
Pennsylvania	12,779,559	13,002,700	1.7%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the multistate area declined from 2015 to 2020 which is in converse to the greater MSA area, which was relatively stable over the five-year period, and to the overall commonwealth level which slightly increased.

Pittsburgh, PA Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	5,832	5,842	5,819	5,397	5,877	5,822	5,742	5,507
Private Sector								
Private Sector Total, all industries	31,610	30,978	32,332	32,432	32,169	31,383	32,584	32,904
Agriculture, forestry, fishing and hunting	115	117	147	150	141	250	304	348
Mining, quarrying, and oil and gas extraction	836	1,036	985	831	793	811	789	941
Utilities	246	245	248	250	245	241	244	247
Construction	1,506	1,434	1,635	1,696	1,612	1,514	1,666	1,724
Manufacturing	3,453	3,412	3,457	3,441	3,461	3,473	3,519	3,495
Wholesale trade	986	962	970	995	993	977	984	995
Retail Trade	5,408	5,228	5,321	5,354	5,387	5,083	5,237	5,258
Transportation and warehousing	1,765	1,635	1,589	1,446	1,747	1,691	1,635	1,457
Information	380	384	386	386	369	352	361	332
Finance and insurance	525	532	543	542	551	550	545	544
Real estate and rental and leasing	416	413	449	466	464	438	475	468
Professional and technical services	844	867	889	881	869	913	902	877
Management of companies and enterprises	144	146	157	152	156	144	146	143
Administrative and waste services	1,442	1,380	1,436	1,446	1,364	1,214	1,264	1,272
Educational services	205	211	208	210	333	353	338	314
Health care and social assistance	7,260	7,154	7,281	7,379	7,438	7,413	7,437	7,468
Arts, entertainment, and recreation	528	431	637	669	497	422	609	723
Accommodation and food services	4,429	4,230	4,788	4,913	4,559	4,361	4,922	5,064
Other services, except public administration	1,123	1,161	1,206	1,227	1,191	1,183	1,208	1,234
Public administration	0	0	0	0	0	0	0	0
Unclassified	0	0	0	0	0	0	0	0
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has limited variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, health care and social assistance, and accommodation and food services industries.

Pittsburgh, PA Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Pittsburgh, PA	11.4%	8.1%	5.8%	4.9%	4.7%
Pittsburgh, PA MSA	9.0%	5.9%	4.3%	3.7%	3.6%
Pennsylvania	8.8%	5.9%	4.1%	3.7%	3.6%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020 and have seem to stabilized as of 2024 in the assessment area, as well as in the greater MSA and the overall Commonwealth of Pennsylvania.

Pittsburgh, PA Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Pittsburgh, PA	57.9%	6.9%	35.8%	48.5%	9.9%	16.8%
Pittsburgh, PA MSA	67.3%	25.8%	38.2%	54.8%	19.9%	15.7%
Pennsylvania	73.1%	34.9%	41.5%	61.9%	28.8%	18.6%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

The housing cost burden for low- and moderate-income renters and owners is lower in Pittsburgh than it is in the state and in the overall MSA.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE PITTSBURGH, PA ASSESSMENT AREA

LENDING TEST

The bank's Lending Test performance is rated High Satisfactory in the Commonwealth of Pennsylvania. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the multistate area.
- Geographic distribution performance is considered excellent.
- Borrower distribution performance is considered adequate.
- Lending to low-income people, areas, and very small businesses is considered adequate.
- The bank made a relatively high level of community development loans within the commonwealth during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the assessment area. During 2022 and 2023, the bank reported 81 HMDA loans totaling $8.2 million, 180 small business loans totaling $25.7 million, and two small farm loans totaling $55,000 in the Pittsburgh, PA AA.

The bank's lending as measured by number and dollar volume within the assessment area (2.2% and 0.9%, respectively) approximated the proportion of bank deposits (2.1%) within the assessment area and the percentage of area branches (1.8%).

According to 2023 aggregate data, UB ranked 13 out of 170 reporters in HMDA lending with a 1.8% market share, and it ranked 8 out of 66 reporters in small business/small farm lending volume with a 4.8% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the AA.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is excellent overall. Geographic distribution performance is considered excellent for both HMDA and small business lending. Greater weight is placed on the performance in moderate-income census tracts as the assessment area has a limited number of low-income tracts.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. Performance of the bank's home purchase loans, refinance loans, and home improvement loans is excellent.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Pittsburgh, PA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	3	10.3	2.8	96	2.7	1.2	0	0.0	3.7	0	0.0	2.1	3.6
Moderate	20	69.0	63.2	2,273	64.6	61.7	15	88.2	59.7	1,259	79.4	57.1	63.4
Middle	3	10.3	28.1	592	16.8	29.8	2	11.8	31.6	327	20.6	33.4	28.9
Upper	3	10.3	5.8	555	15.8	7.3	0	0.0	5.0	0	0.0	7.4	4.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	29	100.0	100.0	3,516	100.0	100.0	17	100.0	100.0	1,586	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	2.4	0	0.0	1.5	0	0.0	2.4	0	0.0	1.5	3.6
Moderate	4	100.0	59.5	449	100.0	55.5	4	80.0	59.7	441	89.8	55.9	63.4
Middle	0	0.0	33.2	0	0.0	37.2	1	20.0	30.4	50	10.2	34.6	28.9
Upper	0	0.0	4.9	0	0.0	5.8	0	0.0	7.4	0	0.0	8.1	4.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	449	100.0	100.0	5	100.0	100.0	491	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	2.2	0	0.0	1.7	2	16.7	2.9	135	19.6	2.8	3.6
Moderate	4	66.7	61.1	411	93.2	61.4	8	66.7	56.1	490	71.2	54.5	63.4
Middle	2	33.3	32.6	30	6.8	31.3	2	16.7	35.7	63	9.2	37.5	28.9
Upper	0	0.0	4.1	0	0.0	5.6	0	0.0	5.4	0	0.0	5.1	4.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	441	100.0	100.0	12	100.0	100.0	688	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	5.3	0	0.0	2.5	1	100.0	25.0	180	100.0	4.2	10.4
Moderate	2	100.0	89.5	465	100.0	93.2	0	0.0	68.8	0	0.0	94.5	70.6
Middle	0	0.0	0.0	0	0.0	0.0	0	0.0	6.3	0	0.0	1.3	15.2
Upper	0	0.0	5.3	0	0.0	4.3	0	0.0	0.0	0	0.0	0.0	3.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	465	100.0	100.0	1	100.0	100.0	180	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	3	6.8	2.6	96	1.9	1.4	3	8.1	3.1	315	10.3	2.1	3.6
Moderate	31	70.5	62.0	3,628	70.4	60.5	29	78.4	59.7	2,305	75.3	60.9	63.4
Middle	6	13.6	30.1	722	14.0	31.3	5	13.5	31.6	440	14.4	30.5	28.9
Upper	4	9.1	5.4	705	13.7	6.8	0	0.0	5.6	0	0.0	6.4	4.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	44	100.0	100.0	5,151	100.0	100.0	37	100.0	100.0	3,060	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during 2022 and 2023 is considered excellent.

UB's lending in low-income tracts in 2022 (10.3%) exceeded both the percentage of owner-occupied units (3.6%) and the aggregate lending level (2.8%) in the assessment area. The bank's lending in moderate-income tracts (69%) also exceeded both the percentage of owner-occupied units (63.4%) in the area and the aggregate lending level (63.2%). Overall UB's performance in 2022 is considered excellent and 2023 performance is similar.

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 and 2023 is considered excellent.

The bank made no refinance loans in low-income tracts during 2022. The bank's lending in moderate-income tracts (100%) significantly exceeded both the percentage of owner-occupied units (63.4%) in the area and the aggregate lending level (59.5%). Overall UB's performance in 2022 is considered excellent and 2023 performance is similar.

Home Improvement
The geographic distribution of home improvement lending is excellent. The performance for 2022 is good and performance for 2023 is excellent. Greater weight was given to performance in 2023 due to the larger volume of lending that year.

UB made no home improvement loans in low-income tracts during 2022. The bank's lending in moderate-income tracts (66.7%) exceeded both the percentage of owner-occupied units (63.4%) in the area and the aggregate lending level (61.1%). Overall UB's performance in 2022 is considered good.

In 2023, the bank's performance is considered excellent overall. UB's lending in low-income tracts in 2023 (16.7%) exceeded both the percentage of owner-occupied units (3.6%) and the aggregate lending level (2.9%) in the assessment area. The bank's lending in moderate-income tracts (66.7%) exceeded both the percentage of owner-occupied units (63.4%) in the area and the aggregate lending level (56.1%).

Small Business Lending

The geographic distribution of small business lending is excellent. Performance in 2022 is excellent and good in 2023. Greater weight was applied to performance in 2022 as there was a larger dollar volume of lending.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography Assessment Area: Pittsburgh, PA													
Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	4	4.2	3.5	272	1.9	3.5	2	2.4	2.4	290	2.5	2.1	4.2
Moderate	74	77.9	61.7	11,237	78.4	60.9	63	74.1	61.7	8,075	70.9	58.3	62.2
Middle	17	17.9	28.7	2,818	19.7	29.7	14	16.5	30.2	2,313	20.3	34.9	26.6
Upper	0	0.0	5.3	0	0.0	5.7	6	7.1	5.1	709	6.2	4.7	7.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.9	0	0.0	0.3	0	0.0	0.6	0	0.0	0.1	
Total	95	100.0	100.0	14,327	100.0	100.0	85	100.0	100.0	11,387	100.0	100.0	100.0
Source: 2023 FFIEC Census Data *2023 Dun & Bradstreet Data* *2016-2020 U.S. Census Bureau: American Community Survey* *Note: Percentages may not total 100.0 percent due to rounding.*													

The bank's performance during 2022 is considered excellent. UB's lending in low-income tracts (4.2%) mirrored the percentage of area businesses in such tracts (4.2%) but exceeded the aggregate lending level (3.5%). Bank lending in moderate-income tracts (77.9%) significantly exceeded both the percentage of area businesses in such tracts (62.4%) and the aggregate lending level (61.7%).

The bank's performance during 2023 is considered good. UB's lending in low-income tracts (2.4%) lagged the percentage of area businesses in such tracts (4.2%) but mirrored the aggregate lending level (2.4%). Bank lending in moderate-income tracts (74.1%) exceeded both the percentage of area businesses in such tracts (62.2%) and the aggregate lending level (61.7%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is adequate overall. Performance for HMDA lending is considered adequate while small business lending is good. Greater weight is placed on small business lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is adequate. Performance of the bank's home purchase loans is adequate, refinance performance is adequate, and home improvement performance is good. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Pittsburgh, PA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	3	10.3	19.7	223	6.3	12.1	3	17.6	16.7	289	18.2	10.4	312
Moderate	3	10.3	26.1	277	7.9	22.4	6	35.3	27.5	724	45.6	24.7	210
Middle	1	3.4	18.6	279	7.9	20.5	2	11.8	19.9	207	13.1	22.1	23.2
Upper	4	13.8	17.5	1,111	31.6	29.1	1	5.9	14.5	30	1.9	24.8	24.7
Unknown	18	62.1	18.1	1,626	46.2	15.9	5	29.4	21.3	336	21.2	18.0	0.0
Total	29	100.0	100.0	3,516	100.0	100.0	17	100.0	100.0	1,586	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	17.4	0	0.0	9.8	0	0.0	20.4	0	0.0	12.9	312
Moderate	2	50.0	30.5	281	62.6	26.0	1	20.0	24.9	100	20.4	22.1	210
Middle	2	50.0	23.5	168	37.4	24.2	4	80.0	26.7	391	79.6	25.6	23.2
Upper	0	0.0	21.6	0	0.0	32.4	0	0.0	17.9	0	0.0	24.1	24.7
Unknown	0	0.0	7.0	0	0.0	7.5	0	0.0	10.1	0	0.0	15.4	0.0
Total	4	100.0	100.0	449	100.0	100.0	5	100.0	100.0	491	100.0	100.0	100.0
Home Improvement Loans													
Low	2	33.3	17.4	134	30.4	14.1	1	8.3	18.9	27	3.9	13.0	312
Moderate	2	33.3	30.1	165	37.4	27.7	2	16.7	22.1	80	11.6	19.6	210
Middle	1	16.7	29.1	15	3.4	28.0	2	16.7	31.4	115	16.7	29.7	23.2
Upper	1	16.7	20.9	127	28.8	25.7	5	41.7	25.7	343	49.9	35.1	24.7
Unknown	0	0.0	2.5	0	0.0	4.5	2	16.7	1.8	123	17.9	2.6	0.0
Total	6	100.0	100.0	441	100.0	100.0	12	100.0	100.0	688	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	6	14.3	18.4	387	8.3	11.5	4	11.1	18.0	316	11.0	11.2	312
Moderate	8	19.0	27.6	823	17.6	23.4	10	27.8	25.7	979	34.0	23.6	210
Middle	4	9.5	21.8	462	9.9	22.2	8	22.2	24.0	713	24.8	23.6	23.2
Upper	6	14.3	19.8	1,388	29.6	30.1	7	19.4	18.0	413	14.3	25.8	24.7
Unknown	18	42.9	12.4	1,626	34.7	12.8	7	19.4	14.3	459	15.9	15.9	0.0
Total	42	100.0	100.0	4,686	100.0	100.0	36	100.0	100.0	2,880	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is adequate overall. Performance for 2022 is considered poor and good for 2023. While lending volume is greater in 2022, the overall conclusion is driven by the strength of performance in 2023.

During 2022, the bank's performance is considered poor. During the year, the bank's lending to low-income borrowers (10.3%) lagged both the percentage of low-income families (31.2%) and the aggregate lending level (19.7%). Bank lending to moderate-income borrowers (10.3%) also lagged both the percentage of moderate-income families (21%) and the aggregate lending level (26.1%).

During 2023, performance is considered good. The bank's lending to low-income borrowers (17.6%) lagged the percentage of low-income families (31.2%) but exceeded the aggregate lending level (16.7%). Bank lending to moderate-income borrowers (35.3%) significantly exceeded both the percentage of moderate-income families (21%) and the aggregate lending level (27.5%).

Refinance
The borrower distribution of refinance lending is adequate overall. Performance during 2022 was good and poor in 2023. Greater weight is placed on performance in 2023, as there was a slightly greater volume of lending. The overall conclusion is also driven by the strength of performance during the two years.

UB's refinance performance during 2022 is considered good. The bank made no refinance loans to low-income borrowers. However, the bank's lending to moderate-income borrowers (50%) substantially exceeded the percentage of moderate-income families (21%) and the aggregate lending level (30.5%).

UB's refinance performance during 2023 is considered poor. The bank made no refinance loans to low-income borrowers. The bank's lending to moderate-income borrowers (20%) lagged both the percentage of area moderate-income families (21%) and the aggregate lending level (24.9%).

Home Improvement
The borrower distribution of home improvement lending is good. The performance during 2022 was excellent and adequate in 2023. While lending volume is greater in 2023, the overall conclusion is also driven by the strength of performance during the two years.

UB's home improvement performance during 2022 is considered excellent. Bank lending to low-income borrowers (33.3%) exceeded the percentage of low-income families (31.2%) and the aggregate lending level (17.4%). Bank lending to moderate-income borrowers (33.3%) also exceeded the percentage of moderate-income families (21%) and the aggregate lending level (30.1%).

UB's home improvement performance during 2023 is considered adequate. UB's lending to low-income borrowers (8.3%) lagged both the percentage of low-income families (31.2%) and the aggregate lending level (18.9%) in the AA. Bank lending to moderate-income borrowers (16.7%) lagged both the percentage of area moderate-income families (21%) and the aggregate lending level (22.1%).

Small Business Lending

The borrower distribution performance of small business lending is good overall. When considering performance by year, the bank's performance during 2022 is adequate and good during 2023.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Pittsburgh, PA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	46	48.4	54.6	4,801	33.5	38.7	44	51.8	55.9	5,175	45.4	36.6	90.3
Over $1 Million	39	41.1		8,944	62.4		37	43.5		6,036	53.0		7.1
Revenue Unknown	10	10.5		582	4.1		4	4.7		176	1.5		2.6
Total	95	100.0		14,327	100.0		85	100.0		11,387	100.0		100.0
By Loan Size													
$100,000 or Less	58	61.1	91.1	2,551	17.8	36.9	58	68.2	91.4	2,288	20.1	39.7	
$100,001 - $250,000	22	23.2	5.4	3,728	26.0	22.0	19	22.4	5.3	3,754	33.0	21.8	
$250,001 - $1 Million	15	15.8	3.5	8,048	56.2	41.1	8	9.4	3.3	5,345	46.9	38.5	
Total	95	100.0	100.0	14,327	100.0	100.0	85	100.0	100.0	11,387	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	36	78.3		1,668	34.7		34	77.3		1,356	26.2		
$100,001 - $250,000	6	13.0		980	20.4		6	13.6		1,224	23.7		
$250,001 - $1 Million	4	8.7		2,153	44.8		4	9.1		2,595	50.1		
Total	46	100.0		4,801	100.0		44	100.0		5,175	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (48.4%) lagged both the percentage of area businesses having revenues of $1 million or less (90.1%) and the aggregate lenders' percentage of such lending (54.6%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 61.1% of the bank's small business loans were in amounts of $100,00 or less compared to 91.1% of such lending by the aggregate reporters. The bank's performance is considered adequate.

During 2023, UB's performance is good. Bank lending to businesses with annual revenues of $1 million or less (51.8%) lagged both the percentage of area businesses having revenues of $1 million or less (90.3%) and the aggregate lenders' percentage of such lending (55.9%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 68.2% of the bank's small business loans were in amounts of $100,00 or less compared to 91.4% of such lending by the aggregate reporters.

Community Development Lending

The bank provided a relatively high level of CD loans in this assessment area during the evaluation period.

Community Development Loans Pittsburgh, PA Assessment Area		
Community Development Purpose	**#**	**$000**
Affordable Housing	-	-
Community Services	34	4,750
Economic Development	2	8,600
Revitalization and Stabilization	1	2,000
Total Loans	**37**	**15,350**

In total, the bank originated 37 loans within the Pittsburgh, PA assessment area totaling approximately $15.4 million. 34 loans totaling $4.75 million were made to an organization with a primary purpose of providing services to low- and moderate-income individuals. Two loans totaling $8.6 million were originated providing funds to workforce development promoting economic development. The other one loan provided funds to an area school district promoting revitalization and stabilization.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are readily available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory overall in the Pittsburgh, PA assessment area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

The bank's investment activity consisted of donations focused on community services targeted toward low- and moderate-income individuals and the promotion of economic development.

Investments, Grants, Donations Pittsburgh, PA Assessment Area		
Community Development Purpose	**#**	**$(000)**
Affordable Housing	-	-
Community Services	-	-
Economic Development	-	-
Revitalization and Stabilization	-	-
Donations & Grants	12	15
Total	**12**	**15**

The AA investment test conclusion reflects UB's local qualified donations along with its institutional and statewide qualified investments that can include this assessment area. More weight was placed on the previously described investments benefiting the statewide and regional area.

SERVICE TEST

The bank's Service Test performance in the assessment area is rated Outstanding. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are readily accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank was a leader in providing community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are readily accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	2	50.0%	5	62.5%
Middle	1	25.0%	1	12.5%
Upper	1	25.0%	2	25.0%
Unknown	-	-	-	-
Totals	*4*	*100%*	*8*	*100%*

While the bank has no branches in low-income tracts, the assessment area contains a limited number of such tracts. Distribution of branches within the assessment area is excellent as half of the bank's branches are in moderate-income census tracts, and 4.7% and 65.5% of households are in low- and moderate-income census tracts, respectively.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas. Additionally, alternative delivery systems are available through various avenues including 24-hour ATM access, and online and mobile banking including phone services that are offered by the bank.

Community Development Services

During the evaluation period, the bank was a leader in providing community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Pittsburgh, PA Assessment Area	# Activities
Affordable Housing	-
Community Services	17
Economic Development	2
Revitalize & Stabilization	-
Total Services	**19**

Bank employees provided over 260 hours of community development services in the assessment area during the evaluation period to 19 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

MULTISTATE METROPOLITAN AREA

CRA RATING FOR THE HAGERSTOWN-MARTINSBURG, MD-WV MULTISTATE AREA[8]: SATISFACTORY

The Lending Test is rated: Low Satisfactory
The Investment Test is rated: Low Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect good responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is excellent.
- The bank's distribution of loans among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes is poor.
- The bank makes an adequate level of CD loans.

Investment Test

- The bank makes an adequate level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are readily accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank provides a relatively high level of CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[8] This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained in the multistate metropolitan area.

SCOPE OF EXAMINATION

The scope of the review for the multistate of Hagerstown-Martinsburg, MD-WV Multistate Area was consistent with the overall scope for the institution.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE HAGERSTOWN-MARTINSBURG, MD-WV MULTISTATE AREA

The bank's Hagerstown-Martinsburg, MD-WV Multistate Area consists of Berkeley County, WV and Washington County, MD. The bank operates six of its 218 branches in the AA. As of 2024, UB ranked two out of 16 financial institutions in local deposit market share according to data compiled by the FDIC and held 12.6% of the assessment area's deposits.

Community Contact

A local government official was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that there is a need for new housing and affordable housing in the area. As more large businesses are coming into the area, there is a need for workforce housing and multifamily housing. Existing housing stock is old and vacant, which requires costly repairs. The contact stated that financial institutions in the area have been responsive, and opportunities for such institutions include continued investments in housing.

Demographic Data

2023 Hagerstown-Martinsburg, MD-WV AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	3.2	1,073	1.6	216	20.1	14,116	20.8
Moderate	14	22.6	13,581	20.0	2,375	17.5	11,873	17.5
Middle	32	51.6	36,704	54.0	2,459	6.7	14,756	21.7
Upper	13	21.0	16,626	24.5	668	4.0	27,239	40.1
Unknown	1	1.6	0	0.0	0	0.0	0	0.0
Total AA	**62**	**100.0**	**67,984**	**100.0**	**5,718**	**8.4**	**67,984**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	2,766	861	1.2	31.1	1,392	50.3	513	18.5
Moderate	26,767	12,155	17.0	45.4	12,139	45.4	2,473	9.2
Middle	57,155	40,484	56.6	70.8	12,572	22.0	4,099	7.2
Upper	24,399	18,015	25.2	73.8	4,451	18.2	1,933	7.9
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**111,087**	**71,515**	**100.0**	**64.4**	**30,554**	**27.5**	**9,018**	**8.1**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	420	4.8	377	4.7	35	5.6	8	8.8
Moderate	2,220	25.2	1,982	24.5	216	34.6	22	24.2
Middle	4,275	48.6	3,957	49.0	277	44.3	41	45.1
Upper	1,883	21.4	1,767	21.9	96	15.4	20	22.0
Unknown	1	0.0	0	0.0	1	0.2	0	0.0
Total AA	**8,799**	**100.0**	**8,083**	**100.0**	**625**	**100.0**	**91**	**100.0**
Percentage of Total Businesses:				**91.9**		**7.1**		**1.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	2	0.7	2	0.7	0	0.0	0	0.0
Moderate	11	3.7	11	3.7	0	0.0	0	0.0
Middle	171	57.0	167	56.6	4	100.0	0	0.0
Upper	116	38.7	115	39.0	0	0.0	1	100.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**300**	**100.0**	**295**	**100.0**	**4**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**98.3**		**1.3**		**0.3**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Hagerstown-Martinsburg, MD-WV Multistate Area has a population of 276,781, including 67,984 families. The median housing value is $205,102, while the median gross rent is $971. Within the assessment area, the owner-occupancy rate equals 64.4%, which is greater than the rates in Maryland (60.8%) and West Virginia (60.5%). The percentage of families living below the poverty level in the assessment area (8.4%) is greater than the rate in Maryland (5.9%) and less than the rate in West Virginia (12.3%). The AA's median family income ($77,969) increased from 2015 to 2020 at about the same rate of the state increase; however, below the percent change of the greater MSA area.

Hagerstown-Martinsburg, MD-WV Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Washington County, MD	149,270	154,705	3.6%
Berkeley County, WV	108,724	122,076	12.3%
Hagerstown-Martinsburg, MD-WV MSA	275,469	293,844	6.7%
Maryland	5,930,538	6,177,224	4.2%
West Virginia	1,851,420	1,793,716	-3.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the multistate area increased from 2015 to 2020 with Berkeley County, WV driving the rate of increase. In general, the population increase in the multistate area exceeded the population increase in both the state of Maryland and the greater MSA area, while the state West Virginia experienced population decline.

Hagerstown-Martinsburg, MD-WV Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	17,461	17,494	9,365*	14,840	9,774*	18,161	17,582	16,318
Private Sector								
Private Sector Total, all industries	83,129	81,224	83,448	83,496	83,559	83,399	84,982	84,563
Agriculture, forestry, fishing and hunting	0*	0*	0*	0*	0*	0*	0*	0*
Mining, quarrying, and oil and gas extraction	0*	0*	0*	0*	0*	0*	0*	0*
Utilities	338	351	363	360	357	344	348	353
Construction	4,117	4,054	4,356	4,488	4,383	4,266	4,392	4,490
Manufacturing	10,061	10,195	10,274	10,113	9,497	10,322	10,423	10,482
Wholesale trade	2,772	2,728	2,774	2,874	2,944	2,778	2,783	2,837
Retail Trade	14,776	14,245	14,300	14,065	14,454	14,141	14,144	14,055
Transportation and warehousing	8,576	7,624	7,527	7,398	8,161	7,592	7,612	7,722
Information	1,503	1,434	1,473	1,572	1,561	1,527	1,477	1,372
Finance and insurance	3,221	2,890	2,850	2,845	2,741	2,704	2,691	2,635
Real estate and rental and leasing	1,068	1,022	1,110	1,097	1,022	971	925	869
Professional and technical services	3,149	3,360	3,373	3,239	3,235	3,456	3,570	3,515
Management of companies and enterprises	893	897	881	887	897	937	962	981
Administrative and waste services	4,812	4,655	4,771	4,747	4,732	4,706	4,836	4,588
Educational services	783	808	787	751	880	857	896	789
Health care and social assistance	14,467	14,410	14,636	14,933	15,100	15,188	15,355	15,289
Arts, entertainment, and recreation	1,370	1,302	1,516	1,567	1,397	1,253	1,637	1,736
Accommodation and food services	8,238	8,288	8,589	8,622	8,188	8,240	8,740	8,568
Other services, except public administration	2,429	2,553	3,432	3,423	3,513	3,647	3,676	3,655
Public administration	0	0	0	0	0	0	0	0
Unclassified	99	24	28	6	7	58	53	71
Source: Bureau of Labor Statistics(BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has some variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade and health care and social services industries.

Hagerstown-Martinsburg, MD-WV Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Washington County, MD	6.8%	5.1%	3.2%	2.6%	3.3%
Berkeley County, WV	5.9%	3.5%	2.8%	3.2%	3.3%
Hagerstown-Martinsburg, MD-WV MSA	6.3%	4.3%	3.0%	2.9%	3.3%
Maryland	6.5%	5.2%	3.0%	2.2%	3.0%
West Virginia	8.3%	5.1%	3.9%	3.9%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA. The bank's multistate area unemployment levels are consistent across the counties making up the area. The overall unemployment rate approximates the greater MSA and the state of Maryland and is below the state of West Virginia.

Hagerstown-Martinsburg, MD-WV Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Washington County, MD	70.9%	33.3%	42.2%	63.7%	34.4%	17.4%
Berkeley County, WV	67.3%	64.6%	38.7%	71.3%	36.0%	16.9%
Hagerstown-Martinsburg, MD-WV MSA	69.4%	44.8%	40.6%	65.3%	35.9%	17.3%
Maryland	78.4%	47.8%	45.5%	67.4%	38.9%	21.0%
West Virginia	63.6%	34.3%	37.9%	48.2%	18.9%	13.9%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Low-income renters in Washington County, MD face a higher housing burden than in the other areas, while moderate-income renters face a higher housing cost burden in Berkeley County, VA. For owners, Berkeley County has the highest cost burden for both low- and moderate-income owners.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE HAGERSTOWN-MARTINSBURG, MD-WV MULTISTATE AREA

LENDING TEST

The bank's Lending Test performance is rated Low Satisfactory in the Hagerstown-Martinsburg, MD-WV Multistate Area. Factors supporting these conclusions include:

- The volume of lending activity reflects a good level of responsiveness within the multistate area.
- Geographic distribution performance is considered excellent.
- Borrower distribution performance is considered poor.
- Lending to low-income people, areas, and very small businesses is considered adequate.
- The bank made an adequate level of community development loans within the (name) Multistate Area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects a good level of responsiveness within the multistate area. During 2022 and 2023, the bank reported 173 HMDA loans totaling $37.6 million, 128 small business loans totaling $16.8 million, and 0 small farm loans in the Hagerstown-Martinsburg, MD-WV Multistate Area.

The bank's lending as measured by number and dollar volume within the multistate area (2.6% and 1.4%, respectively) approximated the proportion of bank deposits (2.8%) within the multistate area and the percentage of area branches (2.8%).

According to 2023 aggregate data, UB ranked 29 out of 332 reporters in HMDA lending with a less than 1% market share, and it ranked 15 out of 86 reporters in small business/small farm lending volume with a 1.1% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is good within the Hagerstown-Martinsburg, MD-WV Multistate Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is excellent overall. Geographic distribution performance is considered excellent for both HMDA and small business lending. Greater weight is applied to the performance in moderate-income census tracts as there is a limited number of low-income tracts in the assessment area.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered excellent overall. Performance of the bank's home purchase loans is excellent, refinance is excellent, and home improvement performance is good. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category as there is a larger volume of lending.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Hagerstown-Martinsburg, MD-WV

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	2	3.8	13	170	13	0.9	0	0.0	13	0	0.0	0.9	12
Moderate	20	37.7	20.3	3,246	25.0	16.6	11	35.5	18.9	1,727	22.9	14.9	17.0
Middle	18	34.0	56.4	3,909	30.1	57.1	13	41.9	58.2	3,441	45.6	59.4	56.6
Upper	13	24.5	219	5,653	43.6	25.3	7	22.6	217	2,381	315	24.8	25.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	53	100.0	100.0	12,978	100.0	100.0	31	100.0	100.0	7,549	100.0	100.0	100.0
Refinance Loans													
Low	1	3.8	0.9	120	2.0	0.5	0	0.0	10	0	0.0	0.7	12
Moderate	8	30.8	17.7	1,095	18.4	13.9	4	26.7	16.5	680	16.6	14.0	17.0
Middle	10	38.5	54.5	1,620	27.2	54.2	3	20.0	55.8	275	6.7	54.3	56.6
Upper	7	26.9	26.9	3,129	52.5	31.4	8	53.3	26.7	3,143	76.7	30.9	25.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	26	100.0	100.0	5,964	100.0	100.0	15	100.0	100.0	4,098	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.5	0	0.0	0.2	0	0.0	13	0	0.0	0.7	12
Moderate	2	10.0	11.1	62	3.4	9.4	2	18.2	13.6	176	17.2	12.0	17.0
Middle	13	65.0	57.4	1,202	66.7	59.3	7	63.6	55.6	527	51.5	54.6	56.6
Upper	5	25.0	31.1	537	29.8	31.1	2	18.2	29.4	320	31.3	32.7	25.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	20	100.0	100.0	1,801	100.0	100.0	11	100.0	100.0	1,023	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	1	16.7	11.4	293	13.6	4.3	0	0.0	5.0	0	0.0	0.6	6.9
Moderate	4	66.7	42.0	1,668	77.2	32.3	1	50.0	37.5	800	64.0	4.1	44.4
Middle	1	16.7	45.5	200	9.3	48.9	0	0.0	47.5	0	0.0	80.8	36.2
Upper	0	0.0	11	0	0.0	14.5	1	50.0	10.0	450	36.0	14.5	12.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	2,161	100.0	100.0	2	100.0	100.0	1,250	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	4	3.6	12	583	2.5	10	0	0.0	12	0	0.0	0.8	12
Moderate	36	32.7	19.2	6,122	26.4	16.7	19	30.2	18.1	3,477	24.1	14.0	17.0
Middle	45	40.9	55.7	7,141	30.8	56.0	24	38.1	57.4	4,458	30.9	60.0	56.6
Upper	25	22.7	23.9	9,319	40.2	26.3	20	31.7	23.3	6,469	44.9	25.1	25.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	110	100.0	100.0	23,165	100.0	100.0	63	100.0	100.0	14,404	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is excellent overall. Performance during 2022 and 2023 are both considered excellent.

UB's lending in low-income tracts in 2022 (3.8%) exceeded both the percentage of owner-occupied units (1.2%) and the aggregate lending level (1.3%) in the assessment area. The bank's lending in moderate-income tracts (37.7%) exceeded both the percentage of owner-occupied units (17%) in the area and the aggregate lending level (20.3%). Overall UB's performance in 2022 is considered excellent and performance during 2023 is similar.

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 and 2023 are both considered excellent.

UB's lending in low-income tracts in 2022 (3.8%) exceeded both the percentage of owner-occupied units (1.2%) and the aggregate lending level (0.9%) in the assessment area. The bank's lending in moderate-income tracts (30.8%) also exceeded both the percentage of owner-occupied units (17%) in the area and the aggregate lending level (17.7%). Overall UB's performance in 2022 is considered excellent and performance during 2023 is similar.

Home Improvement
The geographic distribution of home improvement lending is good. The performance for 2022 is adequate while performance for 2023 is excellent. Greater weight is applied to the performance in 2022 as there was a larger dollar volume of lending.

UB made no home improvement loans in low-income tracts during 2022. The bank's lending in moderate-income tracts (10%) lagged both the percentage of owner-occupied units (17%) in the area and the aggregate lending level (11.1%). Overall UB's performance in 2022 is considered adequate.

UB also made no home improvement loans in low-income tracts during 2023. However, UB's lending in moderate-income tracts (18.2%) exceeded both the percentage of owner-occupied units (17%) in the area and the aggregate lending level (13.6%). Overall, UB's performance in 2023 is excellent.

Small Business Lending

The geographic distribution of small business lending is excellent. Performance in 2022 is excellent and good in 2023. Greater weight is applied to the performance in 2022 as there was a larger dollar volume of lending.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography Assessment Area: Hagerstown-Martinsburg, MD-WV													
Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	3	3.9	3.2	90	0.9	3.8	2	3.8	3.4	120	1.8	2.4	4.8
Moderate	21	27.6	21.6	3,188	31.2	26.5	13	25.0	21.3	2,017	30.5	26.0	25.2
Middle	43	56.6	51.5	5,663	55.5	53.2	29	55.8	51.1	3,446	52.1	50.1	48.6
Upper	9	11.8	23.4	1,267	12.4	16.4	8	15.4	23.7	1,031	15.6	21.4	21.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.3	0	0.0	0.1	0	0.0	0.4	0	0.0	0.1	
Total	76	100.0	100.0	10,208	100.0	100.0	52	100.0	100.0	6,614	100.0	100.0	100.0
Source: 2023 FFIEC Census Data *2023 Dun & Bradstreet Data* *2016-2020 U.S. Census Bureau: American Community Survey* *Note: Percentages may not total 100.0 percent due to rounding.*													

The bank's performance during 2022 is considered excellent. UB's lending in low-income tracts (3.9%) lagged the percentage of area businesses in such tracts (4.8%) but exceeded the aggregate lending level (3.2%). Bank lending in moderate-income tracts (27.6%) exceeded both the percentage of area businesses in such tracts (25.3%) and the aggregate lending level (21.6%).

The bank's performance during 2023 is considered good. UB's lending in low-income tracts (3.8%) lagged the percentage of area businesses in such tracts (4.8%) but exceeded the aggregate lending level (3.4%). Bank lending in moderate-income tracts (25%) approximated the percentage of area businesses in such tracts (25.2%) and was above the aggregate lending level (21.3%).

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is poor overall. Performance for HMDA lending is considered poor while small business lending is adequate. Greater weight is placed on HMDA lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is poor. Performance of the bank's home purchase loans is very poor, refinance performance is adequate, and home improvement performance is adequate. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category due to the larger volume.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Hagerstown-Martinsburg, MD-WV

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	3.1	0	0.0	1.7	0	0.0	4.4	0	0.0	2.4	20.8
Moderate	3	5.7	16.4	668	5.1	12.0	1	3.2	19.6	231	3.1	15.1	17.5
Middle	8	15.1	23.3	1,834	14.1	22.5	3	9.7	23.7	569	7.5	23.7	21.7
Upper	23	43.4	32.7	6,815	52.5	39.4	14	45.2	26.4	4,446	58.9	32.4	40.1
Unknown	19	35.8	24.5	3,661	28.2	24.5	13	41.9	25.9	2,303	30.5	26.4	0.0
Total	53	100.0	100.0	12,978	100.0	100.0	31	100.0	100.0	7,549	100.0	100.0	100.0
Refinance Loans													
Low	1	3.8	7.4	211	3.5	4.3	0	0.0	9.5	0	0.0	5.5	20.8
Moderate	7	26.9	18.6	1,061	17.8	14.5	0	0.0	22.6	0	0.0	19.4	17.5
Middle	0	0.0	23.8	0	0.0	22.7	2	13.3	23.9	95	2.3	23.1	21.7
Upper	10	38.5	35.6	3,402	57.0	42.9	5	33.3	29.0	2,462	60.1	34.2	40.1
Unknown	8	30.8	14.6	1,290	21.6	15.6	8	53.3	15.0	1,541	37.6	17.8	0.0
Total	26	100.0	100.0	5,964	100.0	100.0	15	100.0	100.0	4,098	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	4.6	0	0.0	3.5	0	0.0	7.3	0	0.0	4.7	20.8
Moderate	3	15.0	14.9	90	5.0	13.2	3	27.3	18.9	185	18.1	15.5	17.5
Middle	3	15.0	25.1	203	11.3	21.1	4	36.4	28.3	292	28.5	24.9	21.7
Upper	13	65.0	51.6	1,263	70.1	58.1	3	27.3	42.3	346	33.8	50.4	40.1
Unknown	1	5.0	3.8	245	13.6	4.1	1	9.1	3.3	200	19.6	4.4	0.0
Total	20	100.0	100.0	1,801	100.0	100.0	11	100.0	100.0	1,023	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	1.0	4.4	211	1.0	2.4	0	0.0	5.7	0	0.0	3.0	20.8
Moderate	14	13.5	16.8	1,844	8.8	12.6	5	8.2	19.8	510	3.9	15.6	17.5
Middle	12	11.5	23.6	2,108	10.0	22.5	10	16.4	24.0	1,056	8.0	23.5	21.7
Upper	49	47.1	34.9	11,645	55.4	40.6	24	39.3	28.7	7,544	57.4	33.3	40.1
Unknown	28	26.9	20.3	5,196	24.7	22.0	22	36.1	21.8	4,044	30.7	24.7	0.0
Total	104	100.0	100.0	21,004	100.0	100.0	61	100.0	100.0	13,154	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is very poor overall. Performance for both 2022 and 2023 is considered very poor.

During 2022, the bank's performance is considered very poor. During the year, the bank made no home purchase loans to low-income borrowers. Bank lending to moderate-income borrowers (5.7%) lagged both the percentage of moderate-income families (17.5%) and the aggregate lending level (16.4%). Performance in 2023 is similar.

Refinance
The borrower distribution of refinance lending is adequate overall. Performance during 2022 was good and very poor in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's refinance performance during 2022 is considered good. Bank lending to low-income borrowers (3.8%) lagged both the percentage of low-income families (20.8%) and the aggregate lending level (7.4%). Bank lending to moderate-income borrowers (26.9%) exceeded the percentage of moderate-income families (17.5%) and the aggregate lending level (18.6%).

UB made no refinance loans to low- or moderate-income borrowers during 2023.

Home Improvement
The borrower distribution of home improvement lending is adequate. The performance during 2022 was adequate and good in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's home improvement performance during 2022 is considered adequate. The bank made no home improvement loans to low-income borrowers. Bank lending to moderate-income borrowers (15%) lagged the percentage of moderate-income families (17.5%) but approximated the aggregate lending level (14.9%).

UB's home improvement performance during 2023 is considered good. The bank made no home improvement loans to low-income borrowers. Bank lending to moderate-income borrowers (27.3%) exceeded both the percentage of area moderate-income families (17.5%) and the aggregate lending level (18.9%).

Small Business Lending

The borrower distribution performance of small business lending is adequate overall. Performance for both years 2022 and 2023 are considered adequate.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Hagerstown-Martinsburg, MD-WV

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	32	42.1	51.5	3,405	33.4	39.4	20	38.5	51.4	1,335	20.2	40.2	91.9
Over $1 Million	29	38.2		5,909	57.9		22	42.3		3,939	59.6		7.1
Revenue Unknown	15	19.7		894	8.8		10	19.2		1,340	20.3		1.0
Total	76	100.0		10,208	100.0		52	100.0		6,614	100.0		100.0
By Loan Size													
$100,000 or Less	49	64.5	94.9	1,982	19.4	45.2	34	65.4	94.5	1,315	19.9	45.0	
$100,001 - $250,000	17	22.4	3.1	3,378	33.1	18.2	9	17.3	3.3	1,596	24.1	18.5	
$250,001 - $1 Million	10	13.2	2.0	4,848	47.5	36.7	9	17.3	2.2	3,703	56.0	36.5	
Total	76	100.0	100.0	10,208	100.0	100.0	52	100.0	100.0	6,614	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	25	78.1		1,122	33.0		17	85.0		730	54.7		
$100,001 - $250,000	4	12.5		820	24.1		2	10.0		305	22.8		
$250,001 - $1 Million	3	9.4		1,463	43.0		1	5.0		300	22.5		
Total	32	100.0		3,405	100.0		20	100.0		1,335	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (42.1%) lagged both the percentage of area businesses having revenues of $1 million or less (92%) and the aggregate lenders' percentage of such lending (51.5%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 64.5% of the bank's small business loans were in amounts of $100,00 or less compared to 94.9% of such lending by the aggregate reporters. The bank's performance during 2023 is similar to its performance during 2022.

Community Development Lending

The bank provided an adequate level of CD loans in this assessment area during the evaluation period. The bank originated five CD loans totaling approximately $4.8 million of which two loans totaling $3.7 million provided funds for affordable housing in the assessment area, and the other three loans totaling approximately $1 million provided funds to organizations with a primary purpose of providing social services to low- and moderate-income individuals and families.

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are reasonably available within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

INVESTMENT TEST

The bank's Investment Test performance is rated Low Satisfactory in the Hagerstown-Martinsburg, MD-WV Multistate Area. Factors supporting these conclusions include:

- The bank has an adequate level of qualified CD investments and grants and is rarely in a leadership position.
- The bank makes rare use of innovative and/or complex investments
- The bank exhibits adequate responsiveness to the credit and CD needs of its assessment areas.

The bank's investment activity in the Hagerstown-Martinsburg, MD-WV multistate area consisted of donations totaling approximately $161,000. The majority of donations focused on community services targeted toward low- and moderate-income individuals and the support of affordable housing efforts, which are needed in the assessment area.

The multistate's investment test conclusion reflects UB's local qualified donations along with its institutional qualified investments that can include this assessment area.

SERVICE TEST

The bank's Service Test performance in the Hagerstown-Martinsburg, MD-WV Multistate Area is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are readily accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided a relatively high level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are readily accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	3	50.0%	4	50.0%
Middle	3	50.0%	4	50.0%
Upper	-	-	-	-
Unknown	-	-	-	-
Totals	*6*	*100%*	*8*	*100%*

The distribution of branches in the multistate area is good considering half of the bank's branches are in moderate-income census tracts and 23.8% of households are located in moderate-income areas. While the bank has no branches in low-income census tracts, there is a limited number of low-income census tracts in the assessment area.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.

Community Development Services

During the evaluation period, the bank provided a relatively high level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are reasonably available within the assessment area.

CRA Service Type Hagerstown-Martinsburg, MD-WV Multistate Area	# Activities
Affordable Housing	3
Community Services	16
Economic Development	-
Revitalize & Stabilization	1
Total Services	**20**

Approximately 100 employees provided over 375 hours of community development services during the evaluation period for 20 different organizations. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

MULTISTATE METROPOLITAN AREA

CRA RATING FOR THE WHEELING, WV-OH MSA MULTISTATE AREA[9]: SATISFACTORY

The Lending Test is rated: Low Satisfactory
The Investment Test is rated: High Satisfactory
The Service Test is rated: High Satisfactory

The major factors supporting this rating include:

Lending Test

- Lending levels reflect adequate responsiveness to assessment area credit needs.
- The bank makes use of innovative and/or flexible lending practices in serving assessment area credit needs.
- The bank's distribution of loans by income level of geography is good.
- The bank's distribution of loans among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes is adequate.
- The bank makes a relatively high level of CD loans.

Investment Test

- The bank makes a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments to support CD initiatives and exhibits good responsiveness to credit and CD needs.

Service Test

- The bank's delivery systems are readily accessible to geographies and/or individuals of different income levels in its assessment areas overall.
- During the evaluation period, the bank did not open or close any branch offices.
- Products, services, and business hours do not vary in a way that inconveniences its assessment areas, particularly low- and moderate-income geographies and/or individuals.
- The bank provides a relatively high level of CD services.

Examiners reviewed the following data when assessing the bank's performance.

- HMDA and CRA data reported by the bank for calendar years 2022 and 2023,
- Community development loans originated from October 17, 2022, to September 8, 2025 (i.e. evaluation period),
- All qualified investments made during the evaluation period, along with existing qualified investments outstanding as of the date of the evaluation regardless of when made, and
- Community development services provided by the bank during the evaluation period.

[9] This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained in the multistate metropolitan area.

SCOPE OF EXAMINATION

The scope of the review for the multistate of Wheeling, WV-OH MSA Multistate Area was consistent with the overall scope for the institution.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE WHEELING, WV-OH MSA MULTISTATE AREA

The bank's Wheeling, WV-OH Multistate Area consists of Belmont County, OH, Marshall County, WV and Ohio County, WV. The bank operates six of its 218 branches in the AA. As of 2024, UB ranked two out of 14 financial institutions in local deposit market share according to data compiled by the FDIC and held 9.3% of the assessment area's deposits.

Community Contact

A local official from a housing authority was contacted during the evaluation to discuss area economic conditions and community credit needs. The individual stated that the area is economically depressed and in need of redevelopment; furthermore, there is a significant need for affordable housing. There is limited opportunity for work and career advancement leaving much of the population unable to afford the existing, while low volume, housing- which is in much need of costly repairs due to a recent flood and overall old age. Much of the population is senior, and since both housing stock and work opportunities are limited, it has been difficult to attract younger residents. The contact stated that historically, financial institutions were responsive to credit needs and generally instrumental in major initiatives in the area; however, there are opportunities to support and promote affordable housing, new housing and economic development.

Demographic Data

2023 Wheeling, WV-OH MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	2.0	376	1.1	96	25.5	7,184	20.9
Moderate	14	28.0	6,042	17.5	957	15.8	5,946	17.3
Middle	24	48.0	20,713	60.2	1,675	8.1	7,091	20.6
Upper	10	20.0	7,021	20.4	324	4.6	14,214	41.3
Unknown	1	2.0	283	0.8	134	47.3	0	0.0
Total AA	**50**	**100.0**	**34,435**	**100.0**	**3,186**	**9.3**	**34,435**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	710	480	1.2	67.6	157	22.1	73	10.3
Moderate	14,293	7,139	17.3	49.9	4,032	28.2	3,122	21.8
Middle	40,392	24,832	60.2	61.5	7,029	17.4	8,531	21.1
Upper	12,623	8,590	20.8	68.1	2,489	19.7	1,544	12.2
Unknown	816	204	0.5	25.0	424	52.0	188	23.0
Total AA	**68,834**	**41,245**	**100.0**	**59.9**	**14,131**	**20.5**	**13,458**	**19.6**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	22	0.4	21	0.4	0	0.0	1	0.9
Moderate	1,528	28.8	1,294	27.6	201	39.4	33	30.8
Middle	2,295	43.2	2,061	43.9	177	34.7	57	53.3
Upper	1,415	26.6	1,278	27.2	121	23.7	16	15.0
Unknown	52	1.0	41	0.9	11	2.2	0	0.0
Total AA	**5,312**	**100.0**	**4,695**	**100.0**	**510**	**100.0**	**107**	**100.0**
Percentage of Total Businesses:				**88.4**		**9.6**		**2.0**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	18	13.3	17	12.8	1	100.0	0	0.0
Middle	93	68.9	92	69.2	0	0.0	1	100.0
Upper	24	17.8	24	18.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**135**	**100.0**	**133**	**100.0**	**1**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**98.5**		**0.7**		**0.7**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

According to 2020 ACS data, the bank's Wheeling, WV-OH Multistate Area has a population of 139,513, including 34,435 families. The median housing value is $115,246, while the median gross rent is $657. Within the assessment area, the owner-occupancy rate equals 59.9% which is comparable to the rates in both Ohio (60%) and West Virginia (59.9%). The percentage of families living below the poverty level in the assessment area (9.3%) is nearly equal to the percentage in Ohio (9.6%) and less than the percentage in West Virginia (12.3%). The AA's median family income ($65,607) slightly increased from 2015 to 2020 while both the state levels showed greater increase in percent change. The overall level of the MFI is less than the state of Ohio, but greater than the overall MFI of the state of West Virginia.

Wheeling, WV-OH MSA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Wheeling, WV-OH MSA	145,677	139,513	-4.2%
Belmont County, OH	69,560	66,497	-4.4%
Marshall County, WV	32,480	30,591	-5.8%
Ohio County, WV	43,637	42,425	-2.8%
Ohio	11,575,977	11,799,448	1.9%
West Virginia	1,851,420	1,793,716	-3.1%
Source: 2011-2015 U.S. Census Bureau American Community Survey *2020 U.S. Census Bureau Decennial Census*			

As indicated in the table above, population within the multistate area declined from 2015 to 2020 and declined within all the counties making up the AA as well. In general, the population decline in the AA exceeded the population decline in the state of West Virginia. Conversely, the overall state of Ohio experienced a population increase.

Wheeling, WV-OH MSA Employees by Industry								
	2022 - Q4	**2023 - Q1**	**2023 - Q2**	**2023 - Q3**	**2023 - Q4**	**2024 - Q1**	**2024 - Q2**	**2024 - Q3**
Government								
Government Total, all industries	8,979	8,830	9,024	8,249	9,085	9,063	9,359	8,439
Private Sector								
Private Sector Total, all industries	49,408	48,832	49,879	49,727	49,967	48,916	49,713	49,845
Agriculture, forestry, fishing and hunting	46*	38*	39*	39*	56	50	42*	39*
Mining, quarrying, and oil and gas extraction	2,404*	2,473*	2,508*	2,499*	3,121	3,149	2,390*	2,431*
Utilities	225*	228*	226*	227*	240*	237*	236*	234*
Construction	2,638	2,288	2,709	2,690	2,466	2,599	2,751	2,837
Manufacturing	3,077	3,015	3,020	2,991	2,981	2,987	3,010	2,974
Wholesale trade	1,874	2,003	2,049	2,076	2,065	1,921	1,932	1,921
Retail Trade	8,154	8,039	8,024	7,964	8,287	7,963	7,860	7,866
Transportation and warehousing	1,508*	1,492*	1,484*	1,483*	1,493*	1,256*	1,252*	1,266*
Information	535*	551	550	544	515	392	392	390
Finance and insurance	1,844	1,832	1,870	1,839	1,838	1,817	1,771	1,771
Real estate and rental and leasing	505	526	526	555	559	563	659	667
Professional and technical services	1,627	1,747	1,724	1,648	1,770	1,848	1,839	1,791
Management of companies and enterprises	921*	854*	846*	814*	803*	882*	898*	914*
Administrative and waste services	2,684*	2,582*	2,646*	2,637*	2,601*	2,479*	2,560*	2,555*
Educational services	707*	721*	683*	641*	772*	781*	720*	647*
Health care and social assistance	8,728*	8,363*	8,460*	8,449*	8,550*	8,510*	8,720*	8,826*
Arts, entertainment, and recreation	722	641	777	822	730	671	872	902
Accommodation and food services	6,154	6,178	6,334	6,356	6,350	6,093	6,223	6,163
Other services, except public administration	1,845	1,947	2,018	2,043	2,005	2,004	2,057	2,089
Public administration	0	0	0	0	0	0	0	0
Unclassified	9	9	7	4	2	9	8	
Source: Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages								
** indicates that some or all of the data for this category was suppressed for confidentiality reasons*								

The bank's assessment area has limited variety of employment opportunities. In addition to local government and school boards, major employers include those within the retail trade, and health care and social assistance industries.

Wheeling, WV-OH MSA Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Wheeling, WV-OH MSA	9.6%	6.1%	4.8%	4.4%	4.8%
Belmont County, OH	10.1%	6.3%	5.0%	4.5%	5.2%
Marshall County, WV	9.7%	6.2%	4.9%	4.8%	4.8%
Ohio County, WV	8.9%	5.6%	4.3%	4.1%	4.0%
Ohio	8.2%	5.3%	4.0%	3.7%	4.3%
West Virginia	8.3%	5.1%	3.9%	3.9%	4.1%
Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics					

Unemployment rates in the assessment area were consistently declining from 2020; however, there has been a slight increase in 2024 across the counties and cities in the AA.

Wheeling, WV-OH MSA Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low Income**	**Moderate Income**	**All Renters**	**Low Income**	**Moderate Income**	**All Owners**
Wheeling, WV-OH MSA	61.7%	22.4%	34.8%	42.2%	16.3%	11.8%
Belmont County, OH	48.0%	16.6%	24.1%	41.0%	14.5%	11.3%
Marshall County, WV	67.3%	3.6%	39.1%	37.4%	12.1%	11.8%
Ohio County, WV	71.6%	35.1%	45.2%	49.9%	22.8%	12.7%
Ohio	71.7%	27.0%	38.6%	60.4%	27.2%	16.1%
West Virginia	63.6%	34.3%	37.9%	48.2%	18.9%	13.9%
Cost Burden is housing cost that equals 30 percent or more of household income						
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy						

Within the area, low-income renters have their lowest burden in Belmont County, OH, while moderate-income renters have their lowest burden in Marshall County, WV. Low- and moderate-income owners also face their lowest burden in Marshall County, WV. The burdens for both renters and owners are generally consistent across the other localities in the assessment area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE WHEELING, WV-OH MSA MULTISTATE AREA

LENDING TEST

The bank's Lending Test performance is rated Low Satisfactory in the Wheeling, WV-OH Multistate Area. Factors supporting these conclusions include:

- The volume of lending activity reflects an adequate level of responsiveness within the multistate area.
- Geographic distribution performance is considered good.
- Borrower distribution performance is considered adequate.
- Lending to low-income people, areas, and very small businesses is considered adequate.
- The bank made a relatively high level of community development loans within the Wheeling, WV-OH Multistate Area during the evaluation period.

Lending Activity

The bank's volume of lending activity reflects an adequate level of responsiveness within the multistate area. During 2022 and 2023, the bank reported 70 HMDA loans totaling $8.2 million and 58 small business loans totaling $12.1 million in the multistate area.

The bank's lending as measured by number and dollar volume within the multistate area (1.1% and 0.5%, respectively) lagged the proportion of bank deposits (2.3%) within the multistate area and the percentage of area branches (2.8%).

According to 2023 aggregate data, UB ranked 20 out of 148 reporters in HMDA lending with a less than 1% market share, and it ranked 20 out of 54 reporters in small business/small farm lending volume with a 1.3% market share. The bank's HMDA and CRA market share rankings indicate its lending activity performance is adequate within the Wheeling, WV-OH Multistate Area.

The bank makes use of innovative and/or flexible lending programs to serve assessment area credit needs. Examples of such programs were described in the discussion of the overall institution.

Geographic Distribution of Loans

The bank's geographic distribution performance is good overall. Geographic distribution performance is considered adequate for HMDA lending and excellent for small business lending. In reaching an overall conclusion, heavier weight is placed on small business lending as the volume of lending was greater. Additionally, greater weight is applied to the performance in moderate-income census tracts as there is a limited number of low-income tracts in the assessment area.

An analysis of the dispersion of loans was conducted and revealed no notable gaps or lapses that impacted the overall conclusion.

Home Mortgage Lending

The geographic distribution performance of HMDA lending is considered adequate overall. Performance of the bank's home purchase loans is adequate, refinance is excellent, and home improvement performance is very poor. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

While the bank originated multifamily loans during the evaluation period, no further analysis was conducted for this category given the small volume of such loans.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Wheeling, WV-OH MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.3	0	0.0	0.3	0	0.0	0.3	0	0.0	0.3	12
Moderate	3	10.0	14.3	220	5.0	11.1	1	7.1	14.1	132	8.8	10.5	17.3
Middle	12	40.0	54.8	1,591	35.9	50.0	11	78.6	59.4	1,058	70.4	54.9	60.2
Upper	15	50.0	30.1	2,621	59.1	38.3	2	14.3	25.5	313	20.8	33.8	20.8
Unknown	0	0.0	0.5	0	0.0	0.3	0	0.0	0.7	0	0.0	0.5	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	30	100.0	100.0	4,432	100.0	100.0	14	100.0	100.0	1,503	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	1.0	0	0.0	1.3	1	33.3	2.2	296	78.5	3.0	12
Moderate	2	20.0	14.4	212	15.6	12.7	0	0.0	15.5	0	0.0	15.5	17.3
Middle	6	60.0	58.2	773	57.0	53.6	2	66.7	61.6	81	21.5	57.3	60.2
Upper	1	10.0	26.0	235	17.3	32.1	0	0.0	20.7	0	0.0	24.2	20.8
Unknown	1	10.0	0.4	135	10.0	0.2	0	0.0	0.0	0	0.0	0.0	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	10	100.0	100.0	1,355	100.0	100.0	3	100.0	100.0	377	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	1.0	0	0.0	0.4	0	0.0	0.5	0	0.0	9.3	12
Moderate	0	0.0	17.1	0	0.0	16.2	0	0.0	18.8	0	0.0	16.2	17.3
Middle	4	44.4	52.7	167	43.6	53.5	3	75.0	56.5	115	85.2	45.2	60.2
Upper	5	55.6	29.3	216	56.4	29.8	0	0.0	22.6	0	0.0	28.1	20.8
Unknown	0	0.0	0.0	0	0.0	0.0	1	25.0	1.6	20	14.8	1.2	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	9	100.0	100.0	383	100.0	100.0	4	100.0	100.0	135	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	3.8	0	0.0	9.6	0	0.0	0.0	0	0.0	0.0	15
Moderate	0	0.0	42.3	0	0.0	36.6	0	0.0	33.3	0	0.0	63.9	31.9
Middle	0	0.0	42.3	0	0.0	43.1	0	0.0	44.4	0	0.0	24.4	34.2
Upper	0	0.0	11.5	0	0.0	10.7	0	0.0	11.1	0	0.0	7.2	25.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	11.1	0	0.0	4.5	7.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.9	0	0.0	1.0	1	4.8	0.9	296	14.7	1.2	12
Moderate	5	10.2	14.4	432	7.0	12.3	1	4.8	14.7	132	6.6	13.8	17.3
Middle	22	44.9	56.0	2,531	41.0	51.4	16	76.2	59.6	1,254	62.2	53.9	60.2
Upper	21	42.9	28.3	3,072	49.8	35.1	2	9.5	24.2	313	15.5	30.5	20.8
Unknown	1	2.0	0.4	135	2.2	0.3	1	4.8	0.7	20	1.0	0.6	0.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	49	100.0	100.0	6,170	100.0	100.0	21	100.0	100.0	2,015	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Home Purchase
The geographic distribution of home purchase lending is adequate overall. Performance during 2022 was adequate and poor in 2023, with lending in 2022 being weighted more heavily due to a larger volume of lending.

The bank made no home purchase loans in the low-income census tract during 2022. The bank's lending in moderate-income tracts (10%) lagged both the percentage of owner-occupied units (17.3%) in the area and the aggregate lending level (14.3%). Overall, UB's performance in 2022 is considered adequate.

In 2023, the bank's performance is considered poor overall. The bank made no home purchase loans in low-income census tracts during 2023. The bank's lending in moderate-income tracts (7.1%) was below both the percentage of owner-occupied units (17.3%) in the area and the aggregate lending level (14.1%).

Refinance
The geographic distribution of refinance lending is excellent overall. Performance during 2022 and 2023 for both years is considered excellent.

The bank made no refinance loans in the low-income tract during 2022. The bank's lending in moderate-income tracts (20%) exceeded both the percentage of owner-occupied units (17.3%) in the area and the aggregate lending level (14.4%). Overall UB's performance in 2022 is considered excellent, and performance during 2023 is similar.

Home Improvement
The geographic distribution of home improvement lending is very poor. The bank made no home improvement loans in low- or moderate-income census tracts during 2022 and 2023.

Small Business Lending

The geographic distribution of small business lending is excellent. Performance in both years 2022 and 2023 is considered excellent

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Wheeling, WV-OH MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.6	0	0.0	0.2	0	0.0	0.4	0	0.0	0.3	0.4
Moderate	10	35.7	23.9	1,105	18.1	36.9	11	36.7	26.3	1,295	21.7	42.8	28.8
Middle	14	50.0	47.6	4,247	69.7	36.6	10	33.3	46.7	3,321	55.7	36.4	43.2
Upper	4	14.3	26.0	742	12.2	25.1	8	26.7	24.8	1,325	22.2	18.0	26.6
Unknown	0	0.0	1.1	0	0.0	0.9	1	3.3	1.1	25	0.4	2.2	1.0
Tract-Unk	0	0.0	0.8	0	0.0	0.3	0	0.0	0.7	0	0.0	0.3	
Total	28	100.0	100.0	6,094	100.0	100.0	30	100.0	100.0	5,966	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank's performance during 2022 is considered excellent. The bank made no small business loans in the single low-income tract during the year. However, UB's lending in moderate-income tracts (35.7%) significantly exceeded both the percentage of area businesses in such tracts (28.8%) and the aggregate lending level (23.9%). Performance in 2023 is similar.

Lending to Borrowers of Different Income Levels and to Businesses and Farms of Different Sizes

The bank's borrower distribution performance is adequate overall. Performance for HMDA lending is considered excellent while small business lending is poor. Greater weight is placed on small business lending due to the larger volume.

Home Mortgage Lending

The borrower distribution performance of home mortgage lending is excellent. Performance of the bank's home purchase and refinance loans is excellent, while home improvement performance is good. In reaching the overall HMDA lending conclusion, greater weight was given to the bank's performance for the home purchase lending category.

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Wheeling, WV-OH MSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	4	13.3	11.0	422	9.5	6.1	5	35.7	13.3	463	30.8	7.8	20.9
Moderate	10	33.3	23.8	1,100	24.8	18.6	3	21.4	23.9	262	17.4	19.7	17.3
Middle	7	23.3	21.6	974	22.0	21.8	2	14.3	20.6	278	18.5	20.6	20.6
Upper	7	23.3	26.0	1,736	39.2	38.1	2	14.3	22.5	228	15.2	32.4	41.3
Unknown	2	6.7	17.6	200	4.5	15.4	2	14.3	19.8	272	18.1	19.5	0.0
Total	30	100.0	100.0	4,432	100.0	100.0	14	100.0	100.0	1,503	100.0	100.0	100.0
Refinance Loans													
Low	2	20.0	11.6	78	5.8	6.4	1	33.3	12.9	48	12.7	8.7	20.9
Moderate	2	20.0	22.1	220	16.2	15.8	1	33.3	22.9	33	8.8	18.0	17.3
Middle	2	20.0	23.2	227	16.8	21.4	0	0.0	25.7	0	0.0	25.3	20.6
Upper	4	40.0	32.8	830	61.3	46.6	1	33.3	27.3	296	78.5	34.4	41.3
Unknown	0	0.0	10.3	0	0.0	9.7	0	0.0	11.2	0	0.0	13.6	0.0
Total	10	100.0	100.0	1,355	100.0	100.0	3	100.0	100.0	377	100.0	100.0	100.0
Home Improvement Loans													
Low	2	22.2	13.2	75	19.6	9.1	1	25.0	10.8	20	14.8	4.8	20.9
Moderate	2	22.2	22.0	57	14.9	18.0	0	0.0	18.8	0	0.0	15.1	17.3
Middle	2	22.2	19.5	111	29.0	16.4	2	50.0	24.7	90	66.7	20.8	20.6
Upper	2	22.2	37.6	120	31.3	46.6	1	25.0	38.7	25	18.5	50.1	41.3
Unknown	1	11.1	7.8	20	5.2	9.9	0	0.0	7.0	0	0.0	9.2	0.0
Total	9	100.0	100.0	383	100.0	100.0	4	100.0	100.0	135	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	8	16.3	11.6	575	9.3	6.4	7	33.3	13.0	531	26.4	7.8	20.9
Moderate	14	28.6	22.9	1,377	22.3	17.5	4	19.0	23.1	295	14.6	19.2	17.3
Middle	11	22.4	21.9	1,312	21.3	21.3	4	19.0	22.3	368	18.3	21.4	20.6
Upper	13	26.5	29.4	2,686	43.5	41.4	4	19.0	25.7	549	27.2	34.1	41.3
Unknown	3	6.1	14.2	220	3.6	13.4	2	9.5	15.8	272	13.5	17.4	0.0
Total	49	100.0	100.0	6,170	100.0	100.0	21	100.0	100.0	2,015	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Home Purchase
The borrower distribution of home purchase lending is excellent overall. Performance for both years 2022 and 2023 is considered excellent.

During 2022, the bank's performance is considered excellent. During the year, the bank's lending to low-income borrowers (13.3%) lagged the percentage of low-income families (20.9%) but exceeded the aggregate lending level (11%). Bank lending to moderate-income borrowers (33.3%) also significantly exceeded the percentage of moderate-income families (17.3%) and the aggregate lending level (23.8%). Performance in 2023 is similar.

Refinance
The borrower distribution of refinance lending is excellent overall. Performance during 2022 was good and excellent in 2023. While lending volume is greater in 2022, the overall conclusion is driven by the strength of performance in 2023.

UB's refinance performance during 2022 is considered good. Bank lending to low-income borrowers (20%) approximated the percentage of low-income families (20.9%) but substantially exceeded the aggregate lending level (11.6%). Bank lending to moderate-income borrowers (20%) exceeded the percentage of moderate-income families (17.3%) but slightly lagged the aggregate lending level (22.1%).

UB's refinance performance during 2023 is considered excellent. UB's lending to low-income borrowers (33.3%) substantially exceeded both the percentage of low-income families (20.9%) and the aggregate lending level (12.9%) in the AA. Bank lending to moderate-income borrowers substantially (33.3%) exceeded both the percentage of area moderate-income families (17.3%) and the aggregate lending level (22.9%).

Home Improvement
The borrower distribution of home improvement lending is good. The performance during 2022 was excellent and adequate in 2023. Greater weight is placed on performance during 2022 as there was a greater volume of lending.

UB's home improvement performance during 2022 is considered excellent. Bank lending to low-income borrowers (22.2%) exceeded both the percentage of low-income families (20.9%) and the aggregate lending level (13.2%). Bank lending to moderate-income borrowers (22.2%) exceeded the percentage of moderate-income families (17.3%) but approximated the aggregate lending level (22%).

UB's home improvement performance during 2023 is considered adequate. UB's lending to low-income borrowers (25%) was above both the percentage of low-income families (20.9%) and the aggregate lending level (10.8%) in the AA. The bank made no home improvement loans to moderate-income borrowers during 2023.

Small Business Lending

The borrower distribution performance of home mortgage lending is poor overall. When considering performance by year, the bank's performance during 2022 is very poor and adequate during 2023.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Wheeling, WV-OH MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	4	14.3	49.0	277	4.5	27.6	12	40.0	53.5	925	15.5	29.5	88.4
Over $1 Million	14	50.0		5,482	90.0		14	46.7		4,736	79.4		9.6
Revenue Unknown	10	35.7		335	5.5		4	13.3		305	5.1		2.0
Total	28	100.0		6,094	100.0		30	100.0		5,966	100.0		100.0
By Loan Size													
$100,000 or Less	12	42.9	93.5	315	5.2	36.4	13	43.3	94.9	621	10.4	44.8	
$100,001 - $250,000	6	21.4	3.6	1,125	18.5	18.6	10	33.3	3.0	1,845	30.9	16.9	
$250,001 - $1 Million	10	35.7	2.9	4,654	76.4	44.9	7	23.3	2.1	3,500	58.7	38.3	
Total	28	100.0	100.0	6,094	100.0	100.0	30	100.0	100.0	5,966	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	3	75.0		148	53.4		8	66.7		401	43.4		
$100,001 - $250,000	1	25.0		129	46.6		4	33.3		524	56.6		
$250,001 - $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		
Total	4	100.0		277	100.0		12	100.0		925	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During 2022, UB's lending to businesses with annual revenues of $1 million or less (14.3%) lagged both the percentage of area businesses having revenues of $1 million or less (88.5%) and the aggregate lenders' percentage of such lending (49%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 42.9% of the bank's small business loans were in amounts of $100,00 or less compared to 93.5% of such lending by the aggregate reporters. The bank's performance is considered very poor.

During 2023, UB's performance is adequate. Bank lending to businesses with annual revenues of $1 million or less (40%) lagged both the percentage of area businesses having revenues of $1 million or less (88.4%) and the aggregate lenders' percentage of such lending (53.5%). The remaining percentage of small businesses reported by the aggregate lenders either had revenue exceeding $1 million per year or revenues were unknown. With respect to the distribution by loan amount, 43.3% of the bank's small business loans were in amounts of $100,00 or less compared to 94.9% of such lending by the aggregate reporters.

Community Development Lending

Information from an individual knowledgeable of the local community and review of performance evaluations of other banks operating in this assessment area indicate that CD lending opportunities are limited within the assessment area. The bank faces no constraints in being able to originate and fund CD loans.

Despite limited opportunity, the bank provided a relatively high level of CD loans in this assessment area during the evaluation period. The bank originated two CD loans totaling approximately $2.2 million, of which one loan totaling approximately $1.7 million promoted economic development in the assessment area, and one loan totaling approximately $523,000 provided funds for an organization with a primary purpose of providing services to low- and moderate-income individuals and families.

INVESTMENT TEST

The bank's Investment Test performance is rated High Satisfactory in the Wheeling, WV-OH Multistate Area. Factors supporting these conclusions include:

- The bank has a significant level of qualified CD investments and grants and is occasionally in a leadership position.
- The bank makes occasional use of innovative and/or complex investments
- The bank exhibits good responsiveness to the credit and CD needs of its assessment areas.

In addition to the previously described investments that benefit regional or statewide areas, including the multistate assessment area, one investment directly benefits the Wheeling, WV-OH multistate area totaling approximately $1.2 million for the evaluation period demonstrating good responsiveness to affordable housing needs in the area.

The bank made qualified investments in the form of donations totaling approximately $39,000. The majority of donations focused on community services targeted toward low- and moderate-income individuals, the promotion of economic development, and the support of affordable housing efforts, which are needed in the assessment area.

SERVICE TEST

The bank's Service Test performance in the Wheeling, WV-OH Multistate Area is rated High Satisfactory. Factors supporting this conclusion include:

- Branch locations and alternative delivery systems are readily accessible to the bank's various geographies and to individuals of different income levels in the assessment area.
- There was no branching activity during the evaluation period.
- Products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.
- The bank provided a relatively high level of community development services.

Retail Banking Services

Distribution and Accessibility of Bank Branches and Alternative Delivery Systems

Branch locations and alternative delivery systems, such as ATMs, drive-through facilities, and online and mobile banking, are readily accessible to the bank's various geographies and to individuals of different income levels in the assessment area.

Tract Income Levels	Branches		ATMs	
	#	%	#	%
Low	-	-	-	-
Moderate	4	66.7%	3	37.5%
Middle	1	16.7%	3	37.5%
Upper	1	16.7%	2	25.0%
Unknown	-	-	-	-
Totals	*6*	*100%*	*8*	*100%*

The bank's distribution of branches in the assessment area is readily accessible as the number of branches in moderate-income census tracts significantly exceeds the percentage of households in moderate-income census tracts, 20.2%. Additionally, a majority of the bank's branches are within moderate-income census tracts. While the bank has no branches located in low-income census tracts, there is a limited number of low-income census tracts in the multistate area.

Changes in Branch Locations

The bank did not open or close any branch offices in the assessment area during the evaluation period.

Reasonableness of Business Hours and Retail Services

The bank's products, services, and business hours do not vary in a way that inconveniences its assessment area, particularly low- and moderate-income people and areas.

Community Development Services

During the evaluation period, the bank provided a relatively high level of community development services. Information from an individual knowledgeable of the assessment area and review of CRA Performance Evaluations of other institutions operating within the assessment area indicate that community development service opportunities are limited within the assessment area.

CRA Service Type Wheeling, WV-OH MSA Multistate Area	# Activities
Affordable Housing	2
Community Services	8
Economic Development	1
Revitalize & Stabilization	-
Total Services	**11**

Twenty-nine bank employees provided approximately 110 hours of community development services to 11 different organizations during the evaluation period. Bank employees utilized their financial expertise and served in various capacities for the organizations, including being board members, committee members, and providing financial literacy education and training.

CRA APPENDIX A

SCOPE OF EXAMINATION

ASSESSMENT AREA	TYPE OF EXAMINATION	BRANCHES VISITED[10]	Other Information
Charlottesville, VA	Limited-Scope		
Essex, VA NonMSA	Limited-Scope		
Harrisonburg-Staunton-Stuarts Draft, VA MSA	Limited-Scope		
Louisa, VA NonMSA	Limited-Scope		
Lynchburg, VA	Limited-Scope		
Northumberland, VA NonMSA	Limited-Scope		
Richmond, VA	Full-Scope		
Shenandoah, VA NonMSA	Limited-Scope		
Winchester, VA	Limited-Scope		
Columbus, NC NonMSA	Limited-Scope		
Dare-Pasquotank, NC NonMSA	Limited-Scope		
Fayetteville-Sanford-Lumberton, NC	Limited-Scope		
Goldsboro, NC MSA	Limited-Scope		
Greenville-Kinston-Washington, NC	Full-Scope		
Hickory-Lenoir-Morganton, NC	Limited-Scope		
2024 Lenoir, NC NonMSA	Limited-Scope		
New Bern-Morehead City, NC	Limited-Scope		
Raleigh-Durham-Cary, NC	Full-Scope		
Rocky Mount-Wilson-Roanoke Rapids, NC	Limited-Scope		
Rutherford County, NC NonMSA	Limited-Scope		
Wilmington, NC MSA	Full-Scope		
Beckley, WV MSA	Limited-Scope		
Braxton, WV NonMSA	Limited-Scope		
Charleston-Huntington-Ashland, WV	Full-Scope		
2024 Jackson County, WV NonMSA	Limited-Scope		
Logan, WV NonMSA	Limited-Scope		
Morgantown, WV MSA	Full-Scope		
Parkersburg-Vienna, WV	Limited-Scope		
Weirton-Steubenville, WV	Limited-Scope		
Charleston-North Charleston, SC MSA	Full-Scope		
Columbia, SC	Limited-Scope		
Greenville-Spartanburg-Anderson, SC	Limited-Scope		
Baltimore-Columbia-Towson, MD	Full-Scope		
Pittsburgh, PA	Full-Scope		
Washington-Arlington-Alexandria, DC-VA-MD-WV	Full-Scope		
Hagerstown-Martinsburg, MD-WV	Full-Scope		
Myrtle Beach-Conway, SC-NC	Full-Scope		
Charlotte-Concord-Gastonia, NC-SC	Full-Scope		
Wheeling, WV-OH MSA	Full-Scope		

[10] There is a statutory requirement that the written evaluation of a multistate institution's performance must list the individual branches examined in each state.

CRA APPENDIX B

SUMMARY OF STATE AND MULTISTATE MSA RATINGS

State or Multistate Metropolitan Area Name	Lending Test Rating	Investment Test Rating	Service Test Rating	Overall Rating
Washington-Arlington-Alexandria, DC-VA-MD-WV	High Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
Hagerstown-Martinsburg, MD-WV	Low Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
Myrtle Beach-Conway, SC-NC	High Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
Charlotte-Concord-Gastonia, NC-SC	High Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
Wheeling, WV-OH MSA	Low Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
Commonwealth of Virginia	High Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
North Carolina	High Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
West Virginia	High Satisfactory	High Satisfactory	High Satisfactory	Satisfactory
South Carolina	Outstanding	High Satisfactory	High Satisfactory	Outstanding
Maryland	Low Satisfactory	High Satisfactory	Low Satisfactory	Satisfactory
Pennsylvania	High Satisfactory	High Satisfactory	Outstanding	Satisfactory

CRA APPENDIX C

ASSESSMENT AREA COMPOSITION

Multi-State Assessment Areas	State	County/City	Census Tracts
Washington-Arlington-Alexandria, DC-VA-MD-WV	DC	District of Columbia	All
	VA	Alexandria City	All
		Arlington County	
		Clarke County	
		Fairfax City	
		Fairfax County	
		Falls Church City	
		Fredericksburg City	
		Loudoun County	
		Manassas City	
		Manassas Park City	
		Prince William County	
		Spotsylvania County	
		Stafford County	
		Warren County	
	MD	Frederick County	All
		Montgomery County	
		Prince George's County	
	WV	Jefferson County	All
Hagerstown-Martinsburg, MD-WV	MD	Washington County	All
	WV	Berkeley County	All
Myrtle Beach-Conway, SC-NC	SC	Georgetown County	All
		Horry County	
	NC	Brunswick County	All
Charlotte-Concord-Gastonia, NC-SC	NC	Gaston County	All
		Iredell County	
		Lincoln County	
		Mecklenburg County	
	SC	York County	All
Wheeling, WV-OH MSA	WV	Marshall County	All
		Ohio County	
	OH	Belmont County	All

Virginia Assessment Areas	State	County/City	Census Tracts
Richmond, VA	VA	Chesterfield County	All
		Goochland County	
		Hanover County	
		Henrico County	
		King and Queen County	
		King William County	
		Powhatan County	
		Richmond City	
Charlottesville, VA	VA	Albemarle County	All
		Charlottesville City	
		Greene County	
Essex, VA NonMSA	VA	Essex County	All
Harrisonburg-Staunton-Stuarts Draft, VA MSA	VA	Augusta County	All
		Harrisonburg City	
		Rockingham County	
		Staunton City	
		Waynesboro City	
Louisa, VA NonMSA	VA	Louisa County	All
Lynchburg, VA	VA	Campbell County	All
		Lynchburg City	
		Bedford County (2023)	
Northumberland, VA NonMSA	VA	Northumberland County	All
Shenandoah, VA NonMSA	VA	Shenandoah County	All
Winchester, VA	VA	Frederick County	All
		Winchester City	

North Carolina Assessment Areas	State	County/City	Census Tracts
Raleigh-Durham-Cary, NC	NC	Durham County	All
		Johnston County	
		Wake County	
Wilmington, NC MSA	NC	New Hanover County	All
		Pender County	
		Brunswick County (2024)	
Greenville-Kinston-Washington, NC	NC	Beaufort County	All
		Pitt County	
		Lenoir County (2022 & 2023)	
Columbus, NC NonMSA	NC	Bladen County	All
		Columbus County	
		Duplin County (2022 & 2023)	
		Sampson County (2022 & 2023)	
Dare-Pasquotank, NC NonMSA	NC	Dare County	All
		Pasquotank County	
Fayetteville-Lumberton-Pinehurst, NC	NC	Cumberland County	All
		Robeson County	
Goldsboro, NC MSA	NC	Wayne County	All
Hickory-Lenoir-Morganton, NC	NC	Catawba County	All
Lenoir, NC NonMSA (2024 Only)	NC	Duplin County	All
		Greene County	
		Lenoir County	
New Bern-Morehead City, NC	NC	Carteret County	All
		Craven County	
Rocky Mount-Wilson-Roanoke Rapids, NC	NC	Edgecomb County	All
		Nash County	
		Wilson County	
Rutherford County, NC NonMSA	NC	Rutherford County	All

West Virginia Assessment Areas	State	County/City	Census Tracts
Charleston-Huntington-Ashland, WV	WV	Boone County	All
		Cabell County	
		Kanawha County	
		Jackson County (2022 & 2023)	
		Putnam County	
		Wayne County	
Morgantown, WV MSA	WV	Monongalia County	All
		Preston County	
Beckley, WV MSA	WV	Fayette County	All
		Raleigh County	
Braxton, WV NonMSA	WV	Gilmer County	All
		Lewis County	
		Nicholas County	
		Webster County	
		Braxton County (2022 only)	
		Harrison County (2022 only)	
		Ritchie County (2022 only)	
Jackson County, WV NonMSA (2024 Only)	WV	Jackson County	All
Logan, WV NonMSA	WV	Logan County	All
Parkersburg-Vienna, WV	WV	Wood County	All
Weirton-Steubenville, WV	WV	Brooke County	All
		Hancock County	
South Carolina Assessment Areas	**State**	**County/City**	**Census Tracts**
Charleston-North Charleston, SC MSA	SC	Berkeley County	All
		Charleston County	
		Dorchester County	
Columbia, SC	SC	Lexington County	All
		Richland County	
Greenville-Spartanburg-Anderson, SC	SC	Greenville County	All
		Spartanburg County	
Maryland Assessment Areas	**State**	**County/City**	**Census Tracts**
Baltimore-Columbia-Towson, MD	MD	Anne Arundel County	All
		Baltimore City	
		Baltimore County	
		Howard County	
Pennsylvania Assessment Areas	**State**	**County/City**	**Census Tracts**
Pittsburgh, PA	PA	Fayette County	All

CRA APPENDIX D

LOAN, BRANCH, AND DEPOSIT VOLUME BY ASSESSMENT AREA

The following table includes the distribution of the bank's loan, branch, and deposit volume by assessment area. Loan volume includes all (loan types) considered in the evaluation. Branch information is current as of the evaluation date, while deposit data includes all bank deposits and is current as of June 30, 2024.

Assessment Area	Loan Volume				Branches		Deposit Volume	
	#	%	$ 000s	%	#	%	$ 000s	%
Multi-State MSAs								
Myrtle Beach-Conway, SC-NC	1004	8.5%	$262,420	6.9%	12	5.5%	$651,723	2.8%
Washington-Arlington-Alexandria, DC-VA-MD-WV	3150	26.7%	$1,581,065	41.6%	57	26.1%	$10,071,646	43.6%
Hagerstown-Martinsburg, MD-WV	301	2.6%	$54,391	1.4%	6	2.8%	$656,854	2.8%
Wheeling, WV-OH MSA	128	1.1%	$20,245	0.5%	6	2.8%	$537,803	2.3%
Charlotte-Concord-Gastonia, NC-SC	480	4.1%	$169,011	4.5%	7	3.2%	$585,589	2.5%
Multistate Subtotal	*5,063*		*$2,087,132*		*88*		*$12,503,615*	
Virginia Assessment Areas								
Charlottesville, VA	143	7.2%	$34,092	6.6%	3	8.1%	$306,527	14.2%
Harrisonburg-Staunton-Waynesboro, VA MSA	174	8.8%	$34,726	6.7%	8	21.6%	$381,146	17.7%
Lynchburg, VA	38	1.9%	$9,739	1.9%	2	5.4%	$71,432	3.3%
Richmond, VA	1062	53.6%	$335,801	65.2%	13	35.1%	$762,351	35.4%
Shenandoah, VA NonMSA	57	2.9%	$6,115	1.2%	2	5.4%	$91,461	4.2%
Essex, VA NonMSA	83	4.2%	$12,682	2.5%	1	2.7%	$115,359	5.4%
Louisa, VA NonMSA	142	7.2%	$32,249	6.3%	1	2.7%	$119,021	5.5%
Northumberland, VA NonMSA	81	4.1%	$10,387	2.0%	2	5.4%	$61,169	2.8%
Winchester, VA	201	10.1%	$39,494	7.7%	5	13.5%	$243,631	11.3%
Virginia Subtotal	*1,981*	*100.0%*	*$515,285*	*100.0%*	*37*	*100.0%*	*$2,152,097*	*100.0%*
West Virginia Assessment Areas								
Beckley, WV	158	9.4%	$24,734	8.2%	6	16.2%	$476,334	9.7%
Charleston-Huntington-Ashland, WV	649	38.5%	$124,641	41.5%	11	29.7%	$2,007,068	40.7%
Morgantown, WV MSA	341	20.2%	$72,046	24.0%	6	16.2%	$1,141,970	23.1%
Parkersburg-Vienna, WV	370	21.9%	$54,805	18.3%	4	10.8%	$713,929	14.5%
Braxton, WV NonMSA	117	6.9%	$16,771	5.6%	5	13.5%	$397,754	8.1%
Logan, WV NonMSA	19	1.1%	$2,454	0.8%	3	8.1%	$106,848	2.2%
Weirton-Steubenville, WV	32	1.9%	$4,747	1.6%	2	5.4%	$90,728	1.8%
West Virginia Subtotal	*1,686*	*100.0%*	*$300,198*	*100.0%*	*37*	*100.0%*	*$4,934,631*	*100.0%*
North Carolina Assessment Areas								
Fayetteville-Lumberton-Pinehurst, NC	121	7.7%	$32,769	7.0%	4	11.8%	$189,147	10.1%
Rutherford County, NC NonMSA	127	8.1%	$21,257	4.5%	1	2.9%	$95,031	5.1%
Goldsboro, NC MSA	18	1.1%	$2,496	0.5%	2	5.9%	$55,042	2.9%
Greenville-Kinston-Washington, NC	278	17.7%	$55,808	11.9%	7	20.6%	$347,696	18.6%
Hickory-Lenoir-Morganton, NC	109	6.9%	$23,461	5.0%	1	2.9%	$57,801	3.1%
Wilmington, NC MSA	258	16.4%	$73,046	15.6%	3	8.8%	$389,865	20.9%
Dare-Pasquotank, NC NonMSA	80	5.1%	$22,664	4.8%	3	8.8%	$107,316	5.8%
Columbus, NC NonMSA	135	8.6%	$18,194	3.9%	5	14.7%	$217,205	11.6%
New Bern-Moorehead City, NC	151	9.6%	$38,516	8.2%	3	8.8%	$146,045	7.8%
Raleigh-Durham-Cary, NC	148	9.4%	$154,858	33.1%	2	5.9%	$101,325	5.4%
Rocky Mount-Wilson-Roanoke Rapids, NC	145	9.2%	$24,711	5.3%	3	8.8%	$159,775	8.6%
North Carolina Subtotal	*1,570*	*100.0%*	*$467,780*	*100.0%*	*34*	*100.0%*	*$1,866,248*	*100.0%*
South Carolina Assessment Areas								
Charleston-North Charleston, SC MSA	444	53.0%	$116,206	61.2%	8	53.3%	$524,432	51.9%
Columbia, SC	82	9.8%	$18,784	9.9%	2	13.3%	$138,409	13.7%
Greenville-Spartanburg-Anderson, SC	311	37.2%	$54,816	28.9%	5	33.3%	$348,025	34.4%
South Carolina Subtotal	*837*	*100.0%*	*$189,806*	*100.0%*	*15*	*100.0%*	*$1,010,866*	*100.0%*
Pennsylvania Assessment Areas								
Pittsburgh, PA	263	100.0%	$33,980	100.0%	4	100.0%	$481,376	2.1%
Pennsylvania Subtotal	*263*		*$33,980*		*4*		*$481,376*	
Maryland Assessment Areas								
Baltimore-Columbia-Towson, MD	402	100.0%	$202,071	100.0%	3	100.0%	$164,092	0.7%
Maryland Subtotal	*402*		*$202,071*		*3*		*$164,092*	
Total	**11,802**		**$3,796,252**		**218**		**$23,112,925**	

CRA APPENDIX E

LIMITED-SCOPE REVIEW ASSESSMENT AREA TABLES

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE CHARLOTTESVILLE, VA ASSESSMENT AREA

This assessment area includes Albermarle County, Greene County and Charlottesville City. The bank operates three branches and four ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Charlottesville, VA AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	4.4	816	2.0	239	29.3	8,002	19.6
Moderate	10	22.2	7,409	18.1	813	11.0	6,837	16.7
Middle	18	40.0	17,178	42.1	823	4.8	8,465	20.7
Upper	15	33.3	15,441	37.8	348	2.3	17,540	42.9
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**45**	**100.0**	**40,844**	**100.0**	**2,223**	**5.4**	**40,844**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	3,288	286	0.7	8.7	2,533	77.0	469	14.3
Moderate	15,286	6,672	16.2	43.6	7,033	46.0	1,581	10.3
Middle	30,342	17,364	42.1	57.2	10,347	34.1	2,631	8.7
Upper	26,439	16,914	41.0	64.0	7,537	28.5	1,988	7.5
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**75,355**	**41,236**	**100.0**	**54.7**	**27,450**	**36.4**	**6,669**	**8.9**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	246	2.5	220	2.4	24	3.5	2	2.4
Moderate	1,578	15.9	1,436	15.7	130	18.7	12	14.5
Middle	3,984	40.0	3,672	40.0	277	39.9	35	42.2
Upper	4,143	41.6	3,845	41.9	264	38.0	34	41.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**9,951**	**100.0**	**9,173**	**100.0**	**695**	**100.0**	**83**	**100.0**
Percentage of Total Businesses:				**92.2**		**7.0**		**0.8**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	2	0.8	2	0.8	0	0.0	0	0.0
Moderate	32	12.8	32	13.0	0	0.0	0	0.0
Middle	94	37.6	92	37.2	1	50.0	1	100.0
Upper	122	48.8	121	49.0	1	50.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**250**	**100.0**	**247**	**100.0**	**2**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**98.8**		**0.8**		**0.4**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Charlottesville, VA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	11	37.9	6.5	2,064	21.8	2.5	0	0.0	5.3	0	0.0	2.4	19.6
Moderate	4	13.8	15.9	1,031	10.9	8.7	0	0.0	13.9	0	0.0	8.8	16.7
Middle	2	6.9	19.3	548	5.8	13.4	2	40.0	21.5	788	36.3	17.6	20.7
Upper	6	20.7	40.4	3,535	37.3	43.5	0	0.0	37.2	0	0.0	46.3	42.9
Unknown	6	20.7	18.0	2,305	24.3	32.0	3	60.0	22.2	1,385	63.7	25.0	0.0
Total	29	100.0	100.0	9,483	100.0	100.0	5	100.0	100.0	2,173	100.0	100.0	100.0
Refinance Loans													
Low	1	7.1	13.6	75	1.6	7.2	0	0.0	15.9	0	0.0	8.0	19.6
Moderate	3	21.4	18.5	588	12.9	13.2	1	50.0	19.5	213	46.0	12.2	16.7
Middle	3	21.4	20.3	820	18.0	17.1	0	0.0	20.8	0	0.0	15.4	20.7
Upper	7	50.0	33.2	3,076	67.5	44.6	1	50.0	29.2	250	54.0	37.2	42.9
Unknown	0	0.0	14.3	0	0.0	17.9	0	0.0	14.6	0	0.0	26.2	0.0
Total	14	100.0	100.0	4,559	100.0	100.0	2	100.0	100.0	463	100.0	100.0	100.0
Home Improvement Loans													
Low	1	12.5	6.0	50	4.0	3.3	0	0.0	8.7	0	0.0	6.0	19.6
Moderate	1	12.5	16.5	30	2.4	11.4	3	42.9	17.5	298	27.9	10.4	16.7
Middle	1	12.5	24.1	150	12.1	19.0	1	14.3	29.4	15	1.4	22.6	20.7
Upper	3	37.5	50.0	650	52.3	59.6	2	28.6	42.1	740	69.3	58.2	42.9
Unknown	2	25.0	3.3	363	29.2	6.7	1	14.3	2.4	15	1.4	2.7	0.0
Total	8	100.0	100.0	1,243	100.0	100.0	7	100.0	100.0	1,068	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	13	22.0	8.4	2,189	13.3	3.5	2	11.1	7.7	60	1.5	3.2	19.6
Moderate	9	15.3	16.5	1,816	11.0	9.7	6	33.3	15.2	830	20.3	9.2	16.7
Middle	7	11.9	20.1	1,558	9.5	14.2	3	16.7	22.3	803	19.7	17.4	20.7
Upper	22	37.3	39.6	8,231	50.0	44.8	3	16.7	37.1	990	24.2	46.5	42.9
Unknown	8	13.6	15.4	2,668	16.2	27.8	4	22.2	17.8	1,400	34.3	23.8	0.0
Total	59	100.0	100.0	16,462	100.0	100.0	18	100.0	100.0	4,083	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Charlottesville, VA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	10	34.5	56.2	2,524	39.9	43.6	21	58.3	57.9	3,995	61.5	35.3	92.2
Over $1 Million	12	41.4		2,377	37.6		14	38.9		2,452	37.8		7.0
Revenue Unknown	7	24.1		1,426	22.5		1	2.8		48	0.7		0.8
Total	29	100.0		6,327	100.0		36	100.0		6,495	100.0		100.0
By Loan Size													
$100,000 or Less	15	51.7	95.7	536	8.5	48.5	18	50.0	95.0	976	15.0	45.2	
$100,001 - $250,000	7	24.1	2.6	1,370	21.7	16.3	11	30.6	2.8	1,869	28.8	15.8	
$250,001 - $1 Million	7	24.1	1.8	4,421	69.9	35.2	7	19.4	2.2	3,650	56.2	39.0	
Total	29	100.0	100.0	6,327	100.0	100.0	36	100.0	100.0	6,495	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	7	70.0		186	7.4		13	61.9		603	15.1		
$100,001 - $250,000	0	0.0		0	0.0		4	19.0		699	17.5		
$250,001 - $1 Million	3	30.0		2,338	92.6		4	19.0		2,693	67.4		
Total	10	100.0		2,524	100.0		21	100.0		3,995	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Charlottesville, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	1	3.4	2.3	180	2.8	2.7	0	0.0	2.0	0	0.0	1.3	2.5
Moderate	6	20.7	14.3	554	8.8	12.6	9	25.0	13.2	1,233	19.0	16.0	15.9
Middle	12	41.4	42.7	2,862	45.2	45.9	17	47.2	40.4	3,892	59.9	45.1	40.0
Upper	10	34.5	40.3	2,731	43.2	38.6	10	27.8	44.1	1,370	21.1	37.5	41.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.4	0	0.0	0.1	0	0.0	0.3	0	0.0	0.1	
Total	29	100.0	100.0	6,327	100.0	100.0	36	100.0	100.0	6,495	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Charlottesville, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	3	10.3	12	515	5.4	0.8	0	0.0	11	0	0.0	0.8	0.7
Moderate	2	6.9	14.1	227	2.4	8.4	1	20.0	14.0	336	15.5	9.4	16.2
Middle	12	41.4	39.3	3,505	37.0	47.0	1	20.0	40.8	288	13.3	41.7	42.1
Upper	12	41.4	45.4	5,236	55.2	43.8	3	60.0	44.1	1,549	71.3	48.2	41.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	29	100.0	100.0	9,483	100.0	100.0	5	100.0	100.0	2,173	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.9	0	0.0	0.7	0	0.0	0.6	0	0.0	0.6	0.7
Moderate	4	28.6	16.5	500	11.0	11.4	1	50.0	18.2	213	46.0	13.4	16.2
Middle	2	14.3	40.6	769	16.9	33.4	0	0.0	41.2	0	0.0	31.3	42.1
Upper	8	57.1	42.1	3,290	72.2	54.4	1	50.0	39.9	250	54.0	54.7	41.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	4,559	100.0	100.0	2	100.0	100.0	463	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.7	0	0.0	1.3	0	0.0	0.5	0	0.0	0.6	0.7
Moderate	2	25.0	12.3	80	6.4	10.0	3	42.9	12.7	203	19.0	6.5	16.2
Middle	5	62.5	40.4	818	65.8	40.5	2	28.6	42.3	125	11.7	37.5	42.1
Upper	1	12.5	46.7	345	27.8	48.2	2	28.6	44.4	740	69.3	55.4	41.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	8	100.0	100.0	1,243	100.0	100.0	7	100.0	100.0	1,068	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	1	100.0	14.3	725	100.0	4.0	0	0.0	0.0	0	0.0	0.0	13.1
Moderate	0	0.0	28.6	0	0.0	54.9	0	0.0	22.2	0	0.0	19.5	31.7
Middle	0	0.0	38.1	0	0.0	29.1	0	0.0	44.4	0	0.0	59.5	32.1
Upper	0	0.0	19.0	0	0.0	12.0	0	0.0	33.3	0	0.0	21.0	23.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	725	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	4	6.7	10	1,240	7.2	0.8	0	0.0	0.9	0	0.0	0.7	0.7
Moderate	11	18.3	14.7	1,067	6.2	10.9	8	44.4	14.3	832	20.4	10.0	16.2
Middle	23	38.3	39.7	5,759	33.5	43.2	4	22.2	40.8	712	17.4	40.8	42.1
Upper	22	36.7	44.6	9,121	53.1	45.0	6	33.3	43.9	2,539	62.2	48.5	41.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	60	100.0	100.0	17,187	100.0	100.0	18	100.0	100.0	4,083	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within this assessment area, UB made three community development loans totaling $7 million, eight donations totaling $50,000, and participated in seven qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE HARRISONBURG-STAUNTON-STUARTS DRAFT, VA MSA ASSESSMENT AREA

This assessment area includes Augusta County, Rockingham County, Harrisonburg City, Staunton City and Waynesboro City. The bank operates eight branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Harrisonburg-Staunton-Waynesboro, VA MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	12,070	19.1
Moderate	10	15.9	8,841	14.0	1,505	17.0	11,543	18.3
Middle	44	69.8	47,161	74.8	2,812	6.0	14,551	23.1
Upper	9	14.3	7,043	11.2	311	4.4	24,881	39.5
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**63**	**100.0**	**63,045**	**100.0**	**4,628**	**7.3**	**63,045**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	18,839	7,608	11.6	40.4	9,303	49.4	1,928	10.2
Middle	78,142	49,974	76.1	64.0	20,587	26.3	7,581	9.7
Upper	11,758	8,125	12.4	69.1	2,432	20.7	1,201	10.2
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**108,739**	**65,707**	**100.0**	**60.4**	**32,322**	**29.7**	**10,710**	**9.8**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	1,507	15.0	1,355	14.7	136	19.1	16	18.2
Middle	7,178	71.6	6,639	71.9	480	67.5	59	67.0
Upper	1,345	13.4	1,237	13.4	95	13.4	13	14.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**10,030**	**100.0**	**9,231**	**100.0**	**711**	**100.0**	**88**	**100.0**
Percentage of Total Businesses:				**92.0**		**7.1**		**0.9**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	23	3.0	22	2.9	1	12.5	0	0.0
Middle	676	87.2	669	87.2	7	87.5	0	0.0
Upper	76	9.8	76	9.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**775**	**100.0**	**767**	**100.0**	**8**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**99.0**		**1.0**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Harrisonburg-Staunton-Waynesboro, VA MSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	3.7	6.0	86	1.2	3.5	0	0.0	5.4	0	0.0	3.1	19.1
Moderate	12	44.4	22.0	2,158	29.3	17.0	5	25.0	22.7	1,350	19.3	17.1	18.3
Middle	2	7.4	22.2	508	6.9	21.1	4	20.0	23.8	1,091	15.6	23.3	23.1
Upper	12	44.4	30.0	4,603	62.6	38.4	9	45.0	25.0	3,683	52.6	32.9	39.5
Unknown	0	0.0	19.7	0	0.0	20.1	2	10.0	23.1	882	12.6	23.6	0.0
Total	27	100.0	100.0	7,355	100.0	100.0	20	100.0	100.0	7,006	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	11.3	0	0.0	6.5	3	42.9	14.9	348	48.5	7.5	19.1
Moderate	0	0.0	24.6	0	0.0	19.3	3	42.9	27.6	270	37.6	20.8	18.3
Middle	2	33.3	23.7	281	19.1	22.3	1	14.3	23.6	100	13.9	23.8	23.1
Upper	4	66.7	26.2	1,190	80.9	33.6	0	0.0	20.2	0	0.0	28.8	39.5
Unknown	0	0.0	14.1	0	0.0	18.2	0	0.0	13.8	0	0.0	19.0	0.0
Total	6	100.0	100.0	1,471	100.0	100.0	7	100.0	100.0	718	100.0	100.0	100.0
Home Improvement Loans													
Low	1	6.7	11.4	65	6.6	7.8	0	0.0	13.9	0	0.0	7.9	19.1
Moderate	6	40.0	22.7	373	38.1	17.7	1	25.0	26.5	50	13.9	19.8	18.3
Middle	3	20.0	28.4	185	18.9	26.3	1	25.0	25.9	75	20.8	24.6	23.1
Upper	4	26.7	35.8	330	33.7	46.8	2	50.0	31.3	235	65.3	43.4	39.5
Unknown	1	6.7	1.8	25	2.6	1.4	0	0.0	2.4	0	0.0	4.3	0.0
Total	15	100.0	100.0	978	100.0	100.0	4	100.0	100.0	360	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	2	3.4	8.2	151	1.4	4.6	3	9.1	8.7	348	4.3	4.2	19.1
Moderate	20	34.5	23.1	2,690	25.4	17.6	9	27.3	24.1	1,670	20.5	17.9	18.3
Middle	9	15.5	23.5	1,064	10.0	21.7	7	21.2	24.1	1,326	16.3	23.5	23.1
Upper	26	44.8	30.1	6,680	63.0	37.8	11	33.3	25.8	3,918	48.0	33.1	39.5
Unknown	1	1.7	15.1	25	0.2	18.3	3	9.1	17.3	897	11.0	21.3	0.0
Total	58	100.0	100.0	10,610	100.0	100.0	33	100.0	100.0	8,159	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Harrisonburg-Staunton-Waynesboro, VA MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	10	23.3	58.7	1,412	13.9	37.4	10	28.6	62.4	840	14.9	44.6	92.0
Over $1 Million	25	58.1		8,010	78.9		22	62.9		4,746	84.3		7.1
Revenue Unknown	8	18.6		733	7.2		3	8.6		41	0.7		0.9
Total	43	100.0		10,155	100.0		35	100.0		5,627	100.0		100.0
By Loan Size													
$100,000 or Less	21	48.8	93.5	621	6.1	38.2	23	65.7	94.8	971	17.3	43.7	
$100,001 - $250,000	7	16.3	3.5	1,305	12.9	17.1	3	8.6	2.9	560	10.0	16.1	
$250,001 - $1 Million	15	34.9	3.0	8,229	81.0	44.7	9	25.7	2.2	4,096	72.8	40.2	
Total	43	100.0	100.0	10,155	100.0	100.0	35	100.0	100.0	5,627	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	7	70.0		212	15.0		9	90.0		424	50.5		
$100,001 - $250,000	1	10.0		129	9.1		0	0.0		0	0.0		
$250,001 - $1 Million	2	20.0		1,071	75.8		1	10.0		416	49.5		
Total	10	100.0		1,412	100.0		10	100.0		840	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Harrisonburg-Staunton-Waynesboro, VA MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	8	18.6	14.1	2,732	26.9	19.1	11	31.4	14.4	1,930	34.3	16.1	15.0
Middle	31	72.1	70.1	6,374	62.8	67.0	20	57.1	69.7	3,570	63.4	68.1	71.6
Upper	4	9.3	15.2	1,049	10.3	13.7	4	11.4	15.0	127	2.3	15.6	13.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.6	0	0.0	0.2	0	0.0	0.9	0	0.0	0.2	
Total	43	100.0	100.0	10,155	100.0	100.0	35	100.0	100.0	5,627	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Harrisonburg-Staunton-Waynesboro, VA MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	6	22.2	16.3	1,456	19.8	13.5	2	10.0	18.8	1,067	15.2	16.3	11.6
Middle	13	48.1	71.4	3,592	48.8	71.7	14	70.0	68.4	4,805	68.6	68.7	76.1
Upper	8	29.6	12.3	2,307	31.4	14.8	4	20.0	12.8	1,134	16.2	15.0	12.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	27	100.0	100.0	7,355	100.0	100.0	20	100.0	100.0	7,006	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	11.2	0	0.0	10.5	1	14.3	12.3	95	13.2	11.1	11.6
Middle	6	100.0	74.6	1,471	100.0	72.8	6	85.7	74.2	623	86.8	72.2	76.1
Upper	0	0.0	14.3	0	0.0	16.6	0	0.0	13.5	0	0.0	16.6	12.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	1,471	100.0	100.0	7	100.0	100.0	718	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	8.9	0	0.0	7.4	0	0.0	11.6	0	0.0	8.9	11.6
Middle	12	80.0	78.8	725	74.1	78.1	4	100.0	75.3	360	100.0	74.0	76.1
Upper	3	20.0	12.3	253	25.9	14.5	0	0.0	13.1	0	0.0	17.1	12.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	15	100.0	100.0	978	100.0	100.0	4	100.0	100.0	360	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	28.9	0	0.0	25.4	0	0.0	26.7	0	0.0	7.8	38.6
Middle	0	0.0	55.6	0	0.0	47.8	0	0.0	53.3	0	0.0	71.1	56.8
Upper	0	0.0	15.6	0	0.0	26.8	0	0.0	6.7	0	0.0	0.5	4.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	13.3	0	0.0	20.7	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	6	10.3	14.0	1,456	13.7	13.0	3	9.1	16.0	1,162	14.2	14.5	11.6
Middle	38	65.5	73.1	6,114	57.6	71.2	26	78.8	70.9	5,863	71.9	69.7	76.1
Upper	14	24.1	13.0	3,040	28.7	15.8	4	12.1	13.1	1,134	13.9	14.7	12.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	1.1	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	58	100.0	100.0	10,610	100.0	100.0	33	100.0	100.0	8,159	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

UB made no community development loans, held 14 investments totaling approximately $3.2 million, made 11 donations totaling $21,000, and participated in 20 qualified service activities in this assessment area.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE LYNCHBURG, VA ASSESSMENT AREA

This assessment area includes Campbell County and Lynchburg City. Bedford County was added to the assessment area for 2023, but it was removed in 2024. The bank operates two branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Lynchburg, VA AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	3.6	1,270	2.3	401	31.6	10,699	19.4
Moderate	10	18.2	8,243	15.0	1,368	16.6	10,461	19.0
Middle	33	60.0	33,242	60.3	1,986	6.0	12,093	21.9
Upper	8	14.5	12,254	22.2	379	3.1	21,875	39.7
Unknown	2	3.6	119	0.2	42	35.3	0	0.0
Total AA	**55**	**100.0**	**55,128**	**100.0**	**4,176**	**7.6**	**55,128**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	2,691	840	1.5	31.2	1,333	49.5	518	19.2
Moderate	15,300	6,894	12.0	45.1	5,915	38.7	2,491	16.3
Middle	57,984	35,707	62.2	61.6	13,865	23.9	8,412	14.5
Upper	18,925	13,907	24.2	73.5	3,882	20.5	1,136	6.0
Unknown	560	66	0.1	11.8	395	70.5	99	17.7
Total AA	**95,460**	**57,414**	**100.0**	**60.1**	**25,390**	**26.6**	**12,656**	**13.3**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	306	3.6	284	3.6	18	3.1	4	4.8
Moderate	1,239	14.4	1,128	14.2	101	17.2	10	12.0
Middle	4,588	53.3	4,277	53.9	270	46.1	41	49.4
Upper	2,035	23.6	1,892	23.8	121	20.6	22	26.5
Unknown	442	5.1	360	4.5	76	13.0	6	7.2
Total AA	**8,610**	**100.0**	**7,941**	**100.0**	**586**	**100.0**	**83**	**100.0**
Percentage of Total Businesses:				**92.2**		**6.8**		**1.0**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	2	0.9	2	0.9	0	0.0	0	0.0
Moderate	42	18.8	42	19.0	0	0.0	0	0.0
Middle	152	67.9	149	67.4	1	100.0	2	100.0
Upper	28	12.5	28	12.7	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**224**	**100.0**	**221**	**100.0**	**1**	**100.0**	**2**	**100.0**
Percentage of Total Farms:				**98.7**		**0.4**		**0.9**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Lynchburg, VA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	10.6	0	0.0	6.2	0	0.0	6.0	0	0.0	2.8	19.4
Moderate	1	50.0	22.3	200	60.4	18.5	3	60.0	19.1	551	34.8	13.3	19.0
Middle	0	0.0	19.2	0	0.0	19.7	0	0.0	21.9	0	0.0	19.5	21.9
Upper	1	50.0	29.5	131	39.6	38.0	2	40.0	32.5	1,033	65.2	44.0	39.7
Unknown	0	0.0	18.3	0	0.0	17.6	0	0.0	20.5	0	0.0	20.4	0.0
Total	2	100.0	100.0	331	100.0	100.0	5	100.0	100.0	1,584	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	11.5	0	0.0	7.0	0	0.0	12.8	0	0.0	7.4	19.4
Moderate	2	66.7	22.9	252	84.0	20.0	1	50.0	21.7	168	46.2	17.4	19.0
Middle	0	0.0	22.9	0	0.0	22.3	0	0.0	20.4	0	0.0	18.4	21.9
Upper	0	0.0	26.4	0	0.0	32.0	0	0.0	29.6	0	0.0	38.3	39.7
Unknown	1	33.3	16.4	48	16.0	18.6	1	50.0	15.4	196	53.8	18.4	0.0
Total	3	100.0	100.0	300	100.0	100.0	2	100.0	100.0	364	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	6.5	0	0.0	3.1	1	50.0	7.5	30	6.6	3.9	19.4
Moderate	1	33.3	18.9	50	22.3	12.5	0	0.0	12.6	0	0.0	8.9	19.0
Middle	0	0.0	20.7	0	0.0	15.0	0	0.0	19.9	0	0.0	14.2	21.9
Upper	2	66.7	47.9	174	77.7	59.1	1	50.0	40.9	425	93.4	48.3	39.7
Unknown	0	0.0	5.9	0	0.0	10.3	0	0.0	19.1	0	0.0	24.8	0.0
Total	3	100.0	100.0	224	100.0	100.0	2	100.0	100.0	455	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	10.5	0	0.0	6.4	1	11.1	7.8	30	1.2	3.8	19.4
Moderate	4	40.0	21.8	502	52.9	18.5	4	44.4	19.0	719	29.9	13.8	19.0
Middle	0	0.0	20.6	0	0.0	20.4	0	0.0	21.7	0	0.0	19.1	21.9
Upper	4	40.0	29.2	374	39.4	37.1	3	33.3	33.3	1,458	60.7	43.5	39.7
Unknown	2	20.0	17.9	73	7.7	17.6	1	11.1	18.3	196	8.2	19.7	0.0
Total	10	100.0	100.0	949	100.0	100.0	9	100.0	100.0	2,403	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Lynchburg, VA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	6	54.5	56.6	353	25.4	40.0	5	71.4	61.5	1,678	51.2	40.2	92.2
Over $1 Million	0	0.0		0	0.0		1	14.3		772	23.6		6.8
Revenue Unknown	5	45.5		1,039	74.6		1	14.3		825	25.2		1.0
Total	11	100.0		1,392	100.0		7	100.0		3,275	100.0		100.0
By Loan Size													
$100,000 or Less	7	63.6	92.9	221	15.9	33.6	2	28.6	94.3	48	1.5	41.6	
$100,001 - $250,000	2	18.2	3.7	428	30.7	17.1	0	0.0	3.1	0	0.0	16.4	
$250,001 - $1 Million	2	18.2	3.4	743	53.4	49.3	5	71.4	2.6	3,227	98.5	42.0	
Total	11	100.0	100.0	1,392	100.0	100.0	7	100.0	100.0	3,275	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	5	83.3		106	30.0		2	40.0		48	2.9		
$100,001 - $250,000	1	16.7		247	70.0		0	0.0		0	0.0		
$250,001 - $1 Million	0	0.0		0	0.0		3	60.0		1,630	97.1		
Total	6	100.0		353	100.0		5	100.0		1,678	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Lynchburg, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	1.1	0	0.0	0.9	0	0.0	3.1	0	0.0	4.8	3.6
Moderate	1	9.1	19.0	181	13.0	21.8	0	0.0	10.5	0	0.0	9.9	14.4
Middle	10	90.9	53.7	1,211	87.0	51.4	6	85.7	56.0	2,503	76.4	51.1	53.3
Upper	0	0.0	18.3	0	0.0	17.1	0	0.0	25.8	0	0.0	26.5	23.6
Unknown	0	0.0	7.1	0	0.0	8.6	1	14.3	4.1	772	23.6	7.6	5.1
Tract-Unk	0	0.0	0.8	0	0.0	0.2	0	0.0	0.4	0	0.0	0.1	
Total	11	100.0	100.0	1,392	100.0	100.0	7	100.0	100.0	3,275	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Lynchburg, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	15	0	0.0	12	0	0.0	2.3	0	0.0	14	15
Moderate	2	100.0	23.5	331	100.0	19.0	3	60.0	18.2	757	47.8	13.9	12.0
Middle	0	0.0	54.6	0	0.0	53.4	2	40.0	55.6	827	52.2	54.5	62.2
Upper	0	0.0	19.6	0	0.0	25.6	0	0.0	23.4	0	0.0	29.8	24.2
Unknown	0	0.0	0.8	0	0.0	0.7	0	0.0	0.4	0	0.0	0.4	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	331	100.0	100.0	5	100.0	100.0	1584	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.1	0	0.0	0.1	0	0.0	2.3	0	0.0	19	15
Moderate	1	33.3	20.2	48	16.0	19.2	1	50.0	10.5	196	53.8	8.5	12.0
Middle	2	66.7	58.7	252	84.0	54.3	1	50.0	64.0	168	46.2	64.1	62.2
Upper	0	0.0	20.2	0	0.0	25.0	0	0.0	23.1	0	0.0	25.1	24.2
Unknown	0	0.0	0.8	0	0.0	1.4	0	0.0	0.1	0	0.0	0.4	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	300	100.0	100.0	2	100.0	100.0	364	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.6	0	0.0	0.5	0	0.0	2.4	0	0.0	1.9	15
Moderate	1	33.3	19.5	50	22.3	16.8	0	0.0	11.6	0	0.0	12.0	12.0
Middle	2	66.7	48.5	174	77.7	52.2	2	100.0	56.7	455	100.0	53.3	62.2
Upper	0	0.0	30.8	0	0.0	29.7	0	0.0	28.3	0	0.0	31.5	24.2
Unknown	0	0.0	0.6	0	0.0	0.7	0	0.0	1.0	0	0.0	1.3	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	224	100.0	100.0	2	100.0	100.0	455	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	4.5	0	0.0	6.4	0	0.0	7.7	0	0.0	2.5	5.1
Moderate	0	0.0	28.4	0	0.0	14.9	0	0.0	19.2	0	0.0	19.4	24.4
Middle	0	0.0	44.8	0	0.0	64.5	0	0.0	61.5	0	0.0	65.4	46.5
Upper	0	0.0	13.4	0	0.0	4.6	0	0.0	3.8	0	0.0	4.6	21.3
Unknown	0	0.0	9.0	0	0.0	9.7	1	100.0	7.7	1,720	100.0	8.2	2.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	1	100.0	100.0	1,720	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	11	0	0.0	1.9	0	0.0	2.3	0	0.0	1.6	15
Moderate	5	50.0	22.1	454	47.8	18.1	4	40.0	15.2	953	23.1	12.9	12.0
Middle	5	50.0	55.3	495	52.2	55.6	5	50.0	58.3	1,450	35.2	56.8	62.2
Upper	0	0.0	20.6	0	0.0	21.8	0	0.0	23.7	0	0.0	28.0	24.2
Unknown	0	0.0	0.9	0	0.0	2.6	1	10.0	0.4	1,720	41.7	0.8	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	10	100.0	100.0	949	100.0	100.0	10	100.0	100.0	4,123	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

There were no community development loans, three donations totaling $26,000, and seven community development service activities during the evaluation period in this assessment area.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE WINCHESTER, VA ASSESSMENT AREA

This assessment area includes Frederick City and Winchester City. The bank operates five branches with ATMs in the assessment area. The bank closed one branch location in a middle-income census tract in the assessment area during 2023.

2022 Winchester, VA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	4.0	613	2.1	149	24.3	4,848	16.5
Moderate	2	8.0	1,904	6.5	209	11.0	5,176	17.7
Middle	14	56.0	18,408	62.8	895	4.9	6,810	23.2
Upper	8	32.0	8,388	28.6	161	1.9	12,479	42.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**25**	**100.0**	**29,313**	**100.0**	**1,414**	**4.8**	**29,313**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,575	164	0.6	10.4	1,163	73.8	248	15.7
Moderate	3,473	1,751	5.9	50.4	1,392	40.1	330	9.5
Middle	29,103	18,373	61.8	63.1	8,097	27.8	2,633	9.0
Upper	12,646	9,418	31.7	74.5	2,405	19.0	823	6.5
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**46,797**	**29,706**	**100.0**	**63.5**	**13,057**	**27.9**	**4,034**	**8.6**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	298	5.3	269	5.2	26	6.9	3	4.7
Moderate	342	6.1	320	6.2	21	5.6	1	1.6
Middle	3,501	62.1	3,204	61.7	261	69.6	36	56.3
Upper	1,495	26.5	1,404	27.0	67	17.9	24	37.5
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**5,636**	**100.0**	**5,197**	**100.0**	**375**	**100.0**	**64**	**100.0**
Percentage of Total Businesses:				**92.2**		**6.7**		**1.1**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1	0.9	0	0.0	1	50.0	0	0.0
Moderate	4	3.6	4	3.7	0	0.0	0	0.0
Middle	69	62.2	68	62.4	1	50.0	0	0.0
Upper	37	33.3	37	33.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**111**	**100.0**	**109**	**100.0**	**2**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**98.2**		**1.8**		**0.0**

Source: 2022 FFIEC Census Data
2022 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Winchester, VA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	5	41.7	6.1	754	26.1	3.3	0	0.0	3.6	0	0.0	1.7	16.5
Moderate	1	8.3	18.9	225	7.8	14.7	0	0.0	14.7	0	0.0	10.8	17.7
Middle	0	0.0	20.8	0	0.0	20.2	1	25.0	21.2	440	18.9	20.0	23.2
Upper	5	41.7	34.6	1,725	59.6	42.0	3	75.0	34.5	1,887	81.1	41.1	42.6
Unknown	1	8.3	19.5	188	6.5	19.8	0	0.0	26.0	0	0.0	26.3	0.0
Total	12	100.0	100.0	2,892	100.0	100.0	4	100.0	100.0	2,327	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	11.4	0	0.0	7.3	1	33.3	11.4	177	41.5	6.0	16.5
Moderate	2	15.4	21.8	288	7.3	18.2	0	0.0	20.7	0	0.0	16.5	17.7
Middle	3	23.1	20.7	172	4.3	19.8	0	0.0	24.1	0	0.0	23.5	23.2
Upper	6	46.2	30.4	2,973	75.2	38.6	1	33.3	30.6	150	35.1	37.2	42.6
Unknown	2	15.4	15.7	522	13.2	16.1	1	33.3	13.3	100	23.4	16.8	0.0
Total	13	100.0	100.0	3,955	100.0	100.0	3	100.0	100.0	427	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	3.0	0	0.0	1.4	0	0.0	5.0	0	0.0	3.4	16.5
Moderate	3	18.8	14.8	108	6.1	12.5	3	33.3	16.4	305	31.8	10.7	17.7
Middle	2	12.5	24.3	286	16.2	25.1	2	22.2	27.0	80	8.3	29.0	23.2
Upper	7	43.8	50.7	538	30.5	53.1	4	44.4	45.6	574	59.9	52.3	42.6
Unknown	4	25.0	7.2	833	47.2	7.8	0	0.0	6.0	0	0.0	4.6	0.0
Total	16	100.0	100.0	1,765	100.0	100.0	9	100.0	100.0	959	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	6	13.0	7.6	794	8.8	4.4	1	5.6	5.5	177	4.0	2.5	16.5
Moderate	6	13.0	19.1	621	6.8	15.5	4	22.2	16.0	551	12.3	11.6	17.7
Middle	6	13.0	21.2	618	6.8	20.2	3	16.7	22.7	520	11.6	20.8	23.2
Upper	21	45.7	34.7	5,491	60.6	41.2	9	50.0	35.2	3,126	69.9	41.2	42.6
Unknown	7	15.2	17.4	1,543	17.0	18.6	1	5.6	20.7	100	2.2	23.9	0.0
Total	46	100.0	100.0	9,067	100.0	100.0	18	100.0	100.0	4,474	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Winchester, VA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	30	37.5	51.5	3,433	28.2	32.8	30	55.6	52.9	4,345	47.2	35.7	92.2
Over $1 Million	42	52.5		7,720	63.5		19	35.2		3,966	43.1		6.6
Revenue Unknown	8	10.0		1,012	8.3		5	9.3		886	9.6		1.2
Total	80	100.0		12,165	100.0		54	100.0		9,197	100.0		100.0
By Loan Size													
$100,000 or Less	51	63.8	94.1	2,753	22.6	40.3	31	57.4	94.2	1,360	14.8	41.1	
$100,001 - $250,000	19	23.8	3.6	3,396	27.9	18.2	15	27.8	3.6	2,725	29.6	21.3	
$250,001 - $1 Million	10	12.5	2.3	6,016	49.5	41.4	8	14.8	2.2	5,112	55.6	37.6	
Total	80	100.0	100.0	12,165	100.0	100.0	54	100.0	100.0	9,197	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	21	70.0		988	28.8		19	63.3		783	18.0		
$100,001 - $250,000	7	23.3		1,315	38.3		8	26.7		1,450	33.4		
$250,001 - $1 Million	2	6.7		1,130	32.9		3	10.0		2,112	48.6		
Total	30	100.0		3,433	100.0		30	100.0		4,345	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Winchester, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	8	10.0	4.2	1,210	9.9	2.9	2	3.7	3.2	205	2.2	2.3	5.2
Moderate	5	6.3	5.8	455	3.7	4.3	1	1.9	5.2	450	4.9	6.4	6.1
Middle	49	61.3	62.5	6,743	55.4	66.5	40	74.1	63.2	6,320	68.7	66.2	62.1
Upper	18	22.5	27.2	3,757	30.9	26.2	11	20.4	28.0	2,222	24.2	25.0	26.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.3	0	0.0	0.1	0	0.0	0.5	0	0.0	0.1	
Total	80	100.0	100.0	12,165	100.0	100.0	54	100.0	100.0	9,197	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Winchester, VA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	# %	# %	$ (000)	$ %	$ %	#	# %	# %	$ (000)	$ %	$ %	
Home Purchase Loans													
Low	6	50.0	2.0	1,096	37.9	1.3	0	0.0	1.9	0	0.0	1.4	0.6
Moderate	2	16.7	5.6	378	13.1	4.3	0	0.0	5.2	0	0.0	3.8	5.9
Middle	3	25.0	63.0	799	27.6	61.1	2	50.0	61.5	1,447	62.2	60.1	61.8
Upper	1	8.3	29.5	619	21.4	33.3	2	50.0	31.3	880	37.8	34.7	31.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	12	100.0	100.0	2,892	100.0	100.0	4	100.0	100.0	2,327	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	1.2	0	0.0	1.1	0	0.0	1.5	0	0.0	1.2	0.6
Moderate	2	15.4	5.2	492	12.4	4.2	0	0.0	7.2	0	0.0	5.2	5.9
Middle	9	69.2	59.3	3,341	84.5	57.5	0	0.0	61.4	0	0.0	62.5	61.8
Upper	2	15.4	34.3	122	3.1	37.2	3	100.0	29.8	427	100.0	31.0	31.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	13	100.0	100.0	3,955	100.0	100.0	3	100.0	100.0	427	100.0	100.0	100.0
Home Improvement Loans													
Low	2	12.5	2.0	493	27.9	3.5	0	0.0	0.0	0	0.0	0.0	0.6
Moderate	1	6.3	3.6	290	16.4	3.8	0	0.0	5.0	0	0.0	4.5	5.9
Middle	6	37.5	56.9	424	24.0	54.3	5	55.6	62.6	594	61.9	60.3	61.8
Upper	7	43.8	37.5	558	31.6	38.3	4	44.4	32.4	365	38.1	35.2	31.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	16	100.0	100.0	1,765	100.0	100.0	9	100.0	100.0	959	100.0	100.0	100.0
Multifamily Loans													**Multi-family Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	6.1
Moderate	0	0.0	17.6	0	0.0	6.3	0	0.0	11.1	0	0.0	1.1	8.2
Middle	2	66.7	52.9	3,316	72.2	71.5	0	0.0	55.6	0	0.0	81.5	71.6
Upper	1	33.3	29.4	1,275	27.8	22.2	0	0.0	22.2	0	0.0	4.6	14.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	11.1	0	0.0	12.8	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	4,591	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													**Owner Occupied Units %**
Low	8	16.3	1.7	1,589	11.6	1.2	0	0.0	1.7	0	0.0	1.3	0.6
Moderate	6	12.2	5.3	1,320	9.7	4.4	0	0.0	5.6	0	0.0	3.9	5.9
Middle	23	46.9	61.2	8,135	59.6	60.7	8	44.4	61.3	2,287	51.1	61.2	61.8
Upper	12	24.5	31.8	2,614	19.1	33.8	10	55.6	31.4	2,187	48.9	33.1	31.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.5	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	49	100.0	100.0	13,658	100.0	100.0	18	100.0	100.0	4,474	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

UB made one community development loan totaling $4,000, four donations totaling $11,000, and participated in 10 qualified service activities

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE ESSEX, VA NONMSA ASSESSMENT AREA

This assessment area includes Essex County. The bank operates one branch with an ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Essex, VA NonMSA AA Demographics								
Income Categories	**Tract Distribution**		**Families by Tract Income**		**Families < Poverty Level as % of Families by Tract**		**Families by Family Income**	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	633	21.9
Moderate	0	0.0	0	0.0	0	0.0	494	17.1
Middle	3	100.0	2,891	100.0	266	9.2	647	22.4
Upper	0	0.0	0	0.0	0	0.0	1,117	38.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**3**	**100.0**	**2,891**	**100.0**	**266**	**9.2**	**2,891**	**100.0**
	Housing Units by Tract	**Housing Type by Tract**						
		Owner-occupied			**Rental**		**Vacant**	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	0	0	0.0	0.0	0	0.0	0	0.0
Middle	5,876	3,100	100.0	52.8	1,451	24.7	1,325	22.5
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**5,876**	**3,100**	**100.0**	**52.8**	**1,451**	**24.7**	**1,325**	**22.5**
	Total Businesses by Tract		**Businesses by Tract & Revenue Size**					
			Less Than or = $1 Million		**Over $1 Million**		**Revenue Not Reported**	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	470	100.0	436	100.0	32	100.0	2	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**470**	**100.0**	**436**	**100.0**	**32**	**100.0**	**2**	**100.0**
Percentage of Total Businesses:				**92.8**		**6.8**		**0.4**
	Total Farms by Tract		**Farms by Tract & Revenue Size**					
			Less Than or = $1 Million		**Over $1 Million**		**Revenue Not Reported**	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	38	100.0	35	100.0	3	100.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**38**	**100.0**	**35**	**100.0**	**3**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**92.1**		**7.9**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Essex, VA NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	2.9	0	0.0	1.0	0	0.0	2.5	0	0.0	1.2	21.9
Moderate	0	0.0	13.3	0	0.0	8.0	0	0.0	14.1	0	0.0	10.2	17.1
Middle	0	0.0	28.6	0	0.0	25.8	0	0.0	19.0	0	0.0	16.7	22.4
Upper	3	100.0	35.3	1,169	100.0	44.5	6	100.0	35.6	2,079	100.0	42.8	38.6
Unknown	0	0.0	19.9	0	0.0	20.7	0	0.0	28.8	0	0.0	29.1	0.0
Total	3	100.0	100.0	1,169	100.0	100.0	6	100.0	100.0	2,079	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	6.8	0	0.0	3.6	0	0.0	2.8	0	0.0	1.6	21.9
Moderate	0	0.0	18.8	0	0.0	14.9	1	10.0	19.7	30	2.2	14.9	17.1
Middle	1	20.0	23.9	100	13.3	21.2	2	20.0	28.2	160	11.7	26.0	22.4
Upper	4	80.0	41.0	650	86.7	50.2	7	70.0	36.6	1,180	86.1	44.1	38.6
Unknown	0	0.0	9.4	0	0.0	10.2	0	0.0	12.7	0	0.0	13.4	0.0
Total	5	100.0	100.0	750	100.0	100.0	10	100.0	100.0	1,370	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	21.4	0	0.0	4.2	0	0.0	0.0	0	0.0	0.0	21.9
Moderate	0	0.0	14.3	0	0.0	8.2	2	40.0	20.0	72	20.7	10.9	17.1
Middle	0	0.0	14.3	0	0.0	6.2	0	0.0	10.0	0	0.0	10.3	22.4
Upper	0	0.0	50.0	0	0.0	81.4	1	20.0	55.0	50	14.4	63.2	38.6
Unknown	0	0.0	0.0	0	0.0	0.0	2	40.0	15.0	225	64.8	15.6	0.0
Total	0	0.0	100.0	0	0.0	100.0	5	100.0	100.0	347	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	4.5	0	0.0	1.7	0	0.0	2.9	0	0.0	1.3	21.9
Moderate	1	9.1	14.9	50	2.1	9.7	3	13.6	16.1	102	2.7	11.3	17.1
Middle	1	9.1	26.1	100	4.2	23.5	3	13.6	21.9	200	5.2	19.0	22.4
Upper	8	72.7	39.5	2,178	92.4	48.3	14	63.6	35.8	3,309	86.3	43.4	38.6
Unknown	1	9.1	15.1	28	1.2	16.8	2	9.1	23.4	225	5.9	25.1	0.0
Total	11	100.0	100.0	2,356	100.0	100.0	22	100.0	100.0	3,836	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Essex, VA NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	11	68.8	51.5	763	35.4	28.4	12	70.6	48.6	910	59.2	37.5	92.8
Over $1 Million	5	31.3		1,395	64.6		5	29.4		626	40.8		6.8
Revenue Unknown	0	0.0		0	0.0		0	0.0		0	0.0		0.4
Total	16	100.0		2,158	100.0		17	100.0		1,536	100.0		100.0
By Loan Size													
$100,000 or Less	10	62.5	90.2	468	21.7	32.3	14	82.4	95.5	824	53.6	53.6	
$100,001 - $250,000	5	31.3	7.8	945	43.8	39.2	3	17.6	2.7	712	46.4	19.8	
$250,001 - $1 Million	1	6.3	2.0	745	34.5	28.5	0	0.0	1.8	0	0.0	26.7	
Total	16	100.0	100.0	2,158	100.0	100.0	17	100.0	100.0	1,536	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	9	81.8		418	54.8		11	91.7		660	72.5		
$100,001 - $250,000	2	18.2		345	45.2		1	8.3		250	27.5		
$250,001 - $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		
Total	11	100.0		763	100.0		12	100.0		910	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Essex, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%		$%	$%	#	#%	#%		$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	16	100.0	95.6	2,158	100.0	99.1	17	100.0	99.5	1,536	100.0	99.9	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	4.4	0	0.0	0.9	0	0.0	0.5	0	0.0	0.1	
Total	16	100.0	100.0	2,158	100.0	100.0	17	100.0	100.0	1,536	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Essex, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	3	100.0	100.0	1,169	100.0	100.0	6	100.0	100.0	2,079	100.0	100.0	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	1,169	100.0	100.0	6	100.0	100.0	2,079	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	5	100.0	100.0	750	100.0	100.0	10	100.0	100.0	1,370	100.0	100.0	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	750	100.0	100.0	10	100.0	100.0	1,370	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	0	0.0	100.0	0	0.0	100.0	5	100.0	100.0	347	100.0	100.0	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	5	100.0	100.0	347	100.0	100.0	100.0
Multifamily Loans													**Multi-family Units %**
Assessment Area:	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	0	0.0	100.0	0	0.0	100.0	0	0.0	0.0	0	0.0	0.0	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	0.0	0	0.0	0.0	100.0
Total Home Mortgage Loans													**Owner Occupied Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	11	100.0	100.0	2,356	100.0	100.0	22	100.0	100.0	3,836	100.0	100.0	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	11	100.0	100.0	2,356	100.0	100.0	22	100.0	100.0	3,836	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within the assessment area, UB made no community development loans, two donations totaling $7,000, and participated in three qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE LOUISA, VA NONMSA ASSESSMENT AREA

This assessment area includes Louisa County. The bank operates one branch with an ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Louisa, VA NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	1,410	13.8
Moderate	0	0.0	0	0.0	0	0.0	1,431	14.0
Middle	4	44.4	4,606	44.9	539	11.7	1,814	17.7
Upper	5	55.6	5,643	55.1	324	5.7	5,594	54.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**9**	**100.0**	**10,249**	**100.0**	**863**	**8.4**	**10,249**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	0	0	0.0	0.0	0	0.0	0	0.0
Middle	7,867	4,707	41.3	59.8	1,702	21.6	1,458	18.5
Upper	9,759	6,700	58.7	68.7	1,274	13.1	1,785	18.3
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**17,626**	**11,407**	**100.0**	**64.7**	**2,976**	**16.9**	**3,243**	**18.4**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	641	45.4	605	45.5	30	46.2	6	40.0
Upper	770	54.6	726	54.5	35	53.8	9	60.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**1,411**	**100.0**	**1,331**	**100.0**	**65**	**100.0**	**15**	**100.0**
Percentage of Total Businesses:				**94.3**		**4.6**		**1.1**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	45	46.9	43	46.2	1	50.0	1	100.0
Upper	51	53.1	50	53.8	1	50.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**96**	**100.0**	**93**	**100.0**	**2**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**96.9**		**2.1**		**1.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Louisa, VA NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	1.1	0	0.0	0.4	0	0.0	0.8	0	0.0	0.2	13.8
Moderate	0	0.0	8.8	0	0.0	5.0	1	6.3	7.7	100	1.2	4.0	14.0
Middle	0	0.0	17.9	0	0.0	13.2	1	6.3	16.2	248	3.0	11.6	17.7
Upper	10	90.9	52.8	5,662	92.2	62.9	12	75.0	53.3	7,435	90.2	62.8	54.6
Unknown	1	9.1	19.5	477	7.8	18.5	2	12.5	21.9	461	5.6	21.3	0.0
Total	11	100.0	100.0	6,139	100.0	100.0	16	100.0	100.0	8,244	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	3.8	0	0.0	1.9	0	0.0	5.6	0	0.0	2.6	13.8
Moderate	0	0.0	13.7	0	0.0	8.8	0	0.0	15.9	0	0.0	12.5	14.0
Middle	1	12.5	19.4	280	6.1	14.7	1	33.3	25.0	100	8.3	22.5	17.7
Upper	5	62.5	48.7	3,921	85.2	58.9	2	66.7	42.2	1,101	91.7	48.3	54.6
Unknown	2	25.0	14.3	400	8.7	15.7	0	0.0	11.2	0	0.0	14.0	0.0
Total	8	100.0	100.0	4,601	100.0	100.0	3	100.0	100.0	1,201	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	3.7	0	0.0	1.5	0	0.0	1.8	0	0.0	0.8	13.8
Moderate	0	0.0	5.9	0	0.0	4.8	2	25.0	3.5	95	15.4	2.0	14.0
Middle	2	22.2	14.0	79	11.9	9.1	2	25.0	18.4	55	8.9	13.7	17.7
Upper	7	77.8	72.8	585	88.1	80.0	4	50.0	75.4	465	75.6	83.3	54.6
Unknown	0	0.0	3.7	0	0.0	4.6	0	0.0	0.9	0	0.0	0.3	0.0
Total	9	100.0	100.0	664	100.0	100.0	8	100.0	100.0	615	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	2.2	0	0.0	0.9	0	0.0	1.8	0	0.0	0.6	13.8
Moderate	2	6.5	10.0	90	0.8	6.0	3	9.4	9.2	195	1.8	5.2	14.0
Middle	3	9.7	18.5	359	3.1	13.7	5	15.6	18.3	462	4.3	13.1	17.7
Upper	23	74.2	52.9	10,318	88.6	62.1	22	68.8	53.5	9,627	89.6	61.6	54.6
Unknown	3	9.7	16.5	877	7.5	17.3	2	6.3	17.2	461	4.3	19.5	0.0
Total	31	100.0	100.0	11,644	100.0	100.0	32	100.0	100.0	10,745	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Louisa, VA NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	18	54.5	60.3	1,349	30.8	35.6	24	61.5	60.4	2,104	49.2	40.9	94.3
Over $1 Million	13	39.4		2,621	59.9		13	33.3		1,994	46.6		4.6
Revenue Unknown	2	6.1		408	9.3		2	5.1		179	4.2		1.1
Total	33	100.0		4,378	100.0		39	100.0		4,277	100.0		100.0
By Loan Size													
$100,000 or Less	20	60.6	94.1	933	21.3	44.1	25	64.1	93.8	1,067	24.9	42.4	
$100,001 - $250,000	10	30.3	4.0	1,980	45.2	23.4	13	33.3	4.2	2,560	59.9	24.2	
$250,001 - $1 Million	3	9.1	1.9	1,465	33.5	32.5	1	2.6	2.0	650	15.2	33.4	
Total	33	100.0	100.0	4,378	100.0	100.0	39	100.0	100.0	4,277	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	14	77.8		594	44.0		16	66.7		633	30.1		
$100,001 - $250,000	4	22.2		755	56.0		8	33.3		1,471	69.9		
$250,001 - $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		
Total	18	100.0		1,349	100.0		24	100.0		2,104	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Louisa, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	22	66.7	40.9	2,942	67.2	52.5	25	64.1	45.0	2,677	62.6	47.3	45.4
Upper	11	33.3	58.5	1,436	32.8	47.4	14	35.9	53.7	1,600	37.4	52.5	54.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.5	0	0.0	0.1	0	0.0	1.3	0	0.0	0.2	
Total	33	100.0	100.0	4,378	100.0	100.0	39	100.0	100.0	4,277	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Louisa, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	5	45.5	41.1	3,961	64.5	40.7	11	68.8	47.2	5,852	71.0	46.7	41.3
Upper	6	54.5	58.9	2,178	35.5	59.3	5	31.3	52.8	2,392	29.0	53.3	58.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	11	100.0	100.0	6,139	100.0	100.0	16	100.0	100.0	8,244	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	6	75.0	42.5	3,558	77.3	41.5	2	66.7	46.1	435	36.2	45.6	41.3
Upper	2	25.0	57.5	1,043	22.7	58.5	1	33.3	53.9	766	63.8	54.4	58.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	8	100.0	100.0	4,601	100.0	100.0	3	100.0	100.0	1,201	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	4	44.4	36.8	179	27.0	31.3	4	50.0	40.4	145	23.6	39.4	41.3
Upper	5	55.6	63.2	485	73.0	68.8	4	50.0	59.6	470	76.4	60.6	58.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	9	100.0	100.0	664	100.0	100.0	8	100.0	100.0	615	100.0	100.0	100.0
Multifamily Loans													**Multi-family Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	1	100.0	66.7	1,100	100.0	90.1	0	0.0	0.0	0	0.0	0.0	75.1
Upper	0	0.0	33.3	0	0.0	9.9	0	0.0	0.0	0	0.0	0.0	24.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	1,100	100.0	100.0	0	0.0	0.0	0	0.0	0.0	100.0
Total Home Mortgage Loans													**Owner Occupied Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	18	56.3	41.1	8,888	69.7	41.2	18	56.3	45.7	6,491	60.4	46.2	41.3
Upper	14	43.8	58.9	3,856	30.3	58.8	14	43.8	54.3	4,254	39.6	53.8	58.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	32	100.0	100.0	12,744	100.0	100.0	32	100.0	100.0	10,745	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within the assessment area, UB made no community development loans, three donations totaling $7,000, and participated in four qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE NORTHUMBERLAND, VA NONMSA ASSESSMENT AREA

This assessment area includes Northumberland County. The bank operates two branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Northumberland, VA NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	722	18.8
Moderate	1	20.0	1,130	29.4	168	14.9	584	15.2
Middle	1	20.0	990	25.8	163	16.5	836	21.8
Upper	2	40.0	1,723	44.8	120	7.0	1,701	44.3
Unknown	1	20.0	0	0.0	0	0.0	0	0.0
Total AA	**5**	**100.0**	**3,843**	**100.0**	**451**	**11.7**	**3,843**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	2,526	1,440	28.3	57.0	97	3.8	989	39.2
Middle	2,530	1,471	29.0	58.1	166	6.6	893	35.3
Upper	4,265	2,170	42.7	50.9	342	8.0	1,753	41.1
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**9,321**	**5,081**	**100.0**	**54.5**	**605**	**6.5**	**3,635**	**39.0**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	152	25.1	150	26.5	1	2.7	1	25.0
Middle	183	30.2	164	29.0	17	45.9	2	50.0
Upper	271	44.7	251	44.4	19	51.4	1	25.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**606**	**100.0**	**565**	**100.0**	**37**	**100.0**	**4**	**100.0**
Percentage of Total Businesses:				**93.2**		**6.1**		**0.7**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	13	31.7	13	32.5	0	0.0	0	0.0
Middle	8	19.5	8	20.0	0	0.0	0	0.0
Upper	20	48.8	19	47.5	1	100.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**41**	**100.0**	**40**	**100.0**	**1**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**97.6**		**2.4**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Northumberland, VA NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	2.1	0	0.0	0.6	0	0.0	4.5	0	0.0	1.5	18.8
Moderate	0	0.0	8.9	0	0.0	4.1	0	0.0	10.2	0	0.0	5.3	15.2
Middle	0	0.0	14.5	0	0.0	9.2	0	0.0	13.9	0	0.0	8.8	21.8
Upper	1	100.0	57.6	679	100.0	69.1	5	100.0	50.4	2,650	100.0	62.4	44.3
Unknown	0	0.0	16.9	0	0.0	16.9	0	0.0	20.9	0	0.0	22.1	0.0
Total	1	100.0	100.0	679	100.0	100.0	5	100.0	100.0	2,650	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	2.3	0	0.0	0.7	0	0.0	11.5	0	0.0	4.5	18.8
Moderate	1	20.0	18.7	200	35.1	9.4	0	0.0	6.3	0	0.0	4.1	15.2
Middle	1	20.0	20.5	15	2.6	14.1	1	12.5	17.7	50	3.9	9.9	21.8
Upper	3	60.0	48.0	355	62.3	60.9	4	50.0	46.9	725	57.0	59.9	44.3
Unknown	0	0.0	10.5	0	0.0	14.8	3	37.5	17.7	496	39.0	21.6	0.0
Total	5	100.0	100.0	570	100.0	100.0	8	100.0	100.0	1,271	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	3.8	0	0.0	1.1	18.8
Moderate	1	16.7	13.5	35	7.2	10.1	0	0.0	26.9	0	0.0	21.6	15.2
Middle	2	33.3	10.8	220	45.4	12.1	1	50.0	19.2	25	11.1	10.4	21.8
Upper	3	50.0	73.0	230	47.4	73.0	1	50.0	50.0	200	88.9	66.9	44.3
Unknown	0	0.0	2.7	0	0.0	4.9	0	0.0	0.0	0	0.0	0.0	0.0
Total	6	100.0	100.0	485	100.0	100.0	2	100.0	100.0	225	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	2.7	0	0.0	0.9	0	0.0	6.1	0	0.0	2.1	18.8
Moderate	2	12.5	12.3	235	11.5	5.8	0	0.0	10.8	0	0.0	5.5	15.2
Middle	3	18.8	15.9	235	11.5	10.2	2	12.5	14.7	75	1.5	8.9	21.8
Upper	11	68.8	56.1	1,579	77.1	68.2	11	68.8	50.7	4,325	88.3	62.8	44.3
Unknown	0	0.0	13.0	0	0.0	15.0	3	18.8	17.6	496	10.1	20.7	0.0
Total	16	100.0	100.0	2,049	100.0	100.0	16	100.0	100.0	4,896	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Northumberland, VA NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	19	86.4	54.2	1,261	83.5	40.3	22	91.7	60.7	1,432	83.4	45.5	93.2
Over $1 Million	2	9.1		200	13.2		1	4.2		250	14.6		6.1
Revenue Unknown	1	4.5		50	3.3		1	4.2		34	2.0		0.7
Total	22	100.0		1,511	100.0		24	100.0		1,716	100.0		100.0
By Loan Size													
$100,000 or Less	18	81.8	91.9	629	41.6	36.9	19	79.2	91.8	723	42.1	35.8	
$100,001 - $250,000	3	13.6	4.8	610	40.4	21.5	5	20.8	5.3	993	57.9	23.6	
$250,001 - $1 Million	1	4.5	3.3	272	18.0	41.6	0	0.0	2.9	0	0.0	40.6	
Total	22	100.0	100.0	1,511	100.0	100.0	24	100.0	100.0	1,716	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	16	84.2		539	42.7		18	81.8		689	48.1		
$100,001 - $250,000	2	10.5		450	35.7		4	18.2		743	51.9		
$250,001 - $1 Million	1	5.3		272	21.6		0	0.0		0	0.0		
Total	19	100.0		1,261	100.0		22	100.0		1,432	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Northumberland, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	4.5	17.6	40	2.6	19.0	1	4.2	20.5	34	2.0	10.2	25.1
Middle	4	18.2	32.6	470	31.1	46.3	5	20.8	29.5	343	20.0	46.6	30.2
Upper	17	77.3	48.0	1,001	66.2	34.3	18	75.0	48.4	1,339	78.0	43.0	44.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	1.8	0	0.0	0.4	0	0.0	1.6	0	0.0	0.3	
Total	22	100.0	100.0	1,511	100.0	100.0	24	100.0	100.0	1,716	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Northumberland, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	28.5	0	0.0	25.5	1	20.0	27.5	356	13.4	24.4	28.3
Middle	0	0.0	22.8	0	0.0	18.8	1	20.0	20.9	511	19.3	18.1	29.0
Upper	1	100.0	48.7	679	100.0	55.7	3	60.0	51.6	1,783	67.3	57.5	42.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	679	100.0	100.0	5	100.0	100.0	2,650	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	40.0	25.7	100	17.5	22.4	2	25.0	22.9	245	19.3	16.0	28.3
Middle	2	40.0	18.7	220	38.6	14.6	3	37.5	29.2	501	39.4	26.3	29.0
Upper	1	20.0	55.6	250	43.9	63.0	3	37.5	47.9	525	41.3	57.6	42.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	570	100.0	100.0	8	100.0	100.0	1,271	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	4	66.7	37.8	430	88.7	26.1	0	0.0	23.1	0	0.0	21.6	28.3
Middle	2	33.3	18.9	55	11.3	15.3	0	0.0	42.3	0	0.0	37.3	29.0
Upper	0	0.0	43.2	0	0.0	58.6	2	100.0	34.6	225	100.0	41.2	42.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	485	100.0	100.0	2	100.0	100.0	225	100.0	100.0	100.0
Multifamily Loans													**Multi-family Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	100.0	0	0.0	100.0	0.0
Middle	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	71.8
Upper	0	0.0	100.0	0	0.0	100.0	0	0.0	0.0	0	0.0	0.0	28.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													**Owner Occupied Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	6	37.5	28.4	530	25.9	25.0	3	18.8	26.2	601	12.3	22.8	28.3
Middle	6	37.5	20.9	340	16.6	17.3	4	25.0	24.4	1,012	20.7	20.2	29.0
Upper	4	25.0	50.7	1,179	57.5	57.7	9	56.3	49.4	3,283	67.1	57.0	42.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	16	100.0	100.0	2,049	100.0	100.0	16	100.0	100.0	4,896	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank made no community development loans, one donation for $6,000, and participated in three qualified service activities within this assessment area.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE SHENANDOAH, VA NONMSA ASSESSMENT AREA

This assessment area includes Shenandoah County. The bank operates two branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Shenandoah, VA NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	1,910	16.7
Moderate	0	0.0	0	0.0	0	0.0	2,068	18.1
Middle	7	63.6	8,011	70.0	765	9.5	2,307	20.2
Upper	4	36.4	3,426	30.0	165	4.8	5,152	45.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**11**	**100.0**	**11,437**	**100.0**	**930**	**8.1**	**11,437**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	0	0	0.0	0.0	0	0.0	0	0.0
Middle	13,663	7,919	64.8	58.0	4,484	32.8	1,260	9.2
Upper	7,600	4,300	35.2	56.6	838	11.0	2,462	32.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**21,263**	**12,219**	**100.0**	**57.5**	**5,322**	**25.0**	**3,722**	**17.5**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	1,598	72.8	1,512	73.0	64	69.6	22	68.8
Upper	597	27.2	559	27.0	28	30.4	10	31.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**2,195**	**100.0**	**2,071**	**100.0**	**92**	**100.0**	**32**	**100.0**
Percentage of Total Businesses:				**94.4**		**4.2**		**1.5**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	119	65.4	118	65.2	1	100.0	0	0.0
Upper	63	34.6	63	34.8	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**182**	**100.0**	**181**	**100.0**	**1**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**99.5**		**0.5**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Shenandoah, VA NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	1.7	0	0.0	0.8	0	0.0	1.3	0	0.0	0.7	16.7
Moderate	0	0.0	16.7	0	0.0	12.7	0	0.0	11.9	0	0.0	8.0	18.1
Middle	0	0.0	19.4	0	0.0	17.8	1	100.0	21.2	535	100.0	18.5	20.2
Upper	1	100.0	38.8	224	100.0	44.2	0	0.0	39.8	0	0.0	45.7	45.0
Unknown	0	0.0	23.4	0	0.0	24.4	0	0.0	25.8	0	0.0	27.0	0.0
Total	1	100.0	100.0	224	100.0	100.0	1	100.0	100.0	535	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	5.1	0	0.0	2.7	0	0.0	8.5	0	0.0	3.7	16.7
Moderate	1	100.0	18.5	61	100.0	14.4	1	33.3	19.0	50	8.2	11.8	18.1
Middle	0	0.0	25.1	0	0.0	21.9	0	0.0	19.0	0	0.0	16.8	20.2
Upper	0	0.0	40.5	0	0.0	48.6	2	66.7	38.3	562	91.8	48.5	45.0
Unknown	0	0.0	10.8	0	0.0	12.4	0	0.0	15.3	0	0.0	19.1	0.0
Total	1	100.0	100.0	61	100.0	100.0	3	100.0	100.0	612	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	3.7	0	0.0	4.4	0	0.0	2.7	0	0.0	1.8	16.7
Moderate	1	50.0	9.6	30	31.6	8.3	0	0.0	14.4	0	0.0	7.8	18.1
Middle	1	50.0	22.8	65	68.4	21.1	2	50.0	29.7	190	52.6	26.4	20.2
Upper	0	0.0	61.8	0	0.0	63.8	2	50.0	52.3	171	47.4	63.8	45.0
Unknown	0	0.0	2.2	0	0.0	2.4	0	0.0	0.9	0	0.0	0.3	0.0
Total	2	100.0	100.0	95	100.0	100.0	4	100.0	100.0	361	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	3.0	0	0.0	1.5	0	0.0	3.6	0	0.0	1.5	16.7
Moderate	2	40.0	16.8	91	21.4	13.1	2	15.4	14.1	133	7.3	8.9	18.1
Middle	1	20.0	21.4	65	15.3	19.0	6	46.2	21.4	845	46.7	18.2	20.2
Upper	1	20.0	41.1	224	52.7	46.0	5	38.5	41.4	833	46.0	47.4	45.0
Unknown	1	20.0	17.8	45	10.6	20.5	0	0.0	19.5	0	0.0	24.0	0.0
Total	5	100.0	100.0	425	100.0	100.0	13	100.0	100.0	1,811	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Shenandoah, VA NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	13	68.4	54.0	902	57.5	46.5	8	100.0	50.7	574	100.0	42.2	94.4
Over $1 Million	6	31.6		666	42.5		0	0.0		0	0.0		4.2
Revenue Unknown	0	0.0		0	0.0		0	0.0		0	0.0		1.5
Total	19	100.0		1,568	100.0		8	100.0		574	100.0		100.0
By Loan Size													
$100,000 or Less	15	78.9	96.6	953	60.8	54.0	6	75.0	97.5	254	44.3	66.6	
$100,001 - $250,000	4	21.1	2.1	615	39.2	16.4	2	25.0	2.1	320	55.7	21.9	
$250,001 - $1 Million	0	0.0	1.3	0	0.0	29.7	0	0.0	0.4	0	0.0	11.6	
Total	19	100.0	100.0	1,568	100.0	100.0	8	100.0	100.0	574	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	12	92.3		790	87.6		6	75.0		254	44.3		
$100,001 - $250,000	1	7.7		112	12.4		2	25.0		320	55.7		
$250,001 - $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		
Total	13	100.0		902	100.0		8	100.0		574	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Shenandoah, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	11	57.9	66.5	836	53.3	70.9	6	75.0	67.5	423	73.7	72.8	72.8
Upper	8	42.1	32.7	732	46.7	28.7	2	25.0	32.0	151	26.3	26.4	27.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.7	0	0.0	0.4	0	0.0	0.5	0	0.0	0.8	
Total	19	100.0	100.0	1,568	100.0	100.0	8	100.0	100.0	574	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Shenandoah, VA NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	0	0.0	69.2	0	0.0	67.6	0	0.0	68.5	0	0.0	67.7	64.8
Upper	1	100.0	30.8	224	100.0	32.4	1	100.0	31.5	535	100.0	32.3	35.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	224	100.0	100.0	1	100.0	100.0	535	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	0	0.0	64.4	0	0.0	62.9	3	100.0	64.9	612	100.0	63.4	64.8
Upper	1	100.0	35.6	61	100.0	37.1	0	0.0	35.1	0	0.0	36.6	35.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	61	100.0	100.0	3	100.0	100.0	612	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	1	50.0	62.5	65	68.4	63.8	3	75.0	66.7	240	66.5	57.3	64.8
Upper	1	50.0	37.5	30	31.6	36.2	1	25.0	33.3	121	33.5	42.7	35.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	95	100.0	100.0	4	100.0	100.0	361	100.0	100.0	100.0
Multifamily Loans													**Multi-family Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	90.8
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	9.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													**Owner Occupied Units %**
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	2	40.0	67.5	110	25.9	66.8	9	69.2	67.9	972	53.7	66.6	64.8
Upper	3	60.0	32.5	315	74.1	33.2	4	30.8	32.1	839	46.3	33.4	35.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	425	100.0	100.0	13	100.0	100.0	1,811	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During the evaluation period, the bank made no community development loans, six donations totaling $38,000, and participated in two qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE FAYETTEVILLE-LUMBERTON-PINEHURST, NC ASSESSMENT AREA

This assessment area includes Cumberland County and Robeson County. The bank operates four branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Fayetteville-Lumberton-Pinehurst, NC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	3	2.6	1,329	1.2	685	51.5	28,190	25.7
Moderate	49	42.2	39,240	35.8	8,769	22.3	20,285	18.5
Middle	45	38.8	46,739	42.7	7,048	15.1	21,051	19.2
Upper	16	13.8	22,170	20.3	1,902	8.6	39,952	36.5
Unknown	3	2.6	0	0.0	0	0.0	0	0.0
Total AA	**116**	**100.0**	**109,478**	**100.0**	**18,404**	**16.8**	**109,478**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	3,465	591	0.6	17.1	1,902	54.9	972	28.1
Moderate	74,623	30,842	32.1	41.3	32,635	43.7	11,146	14.9
Middle	88,189	42,562	44.3	48.3	34,551	39.2	11,076	12.6
Upper	34,085	22,081	23.0	64.8	8,249	24.2	3,755	11.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**200,362**	**96,076**	**100.0**	**48.0**	**77,337**	**38.6**	**26,949**	**13.5**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	406	2.6	346	2.3	57	6.9	3	1.7
Moderate	4,917	31.1	4,552	30.8	297	35.8	68	38.6
Middle	7,232	45.8	6,828	46.2	341	41.1	63	35.8
Upper	3,222	20.4	3,047	20.6	135	16.3	40	22.7
Unknown	12	0.1	10	0.1	0	0.0	2	1.1
Total AA	**15,789**	**100.0**	**14,783**	**100.0**	**830**	**100.0**	**176**	**100.0**
Percentage of Total Businesses:				**93.6**		**5.3**		**1.1**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1	0.3	1	0.3	0	0.0	0	0.0
Moderate	123	41.3	119	41.2	4	50.0	0	0.0
Middle	113	37.9	110	38.1	2	25.0	1	100.0
Upper	61	20.5	59	20.4	2	25.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**298**	**100.0**	**289**	**100.0**	**8**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**97.0**		**2.7**		**0.3**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Fayetteville-Lumberton-Pinehurst, NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	3.3	0	0.0	1.6	0	0.0	2.8	0	0.0	1.3	25.7
Moderate	2	14.3	14.6	284	10.0	10.2	3	37.5	14.8	605	37.4	10.3	18.5
Middle	2	14.3	24.2	480	17.0	22.7	1	12.5	25.8	126	7.8	23.8	19.2
Upper	5	35.7	31.8	1,076	38.1	38.4	2	25.0	29.6	390	24.1	36.4	36.5
Unknown	5	35.7	26.1	987	34.9	27.2	2	25.0	26.9	496	30.7	28.2	0.0
Total	14	100.0	100.0	2,827	100.0	100.0	8	100.0	100.0	1,617	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	5.5	0	0.0	3.1	0	0.0	5.4	0	0.0	2.8	25.7
Moderate	2	28.6	13.8	235	12.0	10.0	0	0.0	14.0	0	0.0	10.4	18.5
Middle	1	14.3	20.7	92	4.7	18.5	1	20.0	23.4	126	18.9	21.7	19.2
Upper	3	42.9	39.0	891	45.4	45.3	3	60.0	35.2	272	40.7	40.3	36.5
Unknown	1	14.3	2.0	746	38.0	23.1	1	20.0	22.1	270	40.4	24.7	0.0
Total	7	100.0	100.0	1,964	100.0	100.0	5	100.0	100.0	668	100.0	100.0	100.0
Home Improvement Loans													
Low	1	50.0	5.3	35	43.2	4.0	0	0.0	6.2	0	0.0	4.2	25.7
Moderate	0	0.0	13.6	0	0.0	10.2	0	0.0	15.5	0	0.0	11.5	18.5
Middle	0	0.0	22.2	0	0.0	18.9	0	0.0	22.3	0	0.0	19.8	19.2
Upper	1	50.0	55.9	46	56.8	63.9	0	0.0	52.0	0	0.0	58.8	36.5
Unknown	0	0.0	3.0	0	0.0	3.0	0	0.0	3.9	0	0.0	5.6	0.0
Total	2	100.0	100.0	81	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	4.3	3.9	35	0.7	2.0	0	0.0	3.7	0	0.0	1.7	25.7
Moderate	4	17.4	14.2	519	10.7	10.1	3	23.1	14.5	605	26.5	10.3	18.5
Middle	3	13.0	22.9	572	11.7	21.5	2	15.4	24.9	252	11.0	23.2	19.2
Upper	9	39.1	34.8	2,013	41.3	40.3	5	38.5	32.5	662	29.0	37.6	36.5
Unknown	6	26.1	24.2	1,733	35.6	26.1	3	23.1	24.4	766	33.5	27.2	0.0
Total	23	100.0	100.0	4,872	100.0	100.0	13	100.0	100.0	2,285	100.0	100.0	100.0

Source: *2023 FFIEC Census Data*
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Fayetteville-Lumberton-Pinehurst, NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	19	54.3	53.4	3,726	53.4	40.4	28	73.7	56.1	4,256	83.7	42.6	93.6
Over $1 Million	12	34.3		1,978	28.3		5	13.2		385	7.6		5.3
Revenue Unknown	4	11.4		1,276	18.3		5	13.2		444	8.7		1.1
Total	35	100.0		6,980	100.0		38	100.0		5,085	100.0		100.0
By Loan Size													
$100,000 or Less	18	51.4	94.0	608	8.7	38.6	24	63.2	94.2	695	13.7	40.8	
$100,001 - $250,000	5	14.3	3.2	905	13.0	15.6	6	15.8	3.0	898	17.7	15.1	
$250,001 - $1 Million	12	34.3	2.8	5,467	78.3	45.9	8	21.1	2.8	3,492	68.7	44.0	
Total	35	100.0	100.0	6,980	100.0	100.0	38	100.0	100.0	5,085	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	11	57.9		206	5.5		18	64.3		482	11.3		
$100,001 - $250,000	2	10.5		401	10.8		3	10.7		543	12.8		
$250,001 - $1 Million	6	31.6		3,119	83.7		7	25.0		3,231	75.9		
Total	19	100.0		3,726	100.0		28	100.0		4,256	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Fayetteville-Lumberton-Pinehurst, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	3	8.6	2.5	897	12.9	6.2	2	5.3	2.3	541	10.6	4.1	2.6
Moderate	12	34.3	28.7	2,261	32.4	26.2	11	28.9	27.9	1,347	26.5	23.5	31.1
Middle	9	25.7	43.3	1,437	20.6	42.6	16	42.1	44.7	1,434	28.2	49.6	45.8
Upper	11	31.4	25.0	2,385	34.2	24.9	9	23.7	24.6	1,763	34.7	22.7	20.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.1	0	0.0	0.0	0.1
Tract-Unk	0	0.0	0.5	0	0.0	0.1	0	0.0	0.5	0	0.0	0.1	
Total	35	100.0	100.0	6,980	100.0	100.0	38	100.0	100.0	5,085	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Fayetteville-Lumberton-Pinehurst, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.3	0	0.0	0.2	1	12.5	0.3	126	7.8	0.1	0.6
Moderate	3	21.4	20.1	499	17.7	14.7	0	0.0	24.1	0	0.0	18.8	32.1
Middle	7	50.0	50.1	1,405	49.7	45.9	5	62.5	48.8	908	56.2	45.8	44.3
Upper	4	28.6	29.4	923	32.6	39.1	2	25.0	26.8	583	36.1	35.3	23.0
Unknown	0	0.0	0.0	0	0.0	0.1	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	2,827	100.0	100.0	8	100.0	100.0	1,617	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.1	0	0.0	0.0	0	0.0	0.1	0	0.0	0.1	0.6
Moderate	4	57.1	18.6	1,248	63.5	14.7	2	40.0	22.5	209	31.3	18.0	32.1
Middle	1	14.3	51.7	90	4.6	46.6	2	40.0	50.7	189	28.3	46.2	44.3
Upper	2	28.6	29.6	626	31.9	38.7	1	20.0	26.6	270	40.4	35.6	23.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.1	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	7	100.0	100.0	1,964	100.0	100.0	5	100.0	100.0	668	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.5	0	0.0	0.4	0	0.0	1.0	0	0.0	0.9	0.6
Moderate	0	0.0	19.9	0	0.0	18.4	0	0.0	20.6	0	0.0	19.7	32.1
Middle	1	50.0	50.4	35	43.2	46.5	0	0.0	48.9	0	0.0	49.5	44.3
Upper	1	50.0	29.2	46	56.8	34.7	0	0.0	29.5	0	0.0	29.9	23.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	81	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	3.1	0	0.0	0.6	2.8
Moderate	2	66.7	31.7	2,360	87.7	19.0	6	75.0	55.4	6,407	59.6	31.5	34.3
Middle	0	0.0	52.4	0	0.0	64.1	2	25.0	29.2	4,350	40.4	27.3	55.7
Upper	1	33.3	15.9	330	12.3	16.9	0	0.0	12.3	0	0.0	40.6	7.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	2,690	100.0	100.0	8	100.0	100.0	10,757	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.3	0	0.0	0.1	1	4.8	0.3	126	1.0	0.4	0.6
Moderate	9	34.6	19.9	4,107	54.3	15.2	8	38.1	23.5	6,616	50.7	19.5	32.1
Middle	9	34.6	50.5	1,530	20.2	47.9	9	42.9	49.0	5,447	41.8	44.5	44.3
Upper	8	30.8	29.3	1,925	25.5	36.7	3	14.3	27.1	853	6.5	35.6	23.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	26	100.0	100.0	7,562	100.0	100.0	21	100.0	100.0	13,042	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

UB made one community development loan for $185,000, two donations totaling $34,000, and participated in five qualified service activities during the evaluation period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE GOLDSBORO, NC ASSESSMENT AREA

This assessment area includes Wayne County. The bank operates one branch and one ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Goldsboro, NC MSA AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	6.7	1,574	4.9	604	38.4	7,478	23.3
Moderate	7	23.3	5,560	17.3	1,643	29.6	5,505	17.1
Middle	15	50.0	16,963	52.8	1,897	11.2	6,317	19.7
Upper	5	16.7	7,528	23.4	385	5.1	12,836	39.9
Unknown	1	3.3	511	1.6	292	57.1	0	0.0
Total AA	**30**	**100.0**	**32,136**	**100.0**	**4,821**	**15.0**	**32,136**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	3,252	927	3.1	28.5	1,836	56.5	489	15.0
Moderate	10,452	5,163	17.0	49.4	3,804	36.4	1,485	14.2
Middle	27,578	15,846	52.3	57.5	8,590	31.1	3,142	11.4
Upper	12,072	8,111	26.8	67.2	2,997	24.8	964	8.0
Unknown	1,153	269	0.9	23.3	655	56.8	229	19.9
Total AA	**54,507**	**30,316**	**100.0**	**55.6**	**17,882**	**32.8**	**6,309**	**11.6**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	373	9.4	331	9.0	37	13.7	5	9.4
Moderate	880	22.1	768	21.0	101	37.4	11	20.8
Middle	1,919	48.2	1,786	48.8	106	39.3	27	50.9
Upper	763	19.1	728	19.9	26	9.6	9	17.0
Unknown	50	1.3	49	1.3	0	0.0	1	1.9
Total AA	**3,985**	**100.0**	**3,662**	**100.0**	**270**	**100.0**	**53**	**100.0**
Percentage of Total Businesses:				**91.9**		**6.8**		**1.3**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	4	2.2	4	2.3	0	0.0	0	0.0
Moderate	37	20.0	35	20.1	2	20.0	0	0.0
Middle	99	53.5	90	51.7	8	80.0	1	100.0
Upper	44	23.8	44	25.3	0	0.0	0	0.0
Unknown	1	0.5	1	0.6	0	0.0	0	0.0
Total AA	**185**	**100.0**	**174**	**100.0**	**10**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**94.1**		**5.4**		**0.5**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Goldsboro, NC MSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	17	0	0.0	0.8	0	0.0	4.0	0	0.0	18	23.3
Moderate	2	66.7	13.0	342	62.0	8.7	1	33.3	18.3	153	22.8	13.2	17.1
Middle	1	33.3	27.0	210	38.0	24.3	0	0.0	25.8	0	0.0	23.9	19.7
Upper	0	0.0	40.3	0	0.0	48.0	1	33.3	28.3	339	50.6	35.7	39.9
Unknown	0	0.0	18.0	0	0.0	18.1	1	33.3	23.6	178	26.6	25.3	0.0
Total	3	100.0	100.0	552	100.0	100.0	3	100.0	100.0	670	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	4.2	0	0.0	2.0	0	0.0	6.1	0	0.0	3.5	23.3
Moderate	0	0.0	13.3	0	0.0	9.3	0	0.0	16.5	0	0.0	12.5	17.1
Middle	0	0.0	20.7	0	0.0	18.2	0	0.0	24.5	0	0.0	24.2	19.7
Upper	0	0.0	44.9	0	0.0	51.2	0	0.0	35.8	0	0.0	38.7	39.9
Unknown	0	0.0	16.9	0	0.0	19.2	0	0.0	17.1	0	0.0	21.2	0.0
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	4.0	0	0.0	1.6	0	0.0	2.2	0	0.0	1.0	23.3
Moderate	0	0.0	8.9	0	0.0	8.3	0	0.0	15.2	0	0.0	10.5	17.1
Middle	0	0.0	20.3	0	0.0	15.7	0	0.0	26.4	0	0.0	27.6	19.7
Upper	1	100.0	64.9	57	100.0	73.0	1	100.0	52.2	15	100.0	54.3	39.9
Unknown	0	0.0	2.0	0	0.0	1.4	0	0.0	3.9	0	0.0	6.6	0.0
Total	1	100.0	100.0	57	100.0	100.0	1	100.0	100.0	15	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	20.0	2.6	35	5.4	1.1	0	0.0	4.3	0	0.0	2.1	23.3
Moderate	2	40.0	12.3	342	53.1	8.7	1	16.7	17.5	153	20.1	13.0	17.1
Middle	1	20.0	24.4	210	32.6	22.5	1	16.7	24.9	25	3.3	23.8	19.7
Upper	1	20.0	43.9	57	8.9	49.6	3	50.0	32.7	404	53.2	37.1	39.9
Unknown	0	0.0	16.9	0	0.0	18.0	1	16.7	20.6	178	23.4	23.9	0.0
Total	5	100.0	100.0	644	100.0	100.0	6	100.0	100.0	760	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Goldsboro, NC MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	3	60.0	56.8	348	49.3	38.5	1	50.0	56.4	86	22.3	41.3	91.9
Over $1 Million	1	20.0		140	19.8		0	0.0		0	0.0		6.8
Revenue Unknown	1	20.0		218	30.9		1	50.0		300	77.7		1.3
Total	5	100.0		706	100.0		2	100.0		386	100.0		100.0
By Loan Size													
$100,000 or Less	1	20.0	92.6	50	7.1	39.8	1	50.0	92.9	86	22.3	38.7	
$100,001 - $250,000	4	80.0	4.7	656	92.9	22.2	0	0.0	3.9	0	0.0	17.5	
$250,001 - $1 Million	0	0.0	2.6	0	0.0	38.1	1	50.0	3.2	300	77.7	43.8	
Total	5	100.0	100.0	706	100.0	100.0	2	100.0	100.0	386	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	1	33.3		50	14.4		1	100.0		86	100.0		
$100,001 - $250,000	2	66.7		298	85.6		0	0.0		0	0.0		
$250,001 - $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		
Total	3	100.0		348	100.0		1	100.0		86	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Goldsboro, NC MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	7.6	0	0.0	10.4	1	50.0	7.5	300	77.7	10.2	9.4
Moderate	2	40.0	23.0	288	40.8	29.1	0	0.0	22.6	0	0.0	31.2	22.1
Middle	3	60.0	45.0	418	59.2	44.8	1	50.0	45.4	86	22.3	43.2	48.2
Upper	0	0.0	22.9	0	0.0	15.5	0	0.0	23.4	0	0.0	15.3	19.1
Unknown	0	0.0	0.8	0	0.0	0.1	0	0.0	0.9	0	0.0	0.1	1.3
Tract-Unk	0	0.0	0.7	0	0.0	0.1	0	0.0	0.2	0	0.0	0.0	
Total	5	100.0	100.0	706	100.0	100.0	2	100.0	100.0	386	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Goldsboro, NC MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	3.9	0	0.0	2.7	0	0.0	5.6	0	0.0	3.6	3.1
Moderate	0	0.0	11.6	0	0.0	9.6	1	33.3	14.2	178	26.6	12.5	17.0
Middle	2	66.7	50.4	392	71.0	48.5	1	33.3	48.9	153	22.8	46.5	52.3
Upper	1	33.3	33.3	160	29.0	38.7	1	33.3	30.4	339	50.6	36.8	26.8
Unknown	0	0.0	0.8	0	0.0	0.5	0	0.0	0.9	0	0.0	0.7	0.9
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	552	100.0	100.0	3	100.0	100.0	670	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	3.3	0	0.0	2.3	0	0.0	3.5	0	0.0	3.1	3.1
Moderate	0	0.0	11.2	0	0.0	10.9	0	0.0	12.6	0	0.0	12.3	17.0
Middle	0	0.0	48.4	0	0.0	46.3	0	0.0	52.9	0	0.0	51.1	52.3
Upper	0	0.0	36.1	0	0.0	39.7	0	0.0	29.9	0	0.0	32.7	26.8
Unknown	0	0.0	1.0	0	0.0	0.7	0	0.0	1.1	0	0.0	0.9	0.9
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	4.5	0	0.0	3.4	0	0.0	5.6	0	0.0	5.1	3.1
Moderate	1	100.0	15.3	57	100.0	15.5	0	0.0	7.9	0	0.0	10.3	17.0
Middle	0	0.0	44.6	0	0.0	39.1	0	0.0	46.6	0	0.0	46.3	52.3
Upper	0	0.0	34.7	0	0.0	41.5	1	100.0	39.9	15	100.0	38.3	26.8
Unknown	0	0.0	1.0	0	0.0	0.5	0	0.0	0.0	0	0.0	0.0	0.9
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	57	100.0	100.0	1	100.0	100.0	15	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	33.3	0	0.0	3.6	10.7
Moderate	0	0.0	60.0	0	0.0	37.0	0	0.0	66.7	0	0.0	96.4	27.4
Middle	0	0.0	20.0	0	0.0	38.1	0	0.0	0.0	0	0.0	0.0	40.3
Upper	0	0.0	20.0	0	0.0	24.9	0	0.0	0.0	0	0.0	0.0	17.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	3.9
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	3.6	0	0.0	2.5	0	0.0	5.0	0	0.0	3.5	3.1
Moderate	1	20.0	11.9	57	8.9	11.0	1	16.7	13.4	178	23.4	13.2	17.0
Middle	3	60.0	49.7	427	66.3	47.5	3	50.0	49.7	228	30.0	46.8	52.3
Upper	1	20.0	33.9	160	24.8	38.5	2	33.3	31.1	354	46.6	35.8	26.8
Unknown	0	0.0	0.9	0	0.0	0.6	0	0.0	0.8	0	0.0	0.7	0.9
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	644	100.0	100.0	6	100.0	100.0	760	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank made no community development loans, one donation for $10,000, and participated in four qualified service activities during the evaluation period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE HICKORY-LENOIR-MORGANTOWN, NC ASSESSMENT AREA

This assessment area includes Catawba County. The bank operates one branch with an ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Hickory-Lenoir-Morganton, NC AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	6,921	16.1
Moderate	5	14.7	5,249	12.2	865	16.5	7,881	18.4
Middle	17	50.0	22,059	51.4	2,305	10.4	9,044	21.1
Upper	12	35.3	15,590	36.3	677	4.3	19,052	44.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**34**	**100.0**	**42,898**	**100.0**	**3,847**	**9.0**	**42,898**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	9,156	5,041	11.3	55.1	3,156	34.5	959	10.5
Middle	36,582	22,111	49.6	60.4	10,860	29.7	3,611	9.9
Upper	23,771	17,456	39.1	73.4	4,316	18.2	1,999	8.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**69,509**	**44,608**	**100.0**	**64.2**	**18,332**	**26.4**	**6,569**	**9.5**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	1,189	17.6	979	16.3	196	29.7	14	18.9
Middle	3,019	44.7	2,712	45.1	283	42.9	24	32.4
Upper	2,543	37.7	2,326	38.7	181	27.4	36	48.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**6,751**	**100.0**	**6,017**	**100.0**	**660**	**100.0**	**74**	**100.0**
Percentage of Total Businesses:				**89.1**		**9.8**		**1.1**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	19	20.9	19	21.8	0	0.0	0	0.0
Middle	37	40.7	36	41.4	1	25.0	0	0.0
Upper	35	38.5	32	36.8	3	75.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**91**	**100.0**	**87**	**100.0**	**4**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**95.6**		**4.4**		**0.0**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Hickory-Lenoir-Morganton, NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	4.5	0	0.0	2.0	0	0.0	2.7	0	0.0	1.3	16.1
Moderate	2	18.2	18.9	371	22.2	12.3	2	40.0	14.1	245	26.1	7.9	18.4
Middle	1	9.1	21.5	196	11.7	17.7	0	0.0	20.9	0	0.0	16.8	21.1
Upper	2	18.2	39.5	470	28.1	53.2	2	40.0	43.7	469	50.1	54.4	44.4
Unknown	6	54.5	15.6	634	37.9	14.8	1	20.0	18.6	223	23.8	19.7	0.0
Total	11	100.0	100.0	1,671	100.0	100.0	5	100.0	100.0	937	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	7.9	0	0.0	4.1	0	0.0	7.2	0	0.0	3.9	16.1
Moderate	1	12.5	20.3	153	8.4	14.3	1	16.7	20.4	200	16.9	14.8	18.4
Middle	2	25.0	23.1	122	6.7	19.3	1	16.7	22.7	160	13.5	19.4	21.1
Upper	3	37.5	38.4	754	41.6	50.1	2	33.3	39.2	346	29.3	46.6	44.4
Unknown	2	25.0	10.3	785	43.3	12.2	2	33.3	10.4	475	40.2	15.3	0.0
Total	8	100.0	100.0	1,814	100.0	100.0	6	100.0	100.0	1,181	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	5.0	0	0.0	2.8	0	0.0	6.0	0	0.0	4.0	16.1
Moderate	0	0.0	17.0	0	0.0	9.8	0	0.0	13.9	0	0.0	10.8	18.4
Middle	0	0.0	17.4	0	0.0	13.1	0	0.0	20.2	0	0.0	14.6	21.1
Upper	1	100.0	58.9	33	100.0	72.7	2	66.7	57.4	500	83.3	67.8	44.4
Unknown	0	0.0	1.8	0	0.0	1.6	1	33.3	2.4	100	16.7	2.8	0.0
Total	1	100.0	100.0	33	100.0	100.0	3	100.0	100.0	600	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	5.7	0	0.0	2.7	0	0.0	4.4	0	0.0	2.0	16.1
Moderate	3	14.3	18.7	524	14.6	12.7	4	25.0	15.4	472	16.6	9.2	18.4
Middle	3	14.3	21.4	318	8.9	17.7	1	6.3	21.1	160	5.6	17.0	21.1
Upper	7	33.3	42.1	1,322	36.9	53.8	7	43.8	45.1	1,415	49.7	54.0	44.4
Unknown	8	38.1	12.1	1,419	39.6	13.1	4	25.0	14.0	798	28.0	17.8	0.0
Total	21	100.0	100.0	3,583	100.0	100.0	16	100.0	100.0	2,845	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Hickory-Lenoir-Morganton, NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	26	68.4	54.6	4,940	58.1	35.6	16	57.1	55.9	2,753	41.3	32.5	89.1
Over $1 Million	9	23.7		2,697	31.7		9	32.1		1,647	24.7		9.8
Revenue Unknown	3	7.9		869	10.2		3	10.7		2,271	34.0		1.1
Total	38	100.0		8,506	100.0		28	100.0		6,671	100.0		100.0
By Loan Size													
$100,000 or Less	19	50.0	89.9	715	8.4	27.8	14	50.0	90.9	810	12.1	28.8	
$100,001 - $250,000	6	15.8	4.6	1,129	13.3	15.5	5	17.9	4.0	864	13.0	14.0	
$250,001 - $1 Million	13	34.2	5.5	6,662	78.3	56.7	9	32.1	5.1	4,997	74.9	57.2	
Total	38	100.0	100.0	8,506	100.0	100.0	28	100.0	100.0	6,671	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	15	57.7		600	12.1		10	62.5		575	20.9		
$100,001 - $250,000	4	15.4		782	15.8		3	18.8		602	21.9		
$250,001 - $1 Million	7	26.9		3,558	72.0		3	18.8		1,576	57.2		
Total	26	100.0		4,940	100.0		16	100.0		2,753	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Hickory-Lenoir-Morganton, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	7	18.4	16.4	1,365	16.0	26.3	4	14.3	15.5	576	8.6	20.8	17.6
Middle	18	47.4	43.6	3,904	45.9	43.5	10	35.7	43.4	1,740	26.1	40.8	44.7
Upper	13	34.2	38.9	3,237	38.1	30.0	14	50.0	40.0	4,355	65.3	38.2	37.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	1.1	0	0.0	0.2	0	0.0	1.1	0	0.0	0.2	
Total	38	100.0	100.0	8,506	100.0	100.0	28	100.0	100.0	6,671	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Hickory-Lenoir-Morganton, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	# %	# %	$(000)	$ %	$ %	#	# %	# %	$(000)	$ %	$ %	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	12.2	0	0.0	8.7	2	40.0	11.4	542	57.8	7.9	11.3
Middle	7	63.6	44.5	1,128	67.5	38.0	3	60.0	46.0	395	42.2	41.7	49.6
Upper	4	36.4	43.3	543	32.5	53.3	0	0.0	42.6	0	0.0	50.4	39.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	11	100.0	100.0	1,671	100.0	100.0	5	100.0	100.0	937	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	10.4	0	0.0	7.7	0	0.0	8.9	0	0.0	7.7	11.3
Middle	3	37.5	49.2	641	35.3	41.7	4	66.7	48.7	706	59.8	41.7	49.6
Upper	5	62.5	40.4	1,173	64.7	50.6	2	33.3	42.4	475	40.2	50.6	39.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	8	100.0	100.0	1,814	100.0	100.0	6	100.0	100.0	1,181	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	7.2	0	0.0	4.9	1	33.3	7.9	100	16.7	5.4	11.3
Middle	0	0.0	45.5	0	0.0	39.6	0	0.0	46.5	0	0.0	41.1	49.6
Upper	1	100.0	47.3	33	100.0	55.5	2	66.7	45.6	500	83.3	53.5	39.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	33	100.0	100.0	3	100.0	100.0	600	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	3.2	0	0.0	0.2	0	0.0	13.3	0	0.0	1.0	6.4
Middle	4	100.0	74.2	1,646	100.0	86.4	0	0.0	66.7	0	0.0	86.5	68.3
Upper	0	0.0	22.6	0	0.0	13.4	0	0.0	20.0	0	0.0	12.6	25.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	1,646	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	10.7	0	0.0	7.2	3	18.8	10.2	642	22.6	7.4	11.3
Middle	15	60.0	46.5	3,480	66.6	44.3	8	50.0	46.7	1,128	39.6	42.7	49.6
Upper	10	40.0	42.8	1,749	33.4	48.4	5	31.3	43.2	1,075	37.8	49.9	39.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	25	100.0	100.0	5,229	100.0	100.0	16	100.0	100.0	2,845	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During the evaluation period, UB made no community development loans, made four donations totaling $11,000, and participated in two community development service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE NEW BERN-MOREHEAD CITY, NC ASSESSMENT AREA

This assessment area includes Carteret County and Craven County. The bank operates three branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 New Bern-Moorehead City, NC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	7,999	17.3
Moderate	8	13.6	6,071	13.1	907	14.9	7,585	16.4
Middle	23	39.0	18,619	40.3	2,049	11.0	8,987	19.5
Upper	23	39.0	20,763	45.0	901	4.3	21,600	46.8
Unknown	5	8.5	718	1.6	236	32.9	0	0.0
Total AA	**59**	**100.0**	**46,171**	**100.0**	**4,093**	**8.9**	**46,171**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	11,919	5,216	10.8	43.8	5,009	42.0	1,694	14.2
Middle	35,833	18,393	38.2	51.3	10,795	30.1	6,645	18.5
Upper	48,444	24,166	50.2	49.9	6,255	12.9	18,023	37.2
Unknown	1,836	408	0.8	22.2	820	44.7	608	33.1
Total AA	**98,032**	**48,183**	**100.0**	**49.2**	**22,879**	**23.3**	**26,970**	**27.5**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	990	12.8	905	12.7	72	15.4	13	13.0
Middle	3,381	43.8	3,121	43.7	211	45.2	49	49.0
Upper	3,245	42.1	3,027	42.3	181	38.8	37	37.0
Unknown	99	1.3	95	1.3	3	0.6	1	1.0
Total AA	**7,715**	**100.0**	**7,148**	**100.0**	**467**	**100.0**	**100**	**100.0**
Percentage of Total Businesses:				**92.7**		**6.1**		**1.3**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	46	27.5	43	27.4	2	22.2	1	100.0
Middle	54	32.3	52	33.1	2	22.2	0	0.0
Upper	65	38.9	60	38.2	5	55.6	0	0.0
Unknown	2	1.2	2	1.3	0	0.0	0	0.0
Total AA	**167**	**100.0**	**157**	**100.0**	**9**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**94.0**		**5.4**		**0.6**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: New Bern-Moorehead City, NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	3.0	0	0.0	1.3	0	0.0	2.1	0	0.0	0.8	17.3
Moderate	1	4.3	11.6	175	1.9	6.8	5	22.7	11.1	778	14.9	5.9	16.4
Middle	2	8.7	19.4	447	4.8	14.5	3	13.6	18.7	581	11.1	13.8	19.5
Upper	18	78.3	50.7	7,554	81.5	61.5	10	45.5	48.8	3,086	59.1	59.3	46.8
Unknown	2	8.7	15.3	1,095	11.8	15.9	4	18.2	19.4	780	14.9	20.2	0.0
Total	23	100.0	100.0	9,271	100.0	100.0	22	100.0	100.0	5,225	100.0	100.0	100.0
Refinance Loans													
Low	1	14.3	5.9	50	6.0	2.7	1	16.7	4.3	59	4.6	1.9	17.3
Moderate	0	0.0	14.6	0	0.0	9.6	0	0.0	14.5	0	0.0	9.7	16.4
Middle	2	28.6	21.7	190	22.9	16.4	1	16.7	20.5	65	5.0	15.3	19.5
Upper	4	57.1	46.0	591	71.1	57.3	3	50.0	46.5	1,067	82.6	54.9	46.8
Unknown	0	0.0	11.9	0	0.0	14.1	1	16.7	14.2	100	7.7	18.2	0.0
Total	7	100.0	100.0	831	100.0	100.0	6	100.0	100.0	1,291	100.0	100.0	100.0
Home Improvement Loans													
Low	1	10.0	2.2	60	6.8	1.3	0	0.0	3.5	0	0.0	1.7	17.3
Moderate	1	10.0	11.4	75	8.5	7.1	0	0.0	10.4	0	0.0	5.0	16.4
Middle	1	10.0	17.1	60	6.8	10.2	1	12.5	17.4	50	8.6	10.7	19.5
Upper	7	70.0	65.2	683	77.8	77.5	7	87.5	64.1	530	91.4	75.7	46.8
Unknown	0	0.0	4.1	0	0.0	4.0	0	0.0	4.6	0	0.0	6.9	0.0
Total	10	100.0	100.0	878	100.0	100.0	8	100.0	100.0	580	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	2	4.3	3.7	110	0.9	1.6	1	2.5	2.8	59	0.8	1.1	17.3
Moderate	3	6.4	12.1	270	2.3	7.4	6	15.0	11.7	826	11.1	6.4	16.4
Middle	5	10.6	19.7	697	5.9	14.7	5	12.5	18.9	696	9.3	13.8	19.5
Upper	34	72.3	51.1	9,573	81.1	61.3	23	57.5	50.7	4,984	66.9	59.8	46.8
Unknown	3	6.4	13.4	1,159	9.8	15.0	5	12.5	15.8	880	11.8	18.9	0.0
Total	47	100.0	100.0	11,809	100.0	100.0	40	100.0	100.0	7,445	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: New Bern-Moorehead City, NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	22	61.1	62.1	5,280	56.0	45.3	17	73.9	63.6	3,857	65.3	43.6	92.7
Over $1 Million	9	25.0		1,789	19.0		2	8.7		225	3.8		6.1
Revenue Unknown	5	13.9		2,355	25.0		4	17.4		1,829	30.9		1.3
Total	36	100.0		9,424	100.0		23	100.0		5,911	100.0		100.0
By Loan Size													
$100,000 or Less	16	44.4	93.5	417	4.4	39.6	11	47.8	92.8	413	7.0	38.2	
$100,001 - $250,000	2	5.6	3.1	229	2.4	14.2	5	21.7	3.7	826	14.0	16.7	
$250,001 - $1 Million	18	50.0	3.4	8,778	93.1	46.2	7	30.4	3.4	4,672	79.0	45.2	
Total	36	100.0	100.0	9,424	100.0	100.0	23	100.0	100.0	5,911	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	10	45.5		153	2.9		9	52.9		316	8.2		
$100,001 - $250,000	1	4.5		109	2.1		4	23.5		626	16.2		
$250,001 - $1 Million	11	50.0		5,018	95.0		4	23.5		2,915	75.6		
Total	22	100.0		5,280	100.0		17	100.0		3,857	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: New Bern-Moorehead City, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	7	19.4	11.6	1,965	20.9	10.7	2	8.7	10.9	865	14.6	10.2	12.8
Middle	17	47.2	41.3	3,830	40.6	44.8	11	47.8	41.0	2,707	45.8	45.8	43.8
Upper	12	33.3	45.8	3,629	38.5	44.2	10	43.5	47.0	2,339	39.6	43.7	42.1
Unknown	0	0.0	0.6	0	0.0	0.2	0	0.0	0.7	0	0.0	0.2	1.3
Tract-Unk	0	0.0	0.7	0	0.0	0.1	0	0.0	0.4	0	0.0	0.1	
Total	36	100.0	100.0	9,424	100.0	100.0	23	100.0	100.0	5,911	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: New Bern-Moorehead City, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	8.0	0	0.0	5.8	3	13.6	8.4	460	8.8	5.8	10.8
Middle	9	39.1	38.5	3,102	33.5	33.2	10	45.5	39.5	2,437	46.6	34.5	38.2
Upper	14	60.9	52.7	6,169	66.5	60.6	9	40.9	515	2,328	44.6	59.4	50.2
Unknown	0	0.0	0.7	0	0.0	0.4	0	0.0	0.6	0	0.0	0.3	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	23	100.0	100.0	9,271	100.0	100.0	22	100.0	100.0	5,225	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	14.3	7.2	80	9.6	4.8	0	0.0	7.0	0	0.0	5.3	10.8
Middle	1	14.3	36.2	50	6.0	310	2	33.3	38.7	809	62.7	34.3	38.2
Upper	5	714	56.0	701	84.4	63.8	4	66.7	53.5	482	37.3	60.0	50.2
Unknown	0	0.0	0.6	0	0.0	0.4	0	0.0	0.8	0	0.0	0.3	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	7	100.0	100.0	831	100.0	100.0	6	100.0	100.0	1,291	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	4.5	0	0.0	3.2	1	12.5	6.6	50	8.6	4.8	10.8
Middle	3	30.0	28.9	275	313	28.0	3	37.5	315	190	32.8	29.2	38.2
Upper	7	70.0	64.4	603	68.7	67.3	4	50.0	615	340	58.6	65.6	50.2
Unknown	0	0.0	2.2	0	0.0	14	0	0.0	0.4	0	0.0	0.4	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	10	100.0	100.0	878	100.0	100.0	8	100.0	100.0	580	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	9.1	0	0.0	10	0	0.0	25.0	0	0.0	56.1	10.4
Middle	2	50.0	54.5	2,592	67.6	66.6	0	0.0	50.0	0	0.0	42.6	34.0
Upper	2	50.0	36.4	1245	32.4	32.4	1	100.0	25.0	90	100.0	13	53.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	2.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	3,837	100.0	100.0	1	100.0	100.0	90	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	3.9	7.3	130	0.8	5.3	4	9.8	7.9	510	6.8	5.9	10.8
Middle	20	39.2	37.0	6,723	43.0	33.4	16	39.0	38.5	3,486	46.3	34.4	38.2
Upper	29	56.9	54.9	8,793	56.2	60.8	21	512	53.0	3,539	47.0	59.4	50.2
Unknown	0	0.0	0.8	0	0.0	0.4	0	0.0	0.7	0	0.0	0.3	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	51	100.0	100.0	15,646	100.0	100.0	41	100.0	100.0	7,535	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within the assessment area, the bank made no community development loans, three donations totaling $17,000, and participated in four qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE ROCKY MOUNT-WILSON-ROANOKE RAPIDS, NC ASSESSMENT AREA

This assessment area includes Edgecombe County, Nash County and Wilson County. The bank operates three branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Rocky Mount-Wilson-Roanoke Rapids, NC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	3	4.7	1,088	1.8	446	41.0	13,116	21.8
Moderate	13	20.3	11,763	19.6	2,739	23.3	10,419	17.3
Middle	30	46.9	28,383	47.2	3,851	13.6	11,692	19.5
Upper	17	26.6	17,797	29.6	1,171	6.6	24,874	41.4
Unknown	1	1.6	1,070	1.8	256	23.9	0	0.0
Total AA	**64**	**100.0**	**60,101**	**100.0**	**8,463**	**14.1**	**60,101**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	3,323	479	0.9	14.4	1,772	53.3	1,072	32.3
Moderate	22,117	8,911	15.8	40.3	8,799	39.8	4,407	19.9
Middle	49,590	26,659	47.3	53.8	16,324	32.9	6,607	13.3
Upper	27,662	19,564	34.7	70.7	5,930	21.4	2,168	7.8
Unknown	1,845	731	1.3	39.6	970	52.6	144	7.8
Total AA	**104,537**	**56,344**	**100.0**	**53.9**	**33,795**	**32.3**	**14,398**	**13.8**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	285	3.5	259	3.5	24	3.9	2	1.9
Moderate	1,540	19.0	1,395	18.8	129	21.0	16	15.1
Middle	3,678	45.3	3,314	44.8	312	50.7	52	49.1
Upper	2,527	31.1	2,345	31.7	146	23.7	36	34.0
Unknown	94	1.2	90	1.2	4	0.7	0	0.0
Total AA	**8,124**	**100.0**	**7,403**	**100.0**	**615**	**100.0**	**106**	**100.0**
Percentage of Total Businesses:				**91.1**		**7.6**		**1.3**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	40	11.6	38	11.8	2	8.0	0	0.0
Middle	178	51.4	166	51.7	12	48.0	0	0.0
Upper	128	37.0	117	36.4	11	44.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**346**	**100.0**	**321**	**100.0**	**25**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**92.8**		**7.2**		**0.0**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Rocky Mount-Wilson-Roanoke Rapids, NC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	3.5	0	0.0	1.7	0	0.0	4.4	0	0.0	2.1	21.8
Moderate	0	0.0	17.3	0	0.0	12.2	1	10.0	21.9	109	5.9	15.3	17.3
Middle	2	18.2	24.2	240	13.9	22.3	1	10.0	24.1	175	9.5	23.2	19.5
Upper	6	54.5	38.1	1,150	66.7	47.3	4	40.0	28.7	883	47.9	37.4	41.4
Unknown	3	27.3	16.9	333	19.3	16.5	4	40.0	20.9	678	36.7	22.0	0.0
Total	11	100.0	100.0	1,723	100.0	100.0	10	100.0	100.0	1,845	100.0	100.0	100.0
Refinance Loans													
Low	1	7.1	6.3	68	3.4	3.4	1	100.0	8.3	50	100.0	4.2	21.8
Moderate	1	7.1	14.3	128	6.3	11.2	0	0.0	18.1	0	0.0	12.8	17.3
Middle	2	14.3	23.5	230	11.4	21.5	0	0.0	24.6	0	0.0	21.6	19.5
Upper	7	50.0	41.2	1,045	51.8	48.3	0	0.0	31.0	0	0.0	34.4	41.4
Unknown	3	21.4	14.7	548	27.1	15.6	0	0.0	17.9	0	0.0	27.0	0.0
Total	14	100.0	100.0	2,019	100.0	100.0	1	100.0	100.0	50	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	3.9	0	0.0	2.8	1	33.3	7.6	50	29.4	5.0	21.8
Moderate	3	60.0	11.7	275	56.1	10.0	1	33.3	21.0	60	35.3	17.6	17.3
Middle	1	20.0	22.8	50	10.2	19.8	0	0.0	25.1	0	0.0	21.1	19.5
Upper	1	20.0	57.4	165	33.7	59.7	1	33.3	42.3	60	35.3	50.0	41.4
Unknown	0	0.0	4.2	0	0.0	7.7	0	0.0	4.0	0	0.0	6.2	0.0
Total	5	100.0	100.0	490	100.0	100.0	3	100.0	100.0	170	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	2.6	4.5	68	1.2	2.3	2	14.3	5.8	100	4.8	2.7	21.8
Moderate	6	15.8	15.6	448	8.0	11.7	2	14.3	20.7	169	8.2	14.8	17.3
Middle	5	13.2	23.2	520	9.3	21.6	1	7.1	23.9	175	8.5	22.5	19.5
Upper	20	52.6	41.4	3,673	65.7	48.6	5	35.7	31.8	943	45.7	37.9	41.4
Unknown	6	15.8	15.3	881	15.8	15.9	4	28.6	17.9	678	32.8	22.1	0.0
Total	38	100.0	100.0	5,590	100.0	100.0	14	100.0	100.0	2,065	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Rocky Mount-Wilson-Roanoke Rapids, NC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	11	26.8	53.8	2,387	37.1	36.3	23	51.1	56.1	2,951	47.3	32.0	91.1
Over $1 Million	21	51.2		3,045	47.3		20	44.4		3,280	52.6		7.6
Revenue Unknown	9	22.0		1,003	15.6		2	4.4		7	0.1		1.3
Total	41	100.0		6,435	100.0		45	100.0		6,238	100.0		100.0
By Loan Size													
$100,000 or Less	20	48.8	92.1	1,136	17.7	36.5	24	53.3	91.8	1,256	20.1	33.4	
$100,001 - $250,000	17	41.5	4.6	2,873	44.6	20.7	17	37.8	4.2	2,745	44.0	17.6	
$250,001 - $1 Million	4	9.8	3.2	2,426	37.7	42.7	4	8.9	4.0	2,237	35.9	49.0	
Total	41	100.0	100.0	6,435	100.0	100.0	45	100.0	100.0	6,238	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	3	27.3		90	3.8		13	56.5		598	20.3		
$100,001 - $250,000	5	45.5		871	36.5		9	39.1		1,753	59.4		
$250,001 - $1 Million	3	27.3		1,426	59.7		1	4.3		600	20.3		
Total	11	100.0		2,387	100.0		23	100.0		2,951	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Rocky Mount-Wilson-Roanoke Rapids, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	2	4.9	2.2	1,150	17.9	2.7	2	4.4	2.7	997	16.0	4.9	3.5
Moderate	1	2.4	15.9	35	0.5	16.0	3	6.7	17.1	639	10.2	15.7	19.0
Middle	23	56.1	46.7	2,591	40.3	47.0	29	64.4	44.6	3,576	57.3	44.7	45.3
Upper	15	36.6	33.4	2,659	41.3	32.6	11	24.4	34.4	1,026	16.4	34.4	31.1
Unknown	0	0.0	0.9	0	0.0	0.6	0	0.0	0.8	0	0.0	0.2	1.2
Tract-Unk	0	0.0	0.9	0	0.0	1.1	0	0.0	0.3	0	0.0	0.1	
Total	41	100.0	100.0	6,435	100.0	100.0	45	100.0	100.0	6,238	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Rocky Mount-Wilson-Roanoke Rapids, NC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.8	0	0.0	0.5	0	0.0	0.8	0	0.0	0.5	0.9
Moderate	3	27.3	16.3	289	16.8	13.5	1	10.0	14.7	109	5.9	12.3	15.8
Middle	5	45.5	43.3	719	41.7	40.3	7	70.0	46.0	1,467	79.5	43.1	47.3
Upper	3	27.3	38.2	715	41.5	44.5	2	20.0	37.4	269	14.6	43.4	34.7
Unknown	0	0.0	1.4	0	0.0	1.2	0	0.0	1.1	0	0.0	0.8	1.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	11	100.0	100.0	1,723	100.0	100.0	10	100.0	100.0	1,845	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.8	0	0.0	0.5	0	0.0	1.1	0	0.0	0.9	0.9
Moderate	2	14.3	14.1	258	12.8	11.5	0	0.0	16.9	0	0.0	14.0	15.8
Middle	6	42.9	42.6	892	44.2	38.7	1	100.0	41.8	50	100.0	44.2	47.3
Upper	6	42.9	41.4	869	43.0	48.3	0	0.0	39.2	0	0.0	40.0	34.7
Unknown	0	0.0	1.0	0	0.0	1.0	0	0.0	1.0	0	0.0	0.8	1.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	2,019	100.0	100.0	1	100.0	100.0	50	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	1.7	0	0.0	1.0	0	0.0	1.1	0	0.0	1.1	0.9
Moderate	1	20.0	10.0	45	9.2	9.6	1	33.3	10.7	60	35.3	9.4	15.8
Middle	4	80.0	39.3	445	90.8	38.7	2	66.7	40.7	110	64.7	35.8	47.3
Upper	0	0.0	48.2	0	0.0	49.9	0	0.0	47.0	0	0.0	53.5	34.7
Unknown	0	0.0	0.8	0	0.0	0.8	0	0.0	0.4	0	0.0	0.3	1.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	490	100.0	100.0	3	100.0	100.0	170	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	1	16.7	2.4	200	6.9	0.5	0	0.0	4.0	0	0.0	0.4	2.8
Moderate	3	50.0	48.8	1,545	53.6	28.0	1	100.0	32.0	1,500	100.0	9.6	24.2
Middle	2	33.3	41.5	1,138	39.5	37.8	0	0.0	52.0	0	0.0	84.6	55.5
Upper	0	0.0	7.3	0	0.0	33.7	0	0.0	12.0	0	0.0	5.4	12.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	5.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	2,883	100.0	100.0	1	100.0	100.0	1,500	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	1	2.3	0.8	200	2.4	0.5	0	0.0	0.9	0	0.0	0.5	0.9
Moderate	10	22.7	15.1	2,162	25.5	13.4	3	20.0	14.4	1,669	46.8	12.2	15.8
Middle	20	45.5	42.6	3,809	45.0	39.5	10	66.7	43.9	1,627	45.6	45.6	47.3
Upper	13	29.5	40.3	2,302	27.2	45.6	2	13.3	39.9	269	7.5	41.0	34.7
Unknown	0	0.0	1.2	0	0.0	1.1	0	0.0	1.0	0	0.0	0.7	1.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	44	100.0	100.0	8,473	100.0	100.0	15	100.0	100.0	3,565	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During the evaluation period, the bank made no community development loans, four donations totaling $20,000, and participated in four qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE COLUMBUS, NC NONMSA ASSESSMENT AREA

This assessment area includes Bladen County, Columbus County, Duplin County and Sampson County. During 2024, Sampson County and Duplin County were removed from the assessment area. Duplin County was added to the Lenoir, NC NonMSA assessment area. The bank operates four branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Columbus, NC NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	3.0	1,765	3.3	611	34.6	13,832	25.8
Moderate	14	20.9	10,977	20.5	2,125	19.4	10,033	18.7
Middle	44	65.7	37,635	70.3	5,496	14.6	10,967	20.5
Upper	5	7.5	2,314	4.3	140	6.1	18,736	35.0
Unknown	2	3.0	877	1.6	131	14.9	0	0.0
Total AA	**67**	**100.0**	**53,568**	**100.0**	**8,503**	**15.9**	**53,568**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	3,701	1,789	3.1	48.3	1,041	28.1	871	23.5
Moderate	19,223	10,900	19.0	56.7	5,417	28.2	2,906	15.1
Middle	69,462	40,913	71.4	58.9	14,682	21.1	13,867	20.0
Upper	4,294	2,818	4.9	65.6	683	15.9	793	18.5
Unknown	1,608	870	1.5	54.1	425	26.4	313	19.5
Total AA	**98,288**	**57,290**	**100.0**	**58.3**	**22,248**	**22.6**	**18,750**	**19.1**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	331	5.0	301	5.0	20	5.4	10	7.5
Moderate	1,410	21.5	1,296	21.4	91	24.6	23	17.2
Middle	4,379	66.8	4,049	66.9	236	63.8	94	70.1
Upper	334	5.1	314	5.2	15	4.1	5	3.7
Unknown	101	1.5	91	1.5	8	2.2	2	1.5
Total AA	**6,555**	**100.0**	**6,051**	**100.0**	**370**	**100.0**	**134**	**100.0**
Percentage of Total Businesses:				**92.3**		**5.6**		**2.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	27	2.9	25	2.8	2	4.8	0	0.0
Moderate	133	14.1	126	14.0	7	16.7	0	0.0
Middle	727	77.0	698	77.6	27	64.3	2	100.0
Upper	39	4.1	35	3.9	4	9.5	0	0.0
Unknown	18	1.9	16	1.8	2	4.8	0	0.0
Total AA	**944**	**100.0**	**900**	**100.0**	**42**	**100.0**	**2**	**100.0**
Percentage of Total Farms:				**95.3**		**4.4**		**0.2**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Columbus, NC NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	5.6	0	0.0	2.9	0	0.0	3.1	0	0.0	1.4	25.8
Moderate	0	0.0	21.2	0	0.0	15.2	4	44.4	19.4	759	45.6	13.1	18.7
Middle	1	33.3	26.0	164	19.3	23.9	2	22.2	25.6	275	16.5	22.6	20.5
Upper	2	66.7	31.3	686	80.7	41.1	1	11.1	31.4	402	24.1	41.2	35.0
Unknown	0	0.0	15.9	0	0.0	16.9	2	22.2	20.5	230	13.8	21.6	0.0
Total	3	100.0	100.0	850	100.0	100.0	9	100.0	100.0	1,666	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	7.7	0	0.0	4.6	1	14.3	7.6	67	8.9	4.0	25.8
Moderate	2	40.0	19.7	143	25.4	15.5	3	42.9	17.4	428	56.8	12.8	18.7
Middle	1	20.0	23.8	70	12.4	21.7	2	28.6	22.7	159	21.1	20.4	20.5
Upper	2	40.0	37.2	350	62.2	45.3	1	14.3	38.7	100	13.3	43.7	35.0
Unknown	0	0.0	11.6	0	0.0	12.8	0	0.0	13.5	0	0.0	19.1	0.0
Total	5	100.0	100.0	563	100.0	100.0	7	100.0	100.0	754	100.0	100.0	100.0
Home Improvement Loans													
Low	1	20.0	6.5	20	5.3	4.8	0	0.0	5.0	0	0.0	2.7	25.8
Moderate	0	0.0	14.1	0	0.0	11.6	1	33.3	16.4	30	23.1	11.2	18.7
Middle	1	20.0	22.2	50	13.2	20.0	2	66.7	24.5	100	76.9	18.0	20.5
Upper	3	60.0	53.5	310	81.6	59.7	0	0.0	50.9	0	0.0	63.5	35.0
Unknown	0	0.0	3.8	0	0.0	3.9	0	0.0	3.2	0	0.0	4.6	0.0
Total	5	100.0	100.0	380	100.0	100.0	3	100.0	100.0	130	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	6.7	6.3	20	1.0	3.5	1	4.8	4.5	67	2.5	2.1	25.8
Moderate	2	13.3	19.6	143	7.5	15.1	8	38.1	18.3	1,217	46.2	12.9	18.7
Middle	4	26.7	24.9	384	20.1	23.1	6	28.6	24.5	534	20.3	21.8	20.5
Upper	8	53.3	35.3	1,361	71.3	42.9	4	19.0	35.9	587	22.3	43.2	35.0
Unknown	0	0.0	13.9	0	0.0	15.4	2	9.5	16.8	230	8.7	20.1	0.0
Total	15	100.0	100.0	1,908	100.0	100.0	21	100.0	100.0	2,635	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Columbus, NC NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	14	41.2	59.4	1,415	31.5	43.8	28	60.9	63.4	1,231	35.3	47.2	92.3
Over $1 Million	15	44.1		2,199	48.9		12	26.1		1,593	45.7		5.6
Revenue Unknown	5	14.7		880	19.6		6	13.0		660	18.9		2.0
Total	34	100.0		4,494	100.0		46	100.0		3,484	100.0		100.0
By Loan Size													
$100,000 or Less	21	61.8	94.3	836	18.6	46.1	34	73.9	94.5	1,122	32.2	50.3	
$100,001 - $250,000	8	23.5	3.6	1,355	30.2	18.7	10	21.7	3.4	1,753	50.3	18.9	
$250,001 - $1 Million	5	14.7	2.1	2,303	51.2	35.2	2	4.3	2.1	609	17.5	30.8	
Total	34	100.0	100.0	4,494	100.0	100.0	46	100.0	100.0	3,484	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	10	71.4		195	13.8		25	89.3		622	50.5		
$100,001 - $250,000	3	21.4		481	34.0		2	7.1		312	25.3		
$250,001 - $1 Million	1	7.1		739	52.2		1	3.6		297	24.1		
Total	14	100.0		1,415	100.0		28	100.0		1,231	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Columbus, NC NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	7	20.6	3.2	192	4.3	4.6	4	8.7	2.8	76	2.2	3.8	5.0
Moderate	8	23.5	19.4	1,349	30.0	20.3	20	43.5	19.7	1,801	51.7	22.4	21.5
Middle	19	55.9	69.0	2,953	65.7	63.8	22	47.8	70.6	1,607	46.1	64.2	66.8
Upper	0	0.0	5.2	0	0.0	6.2	0	0.0	4.3	0	0.0	6.0	5.1
Unknown	0	0.0	2.4	0	0.0	4.9	0	0.0	2.2	0	0.0	3.4	1.5
Tract-Unk	0	0.0	0.8	0	0.0	0.3	0	0.0	0.4	0	0.0	0.2	
Total	34	100.0	100.0	4,494	100.0	100.0	46	100.0	100.0	3,484	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Columbus, NC NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	# %	# %	$(000)	$ %	$ %	#	# %	# %	$(000)	$ %	$ %	
Home Purchase Loans													
Low	0	0.0	2.8	0	0.0	2.3	0	0.0	2.8	0	0.0	2.6	3.1
Moderate	0	0.0	16.8	0	0.0	16.2	3	33.3	21.3	677	40.6	21.0	19.0
Middle	3	100.0	71.2	850	100.0	70.6	6	66.7	67.8	989	59.4	66.5	71.4
Upper	0	0.0	8.4	0	0.0	10.0	0	0.0	7.0	0	0.0	8.8	4.9
Unknown	0	0.0	0.8	0	0.0	0.9	0	0.0	1.1	0	0.0	1.0	1.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	850	100.0	100.0	9	100.0	100.0	1,666	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	2.8	0	0.0	2.9	0	0.0	1.8	0	0.0	1.5	3.1
Moderate	0	0.0	15.7	0	0.0	14.5	4	57.1	20.6	567	75.2	19.4	19.0
Middle	4	80.0	72.5	313	55.6	73.4	3	42.9	71.6	187	24.8	73.3	71.4
Upper	0	0.0	7.4	0	0.0	7.6	0	0.0	5.5	0	0.0	5.4	4.9
Unknown	1	20.0	1.6	250	44.4	1.6	0	0.0	0.5	0	0.0	0.3	1.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	563	100.0	100.0	7	100.0	100.0	754	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	4.3	0	0.0	3.7	0	0.0	1.4	0	0.0	1.1	3.1
Moderate	1	20.0	17.3	150	39.5	14.5	0	0.0	17.7	0	0.0	20.3	19.0
Middle	4	80.0	69.2	230	60.5	71.9	3	100.0	73.2	130	100.0	70.3	71.4
Upper	0	0.0	7.6	0	0.0	8.0	0	0.0	5.9	0	0.0	5.8	4.9
Unknown	0	0.0	1.6	0	0.0	1.8	0	0.0	1.8	0	0.0	2.5	1.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	380	100.0	100.0	3	100.0	100.0	130	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	2.4
Moderate	0	0.0	33.3	0	0.0	24.1	1	100.0	40.0	3,900	100.0	78.4	46.8
Middle	1	100.0	66.7	350	100.0	75.9	0	0.0	60.0	0	0.0	21.6	49.3
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	1.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	350	100.0	100.0	1	100.0	100.0	3,900	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	2.8	0	0.0	2.5	0	0.0	2.5	0	0.0	2.3	3.1
Moderate	1	6.3	16.4	150	6.6	15.7	8	36.4	20.1	5,144	78.7	20.8	19.0
Middle	14	87.5	71.6	1,858	82.3	71.4	14	63.6	69.7	1,391	21.3	67.9	71.4
Upper	0	0.0	8.0	0	0.0	9.3	0	0.0	6.7	0	0.0	8.0	4.9
Unknown	1	6.3	1.1	250	11.1	1.1	0	0.0	1.0	0	0.0	0.9	1.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	16	100.0	100.0	2,258	100.0	100.0	22	100.0	100.0	6,535	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within the assessment area, UB made no community development loans, three donations totaling $4,000, and participated in two service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE DARE-PASQUOTANK, NC NONMSA ASSESSMENT AREA

This assessment area includes Dare County and Pasquotank County. The bank operates three branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Dare-Pasquotank, NC NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	4.5	526	2.6	250	47.5	2,561	12.7
Moderate	0	0.0	0	0.0	0	0.0	2,750	13.7
Middle	8	36.4	6,420	31.9	627	9.8	3,913	19.5
Upper	11	50.0	13,163	65.5	497	3.8	10,885	54.1
Unknown	2	9.1	0	0.0	0	0.0	0	0.0
Total AA	**22**	**100.0**	**20,109**	**100.0**	**1,374**	**6.8**	**20,109**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,252	170	0.8	13.6	901	72.0	181	14.5
Moderate	0	0	0.0	0.0	0	0.0	0	0.0
Middle	15,760	6,728	31.7	42.7	3,262	20.7	5,770	36.6
Upper	35,274	14,308	67.5	40.6	5,246	14.9	15,720	44.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**52,286**	**21,206**	**100.0**	**40.6**	**9,409**	**18.0**	**21,671**	**41.4**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	104	2.3	93	2.2	11	3.9	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	1,171	25.9	1,082	25.8	73	26.1	16	34.0
Upper	3,245	71.7	3,020	71.9	194	69.3	31	66.0
Unknown	7	0.2	5	0.1	2	0.7	0	0.0
Total AA	**4,527**	**100.0**	**4,200**	**100.0**	**280**	**100.0**	**47**	**100.0**
Percentage of Total Businesses:				**92.8**		**6.2**		**1.0**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	44	57.1	43	56.6	1	100.0	0	0.0
Upper	33	42.9	33	43.4	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**77**	**100.0**	**76**	**100.0**	**1**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**98.7**		**1.3**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Dare-Pasquotank, NC NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	1.2	0	0.0	0.3	2	22.2	0.7	200	5.9	0.3	12.7
Moderate	0	0.0	5.8	0	0.0	2.5	0	0.0	4.6	0	0.0	1.9	13.7
Middle	0	0.0	14.6	0	0.0	8.8	1	11.1	12.6	194	5.7	7.8	19.5
Upper	9	75.0	61.7	4,866	74.7	72.3	6	66.7	60.3	2,994	88.4	68.9	54.1
Unknown	3	25.0	16.7	1,645	25.3	16.1	0	0.0	21.8	0	0.0	21.1	0.0
Total	12	100.0	100.0	6,511	100.0	100.0	9	100.0	100.0	3,388	100.0	100.0	100.0
Refinance Loans													
Low	1	20.0	3.4	154	16.6	1.5	0	0.0	1.9	0	0.0	0.8	12.7
Moderate	1	20.0	10.0	55	5.9	5.8	0	0.0	10.5	0	0.0	7.1	13.7
Middle	1	20.0	19.9	75	8.1	14.9	0	0.0	20.5	0	0.0	15.4	19.5
Upper	1	20.0	53.7	304	32.9	63.2	0	0.0	52.1	0	0.0	61.0	54.1
Unknown	1	20.0	13.1	337	36.4	14.6	0	0.0	15.0	0	0.0	15.7	0.0
Total	5	100.0	100.0	925	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	3.5	0	0.0	1.3	1	25.0	3.5	48	7.6	2.0	12.7
Moderate	0	0.0	8.4	0	0.0	5.2	0	0.0	7.3	0	0.0	4.2	13.7
Middle	1	16.7	16.2	75	8.9	9.4	0	0.0	20.1	0	0.0	12.4	19.5
Upper	5	83.3	69.9	770	91.1	80.7	3	75.0	65.7	585	92.4	76.6	54.1
Unknown	0	0.0	2.0	0	0.0	3.3	0	0.0	3.5	0	0.0	4.9	0.0
Total	6	100.0	100.0	845	100.0	100.0	4	100.0	100.0	633	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	3.8	2.1	154	1.8	0.7	3	18.8	1.3	248	5.6	0.4	12.7
Moderate	1	3.8	7.3	55	0.6	3.4	0	0.0	6.7	0	0.0	2.7	13.7
Middle	2	7.7	16.1	150	1.7	10.1	2	12.5	14.9	294	6.6	8.9	19.5
Upper	18	69.2	60.2	6,300	72.9	70.6	11	68.8	59.7	3,904	87.8	68.7	54.1
Unknown	4	15.4	14.3	1,982	22.9	15.1	0	0.0	17.4	0	0.0	19.2	0.0
Total	26	100.0	100.0	8,641	100.0	100.0	16	100.0	100.0	4,446	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Dare-Pasquotank, NC NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	18	64.3	54.2	5,046	76.2	43.9	6	60.0	53.0	1,839	62.3	45.0	92.8
Over $1 Million	6	21.4		250	3.8		2	20.0		700	23.7		6.2
Revenue Unknown	4	14.3		1,327	20.0		2	20.0		415	14.0		1.0
Total	28	100.0		6,623	100.0		10	100.0		2,954	100.0		100.0
By Loan Size													
$100,000 or Less	12	42.9	94.0	363	5.5	35.8	2	20.0	95.3	25	0.8	47.5	
$100,001 - $250,000	8	28.6	2.9	1,546	23.3	15.1	3	30.0	2.2	615	20.8	12.3	
$250,001 - $1 Million	8	28.6	3.1	4,714	71.2	49.1	5	50.0	2.5	2,314	78.3	40.2	
Total	28	100.0	100.0	6,623	100.0	100.0	10	100.0	100.0	2,954	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	6	33.3		113	2.2		2	33.3		25	1.4		
$100,001 - $250,000	6	33.3		1,081	21.4		0	0.0		0	0.0		
$250,001 - $1 Million	6	33.3		3,852	76.3		4	66.7		1,814	98.6		
Total	18	100.0		5,046	100.0		6	100.0		1,839	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Dare-Pasquotank, NC NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	2.0	0	0.0	2.6	0	0.0	1.1	0	0.0	0.7	2.3
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	15	53.6	26.4	3,421	51.7	28.6	7	70.0	27.1	2,139	72.4	27.3	25.9
Upper	13	46.4	69.5	3,202	48.3	68.2	3	30.0	70.2	815	27.6	71.6	71.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.2
Tract-Unk	0	0.0	2.1	0	0.0	0.6	0	0.0	1.6	0	0.0	0.4	
Total	28	100.0	100.0	6,623	100.0	100.0	10	100.0	100.0	2,954	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Dare-Pasquotank, NC NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	1.0	0	0.0	0.5	0	0.0	1.7	0	0.0	1.1	0.8
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	7	58.3	30.0	3,148	48.3	28.4	6	66.7	28.2	2,091	61.7	27.7	31.7
Upper	5	41.7	68.9	3,363	51.7	71.1	3	33.3	70.1	1,297	38.3	71.2	67.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	12	100.0	100.0	6,511	100.0	100.0	9	100.0	100.0	3,388	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.4	0	0.0	0.3	0	0.0	1.4	0	0.0	0.9	0.8
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	3	60.0	31.5	467	50.5	32.0	0	0.0	32.4	0	0.0	30.1	31.7
Upper	2	40.0	68.1	458	49.5	67.7	0	0.0	66.2	0	0.0	69.0	67.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	925	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.6	0	0.0	0.3	0	0.0	0.3	0	0.0	0.3	0.8
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	4	66.7	28.4	470	55.6	26.8	4	100.0	32.2	633	100.0	31.7	31.7
Upper	2	33.3	71.0	375	44.4	72.9	0	0.0	67.5	0	0.0	68.0	67.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	845	100.0	100.0	4	100.0	100.0	633	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	50.0	0	0.0	52.3	6.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	0	0.0	54.5	0	0.0	8.1	0	0.0	0.0	0	0.0	0.0	28.0
Upper	0	0.0	45.5	0	0.0	91.9	0	0.0	50.0	0	0.0	47.7	66.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.8	0	0.0	0.4	0	0.0	1.4	0	0.0	1.0	0.8
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Middle	14	53.8	30.5	4,085	47.3	28.6	11	68.8	29.1	2,974	66.9	27.8	31.7
Upper	12	46.2	68.7	4,556	52.7	71.0	5	31.3	69.5	1,472	33.1	71.1	67.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	26	100.0	100.0	8,641	100.0	100.0	16	100.0	100.0	4,446	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank made no community development loans, one donation for $3,000, and participated in four qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE LENOIR, NC NONMSA ASSESSMENT AREA

This assessment area is only applicable for the years 2024 and 2025 with review of community development activities only. The assessment area includes Duplin County, Greene County and Lenoir County. Duplin County was removed from the Columbus, NC NonMSA AA and included in this assessment area in 2024. Greene County was added to this assessment area in 2024. The bank operates two branches with ATMs and two standalone ATMs in the assessment area. UB did not open or close any locations in the assessment area during the evaluation period.

2024 Lenoir, NC NonMSA AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	2	4.7	1,192	3.6	507	42.5	7,482	22.5
Moderate	9	20.9	5,033	15.2	852	16.9	6,429	19.4
Middle	27	62.8	23,347	70.4	3,086	13.2	7,078	21.3
Upper	4	9.3	3,144	9.5	270	8.6	12,195	36.7
Unknown	1	2.3	468	1.4	67	14.3	0	0.0
Total AA	43	100.0	33,184	100.0	4,782	14.4	33,184	100.0

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	2,599	494	1.5	19.0	1,461	56.2	644	24.8
Moderate	10,870	4,698	13.9	43.2	4,154	38.2	2,018	18.6
Middle	41,572	24,784	73.3	59.6	10,432	25.1	6,356	15.3
Upper	6,224	3,367	10.0	54.1	2,097	33.7	760	12.2
Unknown	794	457	1.4	57.6	205	25.8	132	16.6
Total AA	62,059	33,800	100.0	54.5	18,349	29.6	9,910	16.0

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	136	3.4	123	3.4	11	3.7	2	3.2
Moderate	849	21.2	773	21.2	62	20.6	14	22.2
Middle	2,568	64.0	2,330	63.9	196	65.1	42	66.7
Upper	421	10.5	387	10.6	29	9.6	5	7.9
Unknown	37	0.9	34	0.9	3	1.0	0	0.0
Total AA	4,011	100.0	3,647	100.0	301	100.0	63	100.0
Percentage of Total Businesses:				90.9		7.5		1.6

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	63	13.4	59	13.0	4	28.6	0	0.0
Middle	362	77.2	354	78.0	7	50.0	1	100.0
Upper	34	7.2	32	7.0	2	14.3	0	0.0
Unknown	10	2.1	9	2.0	1	7.1	0	0.0
Total AA	469	100.0	454	100.0	14	100.0	1	100.0
Percentage of Total Farms:				96.8		3.0		0.2

Source: 2024 FFIEC Census Data
2024 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

As previously mentioned, given the composition changes during the evaluation period, only community development activities were reviewed for this area. UB made two community development loans totaling $370,000 and participated in one qualified service activity. The bank held no qualified investments and made no qualified donations during the period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE RUTHERFORD COUNTY, NC NONMSA ASSESSMENT AREA

This assessment area includes Rutherford County. The bank operates one branch with an ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Rutherford County, NC NonMSA AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	3,721	21.2
Moderate	5	22.7	4,703	26.7	812	17.3	3,863	22.0
Middle	16	72.7	12,486	71.0	1,249	10.0	3,700	21.0
Upper	1	4.5	403	2.3	36	8.9	6,308	35.9
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**22**	**100.0**	**17,592**	**100.0**	**2,097**	**11.9**	**17,592**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	8,999	4,337	22.0	48.2	3,436	38.2	1,226	13.6
Middle	23,726	14,825	75.2	62.5	4,223	17.8	4,678	19.7
Upper	1,757	552	2.8	31.4	152	8.7	1,053	59.9
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**34,482**	**19,714**	**100.0**	**57.2**	**7,811**	**22.7**	**6,957**	**20.2**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	786	35.7	711	35.3	71	44.9	4	16.0
Middle	1,316	59.8	1,214	60.2	83	52.5	19	76.0
Upper	98	4.5	92	4.6	4	2.5	2	8.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**2,200**	**100.0**	**2,017**	**100.0**	**158**	**100.0**	**25**	**100.0**
Percentage of Total Businesses:				**91.7**		**7.2**		**1.1**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	7	8.0	7	8.0	0	0.0	0	0.0
Middle	77	87.5	77	87.5	0	0.0	0	0.0
Upper	4	4.5	4	4.5	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**88**	**100.0**	**88**	**100.0**	**0**	**0.0**	**0**	**0.0**
Percentage of Total Farms:				**100.0**		**0.0**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Rutherford County, NC NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	5.1	0	0.0	2.8	0	0.0	4.7	0	0.0	2.1	21.2
Moderate	0	0.0	18.6	0	0.0	11.5	0	0.0	18.6	0	0.0	11.2	22.0
Middle	2	14.3	23.0	328	16.4	18.3	1	14.3	21.8	126	13.0	17.8	21.0
Upper	4	28.6	40.3	740	36.9	54.5	1	14.3	37.7	166	17.1	51.6	35.9
Unknown	8	57.1	13.0	938	46.8	12.9	5	71.4	17.1	676	69.8	17.3	0.0
Total	14	100.0	100.0	2,006	100.0	100.0	7	100.0	100.0	968	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	8.3	0	0.0	4.2	1	20.0	8.3	90	14.6	4.2	21.2
Moderate	2	66.7	18.6	270	75.0	14.3	2	40.0	25.6	308	49.8	18.4	22.0
Middle	1	33.3	28.4	90	25.0	24.7	1	20.0	24.7	100	16.2	22.0	21.0
Upper	0	0.0	34.5	0	0.0	42.7	0	0.0	32.4	0	0.0	41.9	35.9
Unknown	0	0.0	10.2	0	0.0	14.2	1	20.0	9.0	120	19.4	13.4	0.0
Total	3	100.0	100.0	360	100.0	100.0	5	100.0	100.0	618	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	6.3	0	0.0	3.7	0	0.0	7.4	0	0.0	3.5	21.2
Moderate	0	0.0	11.9	0	0.0	7.5	1	33.3	14.1	100	30.8	9.8	22.0
Middle	2	33.3	25.8	171	35.9	19.6	0	0.0	28.1	0	0.0	21.6	21.0
Upper	3	50.0	54.7	200	42.0	68.1	0	0.0	48.1	0	0.0	57.8	35.9
Unknown	1	16.7	1.3	105	22.1	1.1	2	66.7	2.2	225	69.2	7.3	0.0
Total	6	100.0	100.0	476	100.0	100.0	3	100.0	100.0	325	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	3.8	6.6	78	2.4	3.4	1	6.3	6.7	90	4.5	2.9	21.2
Moderate	2	7.7	17.6	270	8.3	11.9	3	18.8	19.4	408	20.5	12.4	22.0
Middle	6	23.1	24.8	729	22.4	19.9	3	18.8	22.9	301	15.2	18.8	21.0
Upper	8	30.8	39.9	1,140	35.0	52.2	1	6.3	38.3	166	8.4	50.3	35.9
Unknown	9	34.6	11.0	1,043	32.0	12.6	8	50.0	12.7	1,021	51.4	15.6	0.0
Total	26	100.0	100.0	3,260	100.0	100.0	16	100.0	100.0	1,986	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Rutherford County, NC NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	22	55.0	65.3	3,472	44.1	40.4	24	58.5	67.2	2,795	35.6	45.4	91.7
Over $1 Million	11	27.5		3,417	43.4		15	36.6		4,280	54.4		7.2
Revenue Unknown	7	17.5		979	12.4		2	4.9		786	10.0		1.1
Total	40	100.0		7,868	100.0		41	100.0		7,861	100.0		100.0
By Loan Size													
$100,000 or Less	17	42.5	93.2	967	12.3	35.4	20	48.8	94.0	857	10.9	42.7	
$100,001 - $250,000	15	37.5	3.8	2,777	35.3	18.9	12	29.3	3.6	1,829	23.3	18.6	
$250,001 - $1 Million	8	20.0	3.0	4,124	52.4	45.7	9	22.0	2.3	5,175	65.8	38.7	
Total	40	100.0	100.0	7,868	100.0	100.0	41	100.0	100.0	7,861	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	11	50.0		507	14.6		13	54.2		524	18.7		
$100,001 - $250,000	7	31.8		1,301	37.5		8	33.3		1,125	40.3		
$250,001 - $1 Million	4	18.2		1,664	47.9		3	12.5		1,146	41.0		
Total	22	100.0		3,472	100.0		24	100.0		2,795	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Rutherford County, NC NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	15	37.5	31.2	3,802	48.3	39.3	20	48.8	28.6	3,683	46.9	41.7	35.7
Middle	21	52.5	62.4	3,448	43.8	57.4	18	43.9	64.7	2,970	37.8	52.6	59.8
Upper	4	10.0	5.0	618	7.9	2.9	3	7.3	5.9	1,208	15.4	5.5	4.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	1.4	0	0.0	0.4	0	0.0	0.9	0	0.0	0.1	
Total	40	100.0	100.0	7,868	100.0	100.0	41	100.0	100.0	7,861	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Rutherford County, NC NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	5	35.7	24.3	640	31.9	17.3	3	42.9	24.2	373	38.5	17.1	22.0
Middle	9	64.3	66.3	1,366	68.1	66.7	4	57.1	67.9	595	61.5	69.8	75.2
Upper	0	0.0	9.4	0	0.0	16.1	0	0.0	7.9	0	0.0	13.2	2.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	2,006	100.0	100.0	7	100.0	100.0	968	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	66.7	20.3	188	52.2	15.4	1	20.0	23.1	90	14.6	17.0	22.0
Middle	1	33.3	72.9	172	47.8	72.7	4	80.0	70.5	528	85.4	72.3	75.2
Upper	0	0.0	6.8	0	0.0	11.8	0	0.0	6.4	0	0.0	10.7	2.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	360	100.0	100.0	5	100.0	100.0	618	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	33.3	20.1	130	27.3	14.0	1	33.3	23.0	100	30.8	17.7	22.0
Middle	3	50.0	71.7	275	57.8	69.1	2	66.7	71.9	225	69.2	70.0	75.2
Upper	1	16.7	8.2	71	14.9	16.9	0	0.0	5.2	0	0.0	12.3	2.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	476	100.0	100.0	3	100.0	100.0	325	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	66.7	0	0.0	52.6	0	0.0	75.0	0	0.0	89.6	64.6
Middle	0	0.0	33.3	0	0.0	47.4	0	0.0	25.0	0	0.0	10.4	24.7
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	10.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	10	38.5	22.6	1,036	31.8	16.7	5	31.3	23.7	563	28.3	17.9	22.0
Middle	15	57.7	69.2	2,153	66.0	68.6	11	68.8	69.5	1,423	71.7	70.0	75.2
Upper	1	3.8	8.2	71	2.2	14.7	0	0.0	6.8	0	0.0	12.1	2.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	26	100.0	100.0	3,260	100.0	100.0	16	100.0	100.0	1,986	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

UB made no community development loans or donations and held no qualified investments during the evaluation period. The bank participated in two qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE BECKLEY, WV MSA ASSESSMENT AREA

This assessment area includes Fayette County and Raleigh County. The bank operates six branches with ATMs and two standalone ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Beckley, WV MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	8,128	25.1
Moderate	5	16.7	4,286	13.2	1,042	24.3	4,963	15.3
Middle	20	66.7	22,086	68.1	3,649	16.5	6,033	18.6
Upper	5	16.7	6,039	18.6	587	9.7	13,287	41.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**30**	**100.0**	**32,411**	**100.0**	**5,278**	**16.3**	**32,411**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	8,740	4,659	12.7	53.3	2,614	29.9	1,467	16.8
Middle	38,989	24,929	67.9	63.9	7,459	19.1	6,601	16.9
Upper	9,884	7,117	19.4	72.0	1,726	17.5	1,041	10.5
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**57,613**	**36,705**	**100.0**	**63.7**	**11,799**	**20.5**	**9,109**	**15.8**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	482	14.4	422	14.2	47	15.6	13	19.7
Middle	2,232	66.8	1,984	66.7	199	66.1	49	74.2
Upper	628	18.8	569	19.1	55	18.3	4	6.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**3,342**	**100.0**	**2,975**	**100.0**	**301**	**100.0**	**66**	**100.0**
Percentage of Total Businesses:				**89.0**		**9.0**		**2.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	4	6.0	4	6.1	0	0.0	0	0.0
Middle	43	64.2	43	65.2	0	0.0	0	0.0
Upper	20	29.9	19	28.8	0	0.0	1	100.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**67**	**100.0**	**66**	**100.0**	**0**	**0.0**	**1**	**100.0**
Percentage of Total Farms:				**98.5**		**0.0**		**1.5**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level Assessment Area: Beckley, WV MSA													
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	6.9	0	0.0	3.7	0	0.0	6.4	0	0.0	3.0	25.1
Moderate	1	9.1	20.7	105	3.4	14.3	4	23.5	17.8	636	22.1	11.5	15.3
Middle	2	18.2	24.4	187	6.1	21.3	3	17.6	22.7	312	10.8	19.8	18.6
Upper	7	63.6	35.4	2,560	83.7	49.1	8	47.1	39.3	1,789	62.1	51.3	41.0
Unknown	1	9.1	12.6	205	6.7	11.6	2	11.8	13.8	144	5.0	14.4	0.0
Total	11	100.0	100.0	3,057	100.0	100.0	17	100.0	100.0	2,881	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	9.9	0	0.0	4.6	1	14.3	6.2	50	4.6	3.0	25.1
Moderate	3	25.0	18.1	262	11.9	11.6	2	28.6	20.0	192	17.6	14.2	15.3
Middle	0	0.0	21.6	0	0.0	18.5	0	0.0	26.8	0	0.0	21.0	18.6
Upper	9	75.0	43.3	1,941	88.1	55.2	4	57.1	39.7	847	77.8	46.4	41.0
Unknown	0	0.0	7.0	0	0.0	10.1	0	0.0	7.3	0	0.0	15.4	0.0
Total	12	100.0	100.0	2,203	100.0	100.0	7	100.0	100.0	1,089	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	10.3	0	0.0	5.6	0	0.0	6.1	0	0.0	3.8	25.1
Moderate	0	0.0	17.5	0	0.0	12.6	1	20.0	15.9	40	13.6	11.7	15.3
Middle	2	33.3	19.8	120	32.8	17.6	3	60.0	26.5	180	61.0	21.2	18.6
Upper	4	66.7	45.2	246	67.2	56.8	1	20.0	48.5	75	25.4	59.1	41.0
Unknown	0	0.0	7.1	0	0.0	7.4	0	0.0	3.0	0	0.0	4.2	0.0
Total	6	100.0	100.0	366	100.0	100.0	5	100.0	100.0	295	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	1	2.9	8.3	55	0.9	4.2	1	3.2	6.7	50	1.2	3.2	25.1
Moderate	6	17.6	19.6	447	7.5	13.5	7	22.6	17.7	868	20.0	11.9	15.3
Middle	5	14.7	22.9	447	7.5	20.3	7	22.6	23.7	512	11.8	20.0	18.6
Upper	21	61.8	38.2	4,787	80.6	50.7	13	41.9	40.8	2,711	62.6	51.0	41.0
Unknown	1	2.9	11.0	205	3.5	11.4	3	9.7	11.1	192	4.4	13.8	0.0
Total	34	100.0	100.0	5,941	100.0	100.0	31	100.0	100.0	4,333	100.0	100.0	100.0

Source: *2023 FFIEC Census Data*
2016-2020 U.S. Census Bureau: American Community Survey

Note: *Percentages may not total 100.0 percent due to rounding.*
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Beckley, WV MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	23	46.9	50.5	2,688	36.0	43.7	21	51.2	48.1	1,730	37.7	39.4	89.0
Over $1 Million	18	36.7		4,477	59.9		18	43.9		2,797	60.9		9.0
Revenue Unknown	8	16.3		307	4.1		2	4.9		67	1.5		2.0
Total	49	100.0		7,472	100.0		41	100.0		4,594	100.0		100.0
By Loan Size													
$100,000 or Less	31	63.3	91.9	1,671	22.4	36.6	29	70.7	93.4	1,505	32.8	48.5	
$100,001 - $250,000	9	18.4	4.8	1,570	21.0	20.3	9	22.0	4.7	1,674	36.4	23.9	
$250,001 - $1 Million	9	18.4	3.4	4,231	56.6	43.1	3	7.3	1.9	1,415	30.8	27.6	
Total	49	100.0	100.0	7,472	100.0	100.0	41	100.0	100.0	4,594	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	17	73.9		947	35.2		18	85.7		930	53.8		
$100,001 - $250,000	3	13.0		535	19.9		2	9.5		400	23.1		
$250,001 - $1 Million	3	13.0		1,206	44.9		1	4.8		400	23.1		
Total	23	100.0		2,688	100.0		21	100.0		1,730	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Beckley, WV MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	7	14.3	13.3	1,134	15.2	13.5	9	22.0	12.6	960	20.9	14.3	14.4
Middle	25	51.0	64.9	4,351	58.2	62.8	19	46.3	65.9	2,296	50.0	62.4	66.8
Upper	17	34.7	19.9	1,987	26.6	23.1	13	31.7	19.7	1,338	29.1	22.6	18.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	2.0	0	0.0	0.7	0	0.0	1.8	0	0.0	0.7	
Total	49	100.0	100.0	7,472	100.0	100.0	41	100.0	100.0	4,594	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Beckley, WV MSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	# %	# %	$ (000)	$ %	$ %	#	# %	# %	$ (000)	$ %	$ %	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	14.4	0	0.0	11.6	1	5.9	13.2	21	0.7	9.4	12.7
Middle	8	72.7	61.6	1,557	50.9	55.7	11	64.7	63.2	1,896	65.8	58.9	67.9
Upper	3	27.3	24.0	1,500	49.1	32.6	5	29.4	23.6	964	33.5	31.7	19.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	11	100.0	100.0	3,057	100.0	100.0	17	100.0	100.0	2,881	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	3	25.0	9.9	238	10.8	7.7	0	0.0	13.8	0	0.0	12.5	12.7
Middle	5	41.7	62.2	978	44.4	54.5	4	57.1	62.5	596	54.7	56.8	67.9
Upper	4	33.3	27.9	987	44.8	37.8	3	42.9	23.7	493	45.3	30.8	19.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	12	100.0	100.0	2,203	100.0	100.0	7	100.0	100.0	1,089	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	7.1	0	0.0	4.5	0	0.0	10.6	0	0.0	8.5	12.7
Middle	4	66.7	71.4	311	85.0	72.4	4	80.0	68.2	195	66.1	64.9	67.9
Upper	2	33.3	21.4	55	15.0	23.1	1	20.0	21.2	100	33.9	26.6	19.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	366	100.0	100.0	5	100.0	100.0	295	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	50.0	43.8	450	20.5	33.6	0	0.0	0.0	0	0.0	0.0	20.0
Middle	1	50.0	50.0	1,744	79.5	54.0	1	100.0	80.0	200	100.0	80.1	63.9
Upper	0	0.0	6.3	0	0.0	12.5	0	0.0	20.0	0	0.0	19.9	16.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	2,194	100.0	100.0	1	100.0	100.0	200	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	4	11.1	12.6	688	8.5	11.6	1	3.1	12.9	21	0.5	10.0	12.7
Middle	22	61.1	62.0	4,850	59.6	55.8	21	65.6	62.9	2,907	64.1	58.2	67.9
Upper	10	27.8	25.4	2,597	31.9	32.6	10	31.3	24.2	1,605	35.4	31.8	19.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	36	100.0	100.0	8,135	100.0	100.0	32	100.0	100.0	4,533	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During the evaluation period, the bank made no community development loans, made three qualified donations totaling $99,000, and participated in 12 community development service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE JACKSON COUNTY, WV NONMSA ASSESSMENT AREA

This assessment area is only applicable for the years 2024 and 2025 with review of community development activities only. The assessment area includes Jackson County which was removed from the Charleston-Huntington-Ashland, WV AA in 2024. The bank operates two branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2024 Jackson County, WV NonMSA AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	992	13.4
Moderate	0	0.0	0	0.0	0	0.0	1,323	17.9
Middle	2	28.6	2,293	31.0	255	11.1	1,337	18.1
Upper	5	71.4	5,103	69.0	398	7.8	3,744	50.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**7**	**100.0**	**7,396**	**100.0**	**653**	**8.8**	**7,396**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	0	0	0.0	0.0	0	0.0	0	0.0
Middle	4,291	2,658	30.2	61.9	1,239	28.9	394	9.2
Upper	9,106	6,140	69.8	67.4	1,390	15.3	1,576	17.3
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**13,397**	**8,798**	**100.0**	**65.7**	**2,629**	**19.6**	**1,970**	**14.7**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	310	41.5	273	40.9	29	48.3	8	42.1
Upper	437	58.5	395	59.1	31	51.7	11	57.9
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**747**	**100.0**	**668**	**100.0**	**60**	**100.0**	**19**	**100.0**
Percentage of Total Businesses:				**89.4**		**8.0**		**2.5**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	9	31.0	9	31.0	0	0.0	0	0.0
Upper	20	69.0	20	69.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**29**	**100.0**	**29**	**100.0**	**0**	**0.0**	**0**	**0.0**
Percentage of Total Farms:				**100.0**		**0.0**		**0.0**

Source: 2024 FFIEC Census Data
2024 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

As previously mentioned, given the composition changes during the evaluation period, only community development activities were reviewed for this area. UB participated in four qualified service activities, but did not make any community development loans or donations or hold qualified investments during the period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE PARKERSBURG-VIENNA, WV ASSESSMENT AREA

This assessment area includes Wood County. The bank operates four branches with ATMs and one standalone ATM in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Parkersburg-Vienna, WV AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	4,641	20.9
Moderate	7	25.0	4,529	20.4	875	19.3	4,037	18.2
Middle	13	46.4	10,116	45.6	1,132	11.2	4,496	20.3
Upper	8	28.6	7,557	34.0	526	7.0	9,028	40.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**28**	**100.0**	**22,202**	**100.0**	**2,533**	**11.4**	**22,202**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	9,581	4,753	18.7	49.6	3,376	35.2	1,452	15.2
Middle	18,140	11,186	44.1	61.7	4,714	26.0	2,240	12.3
Upper	12,567	9,451	37.2	75.2	1,709	13.6	1,407	11.2
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**40,288**	**25,390**	**100.0**	**63.0**	**9,799**	**24.3**	**5,099**	**12.7**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	788	30.2	701	29.9	84	35.0	3	13.6
Middle	1,145	43.9	1,033	44.0	106	44.2	6	27.3
Upper	675	25.9	612	26.1	50	20.8	13	59.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**2,608**	**100.0**	**2,346**	**100.0**	**240**	**100.0**	**22**	**100.0**
Percentage of Total Businesses:				**90.0**		**9.2**		**0.8**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	3	7.1	3	7.1	0	0.0	0	0.0
Middle	18	42.9	18	42.9	0	0.0	0	0.0
Upper	21	50.0	21	50.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**42**	**100.0**	**42**	**100.0**	**0**	**0.0**	**0**	**0.0**
Percentage of Total Farms:				**100.0**		**0.0**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Parkersburg-Vienna, WV

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	7.7	10.1	69	2.7	5.8	2	12.5	16.6	243	12.1	9.7	20.9
Moderate	3	23.1	22.9	341	13.2	16.6	3	18.8	26.8	379	18.8	21.2	18.2
Middle	1	7.7	24.0	42	1.6	21.9	2	12.5	21.6	188	9.3	22.5	20.3
Upper	7	53.8	29.9	2,061	80.0	43.5	5	31.3	21.2	665	33.0	32.3	40.7
Unknown	1	7.7	13.1	62	2.4	12.1	4	25.0	13.7	540	26.8	14.2	0.0
Total	13	100.0	100.0	2,575	100.0	100.0	16	100.0	100.0	2,015	100.0	100.0	100.0
Refinance Loans													
Low	1	11.1	11.2	103	8.9	6.3	0	0.0	18.6	0	0.0	13.5	20.9
Moderate	3	33.3	22.8	252	21.8	16.5	0	0.0	22.5	0	0.0	19.5	18.2
Middle	0	0.0	25.4	0	0.0	20.7	2	66.7	18.6	110	52.4	16.7	20.3
Upper	4	44.4	33.8	730	63.2	49.4	0	0.0	30.4	0	0.0	36.8	40.7
Unknown	1	11.1	6.9	70	6.1	7.0	1	33.3	9.9	100	47.6	13.5	0.0
Total	9	100.0	100.0	1,155	100.0	100.0	3	100.0	100.0	210	100.0	100.0	100.0
Home Improvement Loans													
Low	3	20.0	7.9	143	17.7	5.0	2	40.0	12.1	35	28.7	6.5	20.9
Moderate	3	20.0	17.9	225	27.8	13.4	0	0.0	23.3	0	0.0	15.3	18.2
Middle	2	13.3	20.7	147	18.1	18.3	0	0.0	20.7	0	0.0	22.3	20.3
Upper	4	26.7	45.0	155	19.1	55.9	3	60.0	39.7	87	71.3	51.4	40.7
Unknown	3	20.0	8.6	140	17.3	7.4	0	0.0	4.3	0	0.0	4.5	0.0
Total	15	100.0	100.0	810	100.0	100.0	5	100.0	100.0	122	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	6	14.6	10.8	425	8.5	6.3	4	14.8	16.6	278	11.3	10.3	20.9
Moderate	11	26.8	21.8	978	19.6	16.3	5	18.5	25.3	464	18.8	20.6	18.2
Middle	4	9.8	24.1	375	7.5	21.4	5	18.5	21.2	332	13.5	21.8	20.3
Upper	15	36.6	32.5	2,946	59.0	45.3	8	29.6	25.1	752	30.5	33.7	40.7
Unknown	5	12.2	10.9	272	5.4	10.7	5	18.5	11.8	640	26.0	13.5	0.0
Total	41	100.0	100.0	4,996	100.0	100.0	27	100.0	100.0	2,466	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Parkersburg-Vienna, WV

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	15	7.8	49.5	1,488	5.4	25.8	14	12.8	54.3	1,631	8.2	21.7	90.0
Over $1 Million	164	85.0		25,407	92.4		84	77.1		15,812	79.7		9.2
Revenue Unknown	14	7.3		616	2.2		11	10.1		2,389	12.0		0.8
Total	193	100.0		27,511	100.0		109	100.0		19,832	100.0		100.0
By Loan Size													
$100,000 or Less	125	64.8	91.4	5,672	20.6	31.3	66	60.6	92.6	3,217	16.2	30.1	
$100,001 - $250,000	34	17.6	3.8	5,280	19.2	13.9	21	19.3	3.4	3,513	17.7	13.5	
$250,001 - $1 Million	34	17.6	4.8	16,559	60.2	54.8	22	20.2	4.0	13,102	66.1	56.5	
Total	193	100.0	100.0	27,511	100.0	100.0	109	100.0	100.0	19,832	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	11	73.3		368	24.7		12	85.7		522	32.0		
$100,001 - $250,000	2	13.3		270	18.1		0	0.0		0	0.0		
$250,001 - $1 Million	2	13.3		850	57.1		2	14.3		1,109	68.0		
Total	15	100.0		1,488	100.0		14	100.0		1,631	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Parkersburg-Vienna, WV

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	28	14.5	20.9	8,102	29.5	31.1	17	15.6	21.4	5,458	27.5	31.8	30.2
Middle	14	7.3	38.6	2,062	7.5	24.3	18	16.5	41.7	4,494	22.7	35.2	43.9
Upper	151	78.2	39.8	17,347	63.1	44.5	74	67.9	36.4	9,880	49.8	32.9	25.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.7	0	0.0	0.1	0	0.0	0.6	0	0.0	0.1	
Total	193	100.0	100.0	27,511	100.0	100.0	109	100.0	100.0	19,832	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Parkersburg-Vienna, WV

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	15.4	22.3	181	7.0	16.7	3	18.8	20.8	202	10.0	16.1	18.7
Middle	5	38.5	46.1	685	26.6	44.0	9	56.3	47.2	1,240	61.5	44.1	44.1
Upper	6	46.2	31.5	1,709	66.4	39.4	4	25.0	32.0	573	28.4	39.8	37.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	13	100.0	100.0	2,575	100.0	100.0	16	100.0	100.0	2,015	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	11.1	19.3	80	6.9	13.0	2	66.7	19.0	160	76.2	13.6	18.7
Middle	5	55.6	42.6	803	69.5	38.4	1	33.3	40.7	50	23.8	36.9	44.1
Upper	3	33.3	38.1	272	23.5	48.6	0	0.0	40.3	0	0.0	49.5	37.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	9	100.0	100.0	1,155	100.0	100.0	3	100.0	100.0	210	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	13.3	14.3	47	5.8	8.6	0	0.0	12.9	0	0.0	12.5	18.7
Middle	10	66.7	40.0	585	72.2	39.3	3	60.0	50.9	66	54.1	50.4	44.1
Upper	3	20.0	45.7	178	22.0	52.2	2	40.0	36.2	56	45.9	37.1	37.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	15	100.0	100.0	810	100.0	100.0	5	100.0	100.0	122	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	36.4	0	0.0	73.7	0	0.0	40.0	0	0.0	33.2	48.1
Middle	0	0.0	45.5	0	0.0	12.1	0	0.0	20.0	0	0.0	3.0	33.2
Upper	0	0.0	18.2	0	0.0	14.1	0	0.0	40.0	0	0.0	63.8	18.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	5	12.2	20.7	308	6.2	21.7	6	22.2	19.7	396	16.1	15.9	18.7
Middle	23	56.1	44.6	2,343	46.9	39.2	14	51.9	45.3	1,406	57.0	42.1	44.1
Upper	13	31.7	34.8	2,345	46.9	39.1	7	25.9	35.1	664	26.9	42.0	37.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	41	100.0	100.0	4,996	100.0	100.0	27	100.0	100.0	2,466	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

UB made seven community development loans totaling approximately $6.3 million. The bank held two qualified investments totaling approximately $1.4 million and made 10 donations totaling approximately $1.1million. UB also participated in 15 qualified service activities during the evaluation period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE WEIRTON-STEUBENVILLE, WV ASSESSMENT AREA

This assessment area includes Brooke County and Hancock County. The bank operates two branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Weirton-Steubenville, WV AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	2,292	17.1
Moderate	1	6.3	725	5.4	228	31.4	2,561	19.1
Middle	11	68.8	9,104	68.0	793	8.7	2,972	22.2
Upper	4	25.0	3,563	26.6	164	4.6	5,567	41.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**16**	**100.0**	**13,392**	**100.0**	**1,185**	**8.8**	**13,392**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	1,467	853	5.2	58.1	420	28.6	194	13.2
Middle	17,567	10,939	66.8	62.3	4,766	27.1	1,862	10.6
Upper	6,072	4,574	27.9	75.3	916	15.1	582	9.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**25,106**	**16,366**	**100.0**	**65.2**	**6,102**	**24.3**	**2,638**	**10.5**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	58	3.7	47	3.3	11	9.6	0	0.0
Middle	972	62.1	877	61.8	69	60.0	26	86.7
Upper	535	34.2	496	34.9	35	30.4	4	13.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**1,565**	**100.0**	**1,420**	**100.0**	**115**	**100.0**	**30**	**100.0**
Percentage of Total Businesses:				**90.7**		**7.3**		**1.9**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	6	37.5	6	37.5	0	0.0	0	0.0
Upper	10	62.5	10	62.5	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**16**	**100.0**	**16**	**100.0**	**0**	**0.0**	**0**	**0.0**
Percentage of Total Farms:				**100.0**		**0.0**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Weirton-Steubenville, WV

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	7.7	0	0.0	4.8	4	36.4	13.3	367	36.1	7.9	17.1
Moderate	2	40.0	26.3	264	29.0	21.6	3	27.3	24.6	146	14.4	20.9	19.1
Middle	1	20.0	22.1	168	18.5	21.9	2	18.2	22.4	243	23.9	22.4	22.2
Upper	2	40.0	27.9	478	52.5	35.5	2	18.2	24.0	260	25.6	30.1	41.6
Unknown	0	0.0	16.0	0	0.0	15.2	0	0.0	15.6	0	0.0	18.7	0.0
Total	5	100.0	100.0	910	100.0	100.0	11	100.0	100.0	1,016	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	11.7	0	0.0	7.3	0	0.0	9.8	0	0.0	5.6	17.1
Moderate	0	0.0	22.1	0	0.0	18.0	0	0.0	21.7	0	0.0	15.2	19.1
Middle	0	0.0	27.9	0	0.0	28.0	0	0.0	26.6	0	0.0	23.2	22.2
Upper	1	100.0	31.8	185	100.0	39.8	0	0.0	32.2	0	0.0	33.0	41.6
Unknown	0	0.0	6.5	0	0.0	6.9	0	0.0	9.8	0	0.0	23.0	0.0
Total	1	100.0	100.0	185	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	8.0	0	0.0	5.4	0	0.0	9.4	0	0.0	5.8	17.1
Moderate	0	0.0	21.3	0	0.0	19.4	1	25.0	17.7	15	7.3	12.1	19.1
Middle	2	100.0	26.4	90	100.0	24.5	2	50.0	26.0	155	75.2	27.4	22.2
Upper	0	0.0	42.0	0	0.0	48.0	1	25.0	37.5	36	17.5	38.4	41.6
Unknown	0	0.0	2.3	0	0.0	2.7	0	0.0	9.4	0	0.0	16.3	0.0
Total	2	100.0	100.0	90	100.0	100.0	4	100.0	100.0	206	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	8.7	0	0.0	5.6	4	25.0	11.9	367	28.0	7.3	17.1
Moderate	2	25.0	23.4	264	22.3	20.1	5	31.3	22.6	251	19.1	18.9	19.1
Middle	3	37.5	23.7	258	21.8	23.2	4	25.0	24.6	398	30.3	23.7	22.2
Upper	3	37.5	33.0	663	55.9	38.0	3	18.8	28.1	296	22.6	31.7	41.6
Unknown	0	0.0	11.2	0	0.0	13.1	0	0.0	12.8	0	0.0	18.4	0.0
Total	8	100.0	100.0	1,185	100.0	100.0	16	100.0	100.0	1,312	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Weirton-Steubenville, WV

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	1	100.0	61.5	8	100.0	43.4	4	66.7	56.2	1,242	58.9	46.1	90.7
Over $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		7.3
Revenue Unknown	0	0.0		0	0.0		2	33.3		865	41.1		1.9
Total	1	100.0		8	100.0		6	100.0		2,107	100.0		100.0
By Loan Size													
$100,000 or Less	1	100.0	93.7	8	100.0	32.2	3	50.0	93.7	122	5.8	40.1	
$100,001 - $250,000	0	0.0	2.8	0	0.0	12.7	1	16.7	4.4	185	8.8	21.6	
$250,001 - $1 Million	0	0.0	3.5	0	0.0	55.1	2	33.3	1.9	1,800	85.4	38.3	
Total	1	100.0	100.0	8	100.0	100.0	6	100.0	100.0	2,107	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	1	100.0		8	100.0		2	50.0		57	4.6		
$100,001 - $250,000	0	0.0		0	0.0		1	25.0		185	14.9		
$250,001 - $1 Million	0	0.0		0	0.0		1	25.0		1,000	80.5		
Total	1	100.0		8	100.0		4	100.0		1,242	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Weirton-Steubenville, WV

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	3.7	0	0.0	7.4	0	0.0	2.8	0	0.0	3.3	3.7
Middle	1	100.0	65.7	8	100.0	60.0	3	50.0	56.9	1,807	85.8	53.1	62.1
Upper	0	0.0	30.0	0	0.0	32.5	3	50.0	39.1	300	14.2	43.3	34.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.6	0	0.0	0.1	0	0.0	1.2	0	0.0	0.4	
Total	1	100.0	100.0	8	100.0	100.0	6	100.0	100.0	2,107	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Weirton-Steubenville, WV

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	20.0	3.9	168	18.5	3.5	0	0.0	4.6	0	0.0	4.4	5.2
Middle	2	40.0	71.4	478	52.5	67.1	9	81.8	67.9	860	84.6	65.4	66.8
Upper	2	40.0	24.7	264	29.0	29.3	2	18.2	27.5	156	15.4	30.2	27.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	910	100.0	100.0	11	100.0	100.0	1,016	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	4.5	0	0.0	4.4	0	0.0	5.6	0	0.0	5.3	5.2
Middle	1	100.0	67.5	185	100.0	67.4	0	0.0	65.7	0	0.0	62.5	66.8
Upper	0	0.0	27.9	0	0.0	28.2	0	0.0	28.7	0	0.0	32.2	27.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	185	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	17	0	0.0	16	0	0.0	4.2	0	0.0	2.1	5.2
Middle	1	50.0	63.8	50	55.6	61.5	3	75.0	59.4	81	39.3	58.6	66.8
Upper	1	50.0	34.5	40	44.4	36.9	1	25.0	36.5	125	60.7	39.3	27.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	90	100.0	100.0	4	100.0	100.0	206	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	2.5
Middle	0	0.0	90.0	0	0.0	68.9	1	100.0	100.0	135	100.0	100.0	77.5
Upper	0	0.0	10.0	0	0.0	31.1	0	0.0	0.0	0	0.0	0.0	19.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	1	100.0	100.0	135	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	12.5	3.4	168	14.2	3.4	0	0.0	5.0	0	0.0	4.4	5.2
Middle	4	50.0	69.5	713	60.2	66.5	13	76.5	65.2	1,076	74.4	63.2	66.8
Upper	3	37.5	27.0	304	25.7	30.0	4	23.5	29.8	371	25.6	32.4	27.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	8	100.0	100.0	1,185	100.0	100.0	17	100.0	100.0	1,447	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

The bank did not make any community development loans during the evaluation period, but made one donation for $1,000 and participated in two community development service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE BRAXTON, WV NONMSA ASSESSMENT AREA

This assessment area includes Gilmer County, Lewis County, Nicholas County and Webster County. Braxton, Harrison, and Ritchie Counties are included in the assessment area during 2022 but were removed in 2023. The bank operates five branches with ATMs and one standalone ATM in the assessment area.

2023 Braxton, WV NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	3,761	24.2
Moderate	6	30.0	4,510	29.0	929	20.6	2,978	19.2
Middle	10	50.0	8,102	52.1	1,040	12.8	2,898	18.6
Upper	3	15.0	2,934	18.9	371	12.6	5,909	38.0
Unknown	1	5.0	0	0.0	0	0.0	0	0.0
Total AA	**20**	**100.0**	**15,546**	**100.0**	**2,340**	**15.1**	**15,546**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	8,946	4,982	28.8	55.7	1,513	16.9	2,451	27.4
Middle	16,131	8,960	51.7	55.5	2,984	18.5	4,187	26.0
Upper	5,075	3,385	19.5	66.7	1,026	20.2	664	13.1
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**30,152**	**17,327**	**100.0**	**57.5**	**5,523**	**18.3**	**7,302**	**24.2**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	518	28.8	471	29.0	37	26.8	10	27.0
Middle	782	43.5	699	43.1	64	46.4	19	51.4
Upper	498	27.7	453	27.9	37	26.8	8	21.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**1,798**	**100.0**	**1,623**	**100.0**	**138**	**100.0**	**37**	**100.0**
Percentage of Total Businesses:				**90.3**		**7.7**		**2.1**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	23	25.3	22	24.4	1	100.0	0	0.0
Middle	43	47.3	43	47.8	0	0.0	0	0.0
Upper	25	27.5	25	27.8	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**91**	**100.0**	**90**	**100.0**	**1**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**98.9**		**1.1**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Braxton, WV NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	1	12.5	3.7	59	6.8	1.6	0	0.0	5.0	0	0.0	2.2	24.2
Moderate	1	12.5	17.1	91	10.4	10.3	3	27.3	18.6	236	20.0	12.3	19.2
Middle	2	25.0	21.0	133	15.3	17.2	3	27.3	25.8	199	16.9	21.8	18.6
Upper	4	50.0	45.0	588	67.5	57.9	5	45.5	37.0	745	63.1	49.4	38.0
Unknown	0	0.0	13.1	0	0.0	12.9	0	0.0	13.7	0	0.0	14.3	0.0
Total	8	100.0	100.0	871	100.0	100.0	11	100.0	100.0	1,180	100.0	100.0	100.0
Refinance Loans													
Low	2	14.3	7.0	100	8.1	3.2	2	22.2	9.5	115	15.1	5.6	24.2
Moderate	4	28.6	15.8	335	27.2	11.0	1	11.1	27.0	41	5.4	21.8	19.2
Middle	3	21.4	22.5	234	19.0	18.5	1	11.1	21.4	68	8.9	20.0	18.6
Upper	5	35.7	47.7	563	45.7	57.4	4	44.4	37.3	336	44.2	46.0	38.0
Unknown	0	0.0	7.0	0	0.0	9.9	1	11.1	4.8	200	26.3	6.6	0.0
Total	14	100.0	100.0	1,232	100.0	100.0	9	100.0	100.0	760	100.0	100.0	100.0
Home Improvement Loans													
Low	1	25.0	4.2	15	7.7	1.8	0	0.0	7.7	0	0.0	5.2	24.2
Moderate	0	0.0	12.6	0	0.0	9.1	2	40.0	20.5	70	41.2	16.6	19.2
Middle	3	75.0	22.2	181	92.3	16.1	0	0.0	25.6	0	0.0	23.8	18.6
Upper	0	0.0	58.1	0	0.0	70.0	2	40.0	43.6	50	29.4	52.1	38.0
Unknown	0	0.0	3.0	0	0.0	3.1	1	20.0	2.6	50	29.4	2.3	0.0
Total	4	100.0	100.0	196	100.0	100.0	5	100.0	100.0	170	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	4	13.8	4.8	174	6.2	2.0	2	7.4	6.7	115	4.8	3.1	24.2
Moderate	5	17.2	16.2	426	15.1	10.4	6	22.2	20.5	347	14.4	14.3	19.2
Middle	8	27.6	21.4	548	19.5	17.3	4	14.8	23.8	267	11.1	21.4	18.6
Upper	12	41.4	47.0	1,668	59.2	58.5	13	48.1	37.6	1,431	59.4	48.5	38.0
Unknown	0	0.0	10.6	0	0.0	11.7	2	7.4	11.4	250	10.4	12.7	0.0
Total	29	100.0	100.0	2,816	100.0	100.0	27	100.0	100.0	2,410	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Braxton, WV NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	15	46.9	53.0	1,155	18.4	32.9	9	34.6	50.2	681	15.3	34.0	90.3
Over $1 Million	11	34.4		4,678	74.4		15	57.7		3,562	80.2		7.7
Revenue Unknown	6	18.8		452	7.2		2	7.7		200	4.5		2.1
Total	32	100.0		6,285	100.0		26	100.0		4,443	100.0		100.0
By Loan Size													
$100,000 or Less	19	59.4	91.0	863	13.7	32.0	12	46.2	89.6	665	15.0	33.9	
$100,001 - $250,000	5	15.6	5.0	757	12.0	18.1	9	34.6	6.2	1,497	33.7	23.4	
$250,001 - $1 Million	8	25.0	3.9	4,665	74.2	49.9	5	19.2	4.1	2,281	51.3	42.7	
Total	32	100.0	100.0	6,285	100.0	100.0	26	100.0	100.0	4,443	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	12	80.0		533	46.1		7	77.8		301	44.2		
$100,001 - $250,000	2	13.3		340	29.4		2	22.2		380	55.8		
$250,001 - $1 Million	1	6.7		282	24.4		0	0.0		0	0.0		
Total	15	100.0		1,155	100.0		9	100.0		681	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Braxton, WV NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	12	37.5	17.5	1,270	20.2	12.8	14	53.8	33.3	1,304	29.3	25.0	28.8
Middle	15	46.9	44.8	3,483	55.4	49.8	11	42.3	44.6	3,074	69.2	59.1	43.5
Upper	5	15.6	36.2	1,532	24.4	37.1	1	3.8	20.6	65	1.5	15.6	27.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	1.5	0	0.0	0.3	0	0.0	1.6	0	0.0	0.3	
Total	32	100.0	100.0	6,285	100.0	100.0	26	100.0	100.0	4,443	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Braxton, WV NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	3	37.5	14.8	462	53.0	11.6	2	18.2	28.6	306	25.9	24.2	28.8
Middle	5	62.5	39.7	409	47.0	32.6	7	63.6	50.0	579	49.1	47.4	51.7
Upper	0	0.0	45.5	0	0.0	55.8	2	18.2	21.4	295	25.0	28.5	19.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	8	100.0	100.0	871	100.0	100.0	11	100.0	100.0	1,180	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	5	35.7	17.0	578	46.9	14.5	3	33.3	27.0	318	41.8	26.3	28.8
Middle	6	42.9	40.9	405	32.9	35.0	5	55.6	49.2	257	33.8	43.2	51.7
Upper	3	21.4	42.0	249	20.2	50.5	1	11.1	23.8	185	24.3	30.5	19.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	14	100.0	100.0	1,232	100.0	100.0	9	100.0	100.0	760	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	25.0	11.4	30	15.3	8.9	3	60.0	28.2	90	52.9	20.4	28.8
Middle	3	75.0	41.3	166	84.7	43.7	1	20.0	41.0	50	29.4	46.0	51.7
Upper	0	0.0	47.3	0	0.0	47.4	1	20.0	30.8	30	17.6	33.6	19.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	196	100.0	100.0	5	100.0	100.0	170	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	10.0	0	0.0	5.3	0	0.0	0.0	0	0.0	0.0	32.1
Middle	0	0.0	45.0	0	0.0	41.0	1	50.0	37.5	175	23.8	51.4	42.9
Upper	0	0.0	45.0	0	0.0	53.7	1	50.0	62.5	560	76.2	48.6	25.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	2	100.0	100.0	735	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	10	34.5	15.4	1,120	39.8	12.2	9	31.0	27.9	764	24.3	23.8	28.8
Middle	15	51.7	40.1	1,032	36.6	33.6	14	48.3	48.4	1,061	33.7	46.6	51.7
Upper	4	13.8	44.5	664	23.6	54.2	6	20.7	23.7	1,320	42.0	29.7	19.5
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	29	100.0	100.0	2,816	100.0	100.0	29	100.0	100.0	3,145	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within the assessment area, the bank made no community development loans, made three qualified donations totaling $2,000, and participated in 20 qualified service activities during the evaluation period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE LOGAN, WV NONMSA ASSESSMENT AREA

This assessment area includes Lincoln County and Logan County. The bank operates three branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Logan, WV NonMSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	2,906	28.9
Moderate	4	40.0	3,803	37.8	1,061	27.9	1,876	18.7
Middle	5	50.0	5,010	49.8	1,074	21.4	1,677	16.7
Upper	1	10.0	1,245	12.4	83	6.7	3,599	35.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**10**	**100.0**	**10,058**	**100.0**	**2,218**	**22.1**	**10,058**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	6,233	3,328	32.6	53.4	1,911	30.7	994	15.9
Middle	8,598	5,371	52.6	62.5	1,780	20.7	1,447	16.8
Upper	2,030	1,505	14.7	74.1	269	13.3	256	12.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	**16,861**	**10,204**	**100.0**	**60.5**	**3,960**	**23.5**	**2,697**	**16.0**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	257	37.8	221	37.5	27	37.0	9	52.9
Middle	307	45.1	265	44.9	37	50.7	5	29.4
Upper	116	17.1	104	17.6	9	12.3	3	17.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**680**	**100.0**	**590**	**100.0**	**73**	**100.0**	**17**	**100.0**
Percentage of Total Businesses:				**86.8**		**10.7**		**2.5**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	2	50.0	2	50.0	0	0.0	0	0.0
Middle	2	50.0	2	50.0	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**4**	**100.0**	**4**	**100.0**	**0**	**0.0**	**0**	**0.0**
Percentage of Total Farms:				**100.0**		**0.0**		**0.0**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Logan, WV NonMSA

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	5.4	0	0.0	2.5	0	0.0	9.1	0	0.0	4.8	28.9
Moderate	2	40.0	14.9	169	32.2	10.3	0	0.0	16.8	0	0.0	12.5	18.7
Middle	2	40.0	23.0	213	40.6	19.7	0	0.0	22.3	0	0.0	21.6	16.7
Upper	1	20.0	41.4	143	27.2	49.7	1	50.0	40.6	107	67.3	51.6	35.8
Unknown	0	0.0	15.3	0	0.0	17.8	1	50.0	11.2	52	32.7	9.5	0.0
Total	5	100.0	100.0	525	100.0	100.0	2	100.0	100.0	159	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	5.1	0	0.0	2.6	0	0.0	7.7	0	0.0	5.8	28.9
Moderate	0	0.0	12.8	0	0.0	10.5	0	0.0	12.8	0	0.0	8.9	18.7
Middle	1	25.0	17.9	25	15.6	12.3	0	0.0	23.1	0	0.0	23.9	16.7
Upper	3	75.0	62.8	135	84.4	72.1	1	100.0	43.6	70	100.0	45.9	35.8
Unknown	0	0.0	1.3	0	0.0	2.5	0	0.0	12.8	0	0.0	15.4	0.0
Total	4	100.0	100.0	160	100.0	100.0	1	100.0	100.0	70	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	3.2	0	0.0	1.1	28.9
Moderate	0	0.0	13.3	0	0.0	7.4	0	0.0	19.4	0	0.0	28.8	18.7
Middle	0	0.0	33.3	0	0.0	23.5	0	0.0	25.8	0	0.0	30.7	16.7
Upper	1	100.0	53.3	17	100.0	69.1	0	0.0	51.6	0	0.0	39.4	35.8
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Total	1	100.0	100.0	17	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													
Low	0	0.0	4.9	0	0.0	2.4	0	0.0	7.8	0	0.0	4.6	28.9
Moderate	2	20.0	14.3	169	24.1	10.2	0	0.0	16.7	0	0.0	13.1	18.7
Middle	3	30.0	22.1	238	33.9	18.4	0	0.0	23.4	0	0.0	22.9	16.7
Upper	5	50.0	46.1	295	42.0	53.9	2	66.7	41.5	177	77.3	49.7	35.8
Unknown	0	0.0	12.7	0	0.0	15.2	1	33.3	10.6	52	22.7	9.7	0.0
Total	10	100.0	100.0	702	100.0	100.0	3	100.0	100.0	229	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Logan, WV NonMSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	3	75.0	48.2	105	13.0	30.3	1	50.0	54.9	18	2.5	34.3	86.8
Over $1 Million	1	25.0		700	87.0		1	50.0		700	97.5		10.7
Revenue Unknown	0	0.0		0	0.0		0	0.0		0	0.0		2.5
Total	4	100.0		805	100.0		2	100.0		718	100.0		100.0
By Loan Size													
$100,000 or Less	3	75.0	96.1	105	13.0	50.5	1	50.0	94.2	18	2.5	47.0	
$100,001 - $250,000	0	0.0	1.3	0	0.0	6.1	0	0.0	4.0	0	0.0	19.2	
$250,001 - $1 Million	1	25.0	2.6	700	87.0	43.4	1	50.0	1.8	700	97.5	33.8	
Total	4	100.0	100.0	805	100.0	100.0	2	100.0	100.0	718	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	3	100.0		105	100.0		1	100.0		18	100.0		
$100,001 - $250,000	0	0.0		0	0.0		0	0.0		0	0.0		
$250,001 - $1 Million	0	0.0		0	0.0		0	0.0		0	0.0		
Total	3	100.0		105	100.0		1	100.0		18	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Logan, WV NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	50.0	35.6	52	6.5	25.6	0	0.0	35.4	0	0.0	41.3	37.8
Middle	1	25.0	41.7	700	87.0	46.8	2	100.0	49.8	718	100.0	51.3	45.1
Upper	1	25.0	16.8	53	6.6	25.8	0	0.0	10.5	0	0.0	6.5	17.1
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	5.8	0	0.0	1.8	0	0.0	4.3	0	0.0	0.8	
Total	4	100.0	100.0	805	100.0	100.0	2	100.0	100.0	718	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Logan, WV NonMSA

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	1	20.0	27.6	68	13.0	22.0	0	0.0	37.6	0	0.0	32.1	32.6
Middle	3	60.0	513	327	62.3	50.0	1	50.0	43.7	107	67.3	47.6	52.6
Upper	1	20.0	211	130	24.8	27.9	1	50.0	18.8	52	32.7	20.4	14.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	5	100.0	100.0	525	100.0	100.0	2	100.0	100.0	159	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	2	50.0	25.6	80	50.0	24.3	0	0.0	33.3	0	0.0	33.0	32.6
Middle	1	25.0	615	55	34.4	60.1	1	100.0	46.2	70	100.0	46.7	52.6
Upper	1	25.0	12.8	25	15.6	15.6	0	0.0	20.5	0	0.0	20.3	14.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	160	100.0	100.0	1	100.0	100.0	70	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	40.0	0	0.0	48.5	0	0.0	35.5	0	0.0	39.4	32.6
Middle	1	100.0	53.3	17	100.0	46.3	0	0.0	48.4	0	0.0	42.0	52.6
Upper	0	0.0	6.7	0	0.0	5.2	0	0.0	16.1	0	0.0	18.7	14.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	1	100.0	100.0	17	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	66.9
Middle	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	33.1
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	3	30.0	29.1	148	21.1	25.5	0	0.0	37.5	0	0.0	33.8	32.6
Middle	5	50.0	53.2	399	56.8	50.5	2	66.7	44.2	177	77.3	46.3	52.6
Upper	2	20.0	17.6	155	22.1	24.0	1	33.3	18.4	52	22.7	19.9	14.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	10	100.0	100.0	702	100.0	100.0	3	100.0	100.0	229	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

UB did not make any community development loans, made one qualified donation for $15,000, and participated in two qualified service activities during the evaluation period.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE COLUMBIA, SC ASSESSMENT AREA

This assessment area includes Lexington County and Richland County. The bank operates two branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Columbia, SC AA Demographics

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	10	5.3	5,297	3.1	1,941	36.6	37,436	21.9
Moderate	43	22.6	32,383	19.0	5,852	18.1	27,901	16.3
Middle	70	36.8	71,294	41.7	6,756	9.5	32,654	19.1
Upper	60	31.6	60,794	35.6	2,731	4.5	72,825	42.6
Unknown	7	3.7	1,048	0.6	196	18.7	0	0.0
Total AA	**190**	**100.0**	**170,816**	**100.0**	**17,476**	**10.2**	**170,816**	**100.0**

	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	10,787	3,428	1.9	31.8	5,652	52.4	1,707	15.8
Moderate	70,282	30,386	16.9	43.2	30,541	43.5	9,355	13.3
Middle	120,614	74,131	41.3	61.5	34,911	28.9	11,572	9.6
Upper	96,580	70,320	39.1	72.8	18,694	19.4	7,566	7.8
Unknown	3,030	1,420	0.8	46.9	1,215	40.1	395	13.0
Total AA	**301,293**	**179,685**	**100.0**	**59.6**	**91,013**	**30.2**	**30,595**	**10.2**

	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1,165	3.5	1,093	3.5	68	3.5	4	1.4
Moderate	7,639	22.8	6,918	22.1	645	33.5	76	26.5
Middle	13,191	39.4	12,385	39.6	705	36.6	101	35.2
Upper	10,879	32.5	10,325	33.0	463	24.0	91	31.7
Unknown	580	1.7	520	1.7	45	2.3	15	5.2
Total AA	**33,454**	**100.0**	**31,241**	**100.0**	**1,926**	**100.0**	**287**	**100.0**
Percentage of Total Businesses:				**93.4**		**5.8**		**0.9**

	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1	0.3	1	0.3	0	0.0	0	0.0
Moderate	81	22.9	76	22.4	5	38.5	0	0.0
Middle	166	46.9	162	47.6	3	23.1	1	100.0
Upper	104	29.4	99	29.1	5	38.5	0	0.0
Unknown	2	0.6	2	0.6	0	0.0	0	0.0
Total AA	**354**	**100.0**	**340**	**100.0**	**13**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**96.0**		**3.7**		**0.3**

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Columbia, SC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	2	15.4	7.3	284	10.0	3.8	0	0.0	4.3	0	0.0	2.0	21.9
Moderate	4	30.8	21.6	801	28.2	16.1	6	66.7	20.0	1,196	61.5	13.9	16.3
Middle	2	15.4	22.3	285	10.0	21.5	0	0.0	22.7	0	0.0	20.9	19.1
Upper	3	23.1	28.7	1,284	45.2	38.5	3	33.3	29.7	750	38.5	39.1	42.6
Unknown	2	15.4	20.1	186	6.5	20.1	0	0.0	23.3	0	0.0	24.0	0.0
Total	13	100.0	100.0	2,840	100.0	100.0	9	100.0	100.0	1,946	100.0	100.0	100.0
Refinance Loans													
Low	2	50.0	9.6	206	34.0	5.4	0	0.0	8.2	0	0.0	4.9	21.9
Moderate	0	0.0	21.7	0	0.0	16.4	1	12.5	20.0	213	19.4	15.3	16.3
Middle	0	0.0	24.3	0	0.0	22.5	1	12.5	24.8	27	2.5	22.6	19.1
Upper	2	50.0	30.2	400	66.0	40.0	6	75.0	33.0	859	78.2	40.2	42.6
Unknown	0	0.0	14.1	0	0.0	15.7	0	0.0	14.0	0	0.0	17.0	0.0
Total	4	100.0	100.0	606	100.0	100.0	8	100.0	100.0	1,099	100.0	100.0	100.0
Home Improvement Loans													
Low	1	33.3	5.8	17	14.4	3.4	0	0.0	6.3	0	0.0	3.9	21.9
Moderate	1	33.3	16.0	52	44.1	11.8	1	50.0	17.3	50	28.6	12.1	16.3
Middle	0	0.0	23.9	0	0.0	20.0	0	0.0	21.9	0	0.0	17.5	19.1
Upper	1	33.3	51.1	49	41.5	61.8	1	50.0	50.3	125	71.4	61.4	42.6
Unknown	0	0.0	3.3	0	0.0	3.0	0	0.0	4.3	0	0.0	5.1	0.0
Total	3	100.0	100.0	118	100.0	100.0	2	100.0	100.0	175	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	5	25.0	7.8	507	14.2	4.2	0	0.0	5.3	0	0.0	2.6	21.9
Moderate	5	25.0	20.8	853	23.9	15.9	8	40.0	19.4	1,459	44.3	13.9	16.3
Middle	2	10.0	22.7	285	8.0	21.5	2	10.0	22.9	100	3.0	20.9	19.1
Upper	6	30.0	31.2	1,733	48.6	39.8	10	50.0	32.7	1,734	52.7	40.4	42.6
Unknown	2	10.0	17.5	186	5.2	18.6	0	0.0	19.7	0	0.0	22.3	0.0
Total	20	100.0	100.0	3,564	100.0	100.0	20	100.0	100.0	3,293	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Columbia, SC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	10	71.4	52.1	3,467	69.1	38.7	11	44.0	53.3	1,609	40.2	36.0	93.4
Over $1 Million	2	14.3		1,000	19.9		10	40.0		1,778	44.4		5.8
Revenue Unknown	2	14.3		550	11.0		4	16.0		618	15.4		0.9
Total	14	100.0		5,017	100.0		25	100.0		4,005	100.0		100.0
By Loan Size													
$100,000 or Less	3	21.4	93.2	145	2.9	38.9	13	52.0	92.9	655	16.4	39.0	
$100,001 - $250,000	3	21.4	3.8	560	11.2	17.8	5	20.0	4.2	950	23.7	19.2	
$250,001 - $1 Million	8	57.1	2.9	4,312	85.9	43.3	7	28.0	2.9	2,400	59.9	41.8	
Total	14	100.0	100.0	5,017	100.0	100.0	25	100.0	100.0	4,005	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	2	20.0		95	2.7		6	54.5		350	21.8		
$100,001 - $250,000	3	30.0		560	16.2		3	27.3		591	36.7		
$250,001 - $1 Million	5	50.0		2,812	81.1		2	18.2		668	41.5		
Total	10	100.0		3,467	100.0		11	100.0		1,609	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Columbia, SC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	2.3	0	0.0	1.8	1	4.0	2.2	443	11.1	1.9	3.5
Moderate	4	28.6	19.2	897	17.9	24.2	7	28.0	19.2	985	24.6	25.8	22.8
Middle	8	57.1	39.6	3,695	73.6	37.9	11	44.0	38.6	1,373	34.3	36.7	39.4
Upper	1	7.1	37.1	25	0.5	35.0	6	24.0	38.6	1,204	30.1	34.6	32.5
Unknown	1	7.1	1.2	400	8.0	1.0	0	0.0	1.3	0	0.0	0.9	1.7
Tract-Unk	0	0.0	0.5	0	0.0	0.2	0	0.0	0.3	0	0.0	0.1	
Total	14	100.0	100.0	5,017	100.0	100.0	25	100.0	100.0	4,005	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Columbia, SC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	0	0.0	10	0	0.0	0.5	0	0.0	10	0	0.0	0.5	19
Moderate	3	23.1	12.9	365	12.9	8.4	3	33.3	13.0	587	30.2	8.8	16.9
Middle	6	46.2	42.4	1,019	35.9	37.6	4	44.4	44.0	759	39.0	39.7	413
Upper	4	30.8	42.6	1,456	513	52.7	2	22.2	40.9	600	30.8	50.1	39.1
Unknown	0	0.0	0.9	0	0.0	0.8	0	0.0	12	0	0.0	0.9	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	13	100.0	100.0	2,840	100.0	100.0	9	100.0	100.0	1,946	100.0	100.0	100.0
Refinance Loans													
Low	0	0.0	13	0	0.0	0.7	0	0.0	19	0	0.0	11	19
Moderate	1	25.0	11.2	150	24.8	7.6	2	25.0	12.8	307	27.9	9.6	16.9
Middle	2	50.0	42.0	206	34.0	36.0	1	12.5	45.0	213	19.4	42.6	413
Upper	1	25.0	44.7	250	413	55.0	5	62.5	39.4	579	52.7	45.6	39.1
Unknown	0	0.0	0.8	0	0.0	0.7	0	0.0	0.9	0	0.0	10	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	4	100.0	100.0	606	100.0	100.0	8	100.0	100.0	1,099	100.0	100.0	100.0
Home Improvement Loans													
Low	0	0.0	12	0	0.0	0.7	0	0.0	14	0	0.0	10	19
Moderate	0	0.0	8.1	0	0.0	6.3	1	50.0	10.3	50	28.6	8.7	16.9
Middle	3	100.0	34.8	118	100.0	28.6	1	50.0	38.1	125	714	33.4	413
Upper	0	0.0	55.2	0	0.0	63.8	0	0.0	49.4	0	0.0	56.3	39.1
Unknown	0	0.0	0.7	0	0.0	0.5	0	0.0	0.8	0	0.0	0.7	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	118	100.0	100.0	2	100.0	100.0	175	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	6.8	0	0.0	2.6	0	0.0	16.1	0	0.0	13.8	4.9
Moderate	0	0.0	33.9	0	0.0	35.7	0	0.0	38.7	0	0.0	36.7	37.8
Middle	1	33.3	22.0	1,125	38.7	19.4	0	0.0	25.8	0	0.0	40.1	313
Upper	2	66.7	37.3	1,780	613	42.3	0	0.0	12.9	0	0.0	2.5	23.4
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	6.5	0	0.0	6.9	2.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	3	100.0	100.0	2,905	100.0	100.0	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	0	0.0	11	0	0.0	0.7	0	0.0	12	0	0.0	10	19
Moderate	4	17.4	12.1	515	8.0	10.1	6	30.0	12.6	944	28.7	9.6	16.9
Middle	12	52.2	415	2,468	38.2	35.6	7	35.0	43.4	1,170	35.5	39.8	413
Upper	7	30.4	44.4	3,486	53.9	52.9	7	35.0	417	1,179	35.8	48.6	39.1
Unknown	0	0.0	0.9	0	0.0	0.7	0	0.0	11	0	0.0	11	0.8
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	23	100.0	100.0	6,469	100.0	100.0	20	100.0	100.0	3,293	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

During the evaluation period, the bank did not make any community development loans, made four qualified donations totaling $8,000, and participated in six qualified service activities.

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE GREENVILLE-SPARTANBURG-ANDERSON, SC ASSESSMENT AREA

This assessment area includes Greenville County and Spartanburg County. The bank operates five branches with ATMs in the assessment area. The bank did not open or close any locations in the assessment area during the evaluation period.

2023 Greenville-Spartanburg-Anderson, SC AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	12	5.7	7,511	3.5	2,806	37.4	40,862	19.2
Moderate	47	22.4	33,240	15.6	5,031	15.1	36,295	17.0
Middle	85	40.5	93,123	43.7	7,646	8.2	43,231	20.3
Upper	63	30.0	78,112	36.6	2,945	3.8	92,805	43.5
Unknown	3	1.4	1,207	0.6	417	34.5	0	0.0
Total AA	**210**	**100.0**	**213,193**	**100.0**	**18,845**	**8.8**	**213,193**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	13,592	5,177	2.4	38.1	6,799	50.0	1,616	11.9
Moderate	64,647	29,477	13.4	45.6	27,502	42.5	7,668	11.9
Middle	148,647	98,867	45.0	66.5	37,068	24.9	12,712	8.6
Upper	116,818	85,591	38.9	73.3	23,797	20.4	7,430	6.4
Unknown	2,806	722	0.3	25.7	1,803	64.3	281	10.0
Total AA	**346,510**	**219,834**	**100.0**	**63.4**	**96,969**	**28.0**	**29,707**	**8.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1,191	3.1	1,038	3.0	145	5.1	8	2.1
Moderate	6,611	17.3	5,952	17.0	608	21.5	51	13.4
Middle	14,505	38.0	13,367	38.2	1,000	35.4	138	36.2
Upper	15,428	40.4	14,231	40.7	1,017	36.0	180	47.2
Unknown	446	1.2	388	1.1	54	1.9	4	1.0
Total AA	**38,181**	**100.0**	**34,976**	**100.0**	**2,824**	**100.0**	**381**	**100.0**
Percentage of Total Businesses:				**91.6**		**7.4**		**1.0**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	4	1.1	4	1.1	0	0.0	0	0.0
Moderate	42	11.1	42	11.3	0	0.0	0	0.0
Middle	208	54.7	202	54.2	5	83.3	1	100.0
Upper	123	32.4	122	32.7	1	16.7	0	0.0
Unknown	3	0.8	3	0.8	0	0.0	0	0.0
Total AA	**380**	**100.0**	**373**	**100.0**	**6**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**98.2**		**1.6**		**0.3**

Source: *2023 FFIEC Census Data*
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

PERFORMANCE TEST DATA

Lending Test

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level
Assessment Area: Greenville-Spartanburg-Anderson, SC

Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	2	5.4	4.7	292	2.5	2.5	2	6.1	3.2	223	2.5	1.5	19.2
Moderate	6	16.2	19.0	996	8.7	13.4	7	21.2	17.1	1,376	15.5	11.9	17.0
Middle	2	5.4	23.2	378	3.3	20.6	7	21.2	22.6	1,889	21.3	19.9	20.3
Upper	22	59.5	36.3	8,913	77.7	47.1	13	39.4	34.1	4,537	51.1	44.2	43.5
Unknown	5	13.5	16.8	887	7.7	16.4	4	12.1	23.0	860	9.7	22.6	0.0
Total	37	100.0	100.0	11,466	100.0	100.0	33	100.0	100.0	8,885	100.0	100.0	100.0
Refinance Loans													
Low	8	27.6	9.9	510	10.3	5.5	4	18.2	9.1	180	6.9	4.1	19.2
Moderate	4	13.8	21.1	320	6.4	15.9	4	18.2	21.0	448	17.3	13.5	17.0
Middle	4	13.8	24.4	610	12.3	22.4	3	13.6	23.9	190	7.3	18.5	20.3
Upper	11	37.9	32.9	3,244	65.2	43.7	11	50.0	32.7	1,777	68.5	33.8	43.5
Unknown	2	6.9	11.6	290	5.8	12.6	0	0.0	13.2	0	0.0	30.1	0.0
Total	29	100.0	100.0	4,974	100.0	100.0	22	100.0	100.0	2,595	100.0	100.0	100.0
Home Improvement Loans													
Low	1	4.5	6.0	38	1.3	3.4	1	10.0	5.3	20	2.3	3.0	19.2
Moderate	3	13.6	14.0	316	10.5	8.8	2	20.0	16.1	113	13.1	10.0	17.0
Middle	2	9.1	20.6	200	6.6	16.4	3	30.0	21.7	269	31.1	15.4	20.3
Upper	10	45.5	55.2	1,537	51.1	66.3	4	40.0	52.2	463	53.5	63.8	43.5
Unknown	6	27.3	4.3	918	30.5	5.1	0	0.0	4.7	0	0.0	7.8	0.0
Total	22	100.0	100.0	3,009	100.0	100.0	10	100.0	100.0	865	100.0	100.0	100.0
Total Home Mortgage Loans													
Low	13	13.0	6.3	977	4.8	3.3	7	10.4	4.6	423	3.4	2.0	19.2
Moderate	15	15.0	18.8	1,724	8.5	13.7	13	19.4	17.5	1,937	15.5	12.0	17.0
Middle	12	12.0	23.1	1,543	7.6	20.7	14	20.9	22.7	2,403	19.3	19.5	20.3
Upper	47	47.0	37.5	14,038	68.9	47.4	29	43.3	36.3	6,838	54.9	43.9	43.5
Unknown	13	13.0	14.2	2,095	10.3	15.0	4	6.0	19.0	860	6.9	22.7	0.0
Total	100	100.0	100.0	20,377	100.0	100.0	67	100.0	100.0	12,461	100.0	100.0	100.0

Source: *2023 FFIEC Census Data*
2016-2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*
Multifamily loans are not included in the borrower distribution analysis.

Distribution of 2022 and 2023 Small Business Lending By Revenue Size of Businesses
Assessment Area: Greenville-Spartanburg-Anderson, SC

	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	29	44.6	49.8	5,738	57.4	33.8	35	47.3	52.3	3,007	33.8	33.2	91.6
Over $1 Million	28	43.1		3,317	33.2		28	37.8		4,458	50.1		7.4
Revenue Unknown	8	12.3		948	9.5		11	14.9		1,427	16.0		1.0
Total	65	100.0		10,003	100.0		74	100.0		8,892	100.0		100.0
By Loan Size													
$100,000 or Less	38	58.5	92.9	1,920	19.2	35.6	47	63.5	92.6	2,136	24.0	35.8	
$100,001 - $250,000	16	24.6	3.5	2,714	27.1	15.3	21	28.4	3.9	4,002	45.0	16.6	
$250,001 - $1 Million	11	16.9	3.6	5,369	53.7	49.2	6	8.1	3.5	2,754	31.0	47.6	
Total	65	100.0	100.0	10,003	100.0	100.0	74	100.0	100.0	8,892	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	14	48.3		634	11.0		26	74.3		998	33.2		
$100,001 - $250,000	8	27.6		1,355	23.6		8	22.9		1,596	53.1		
$250,001 - $1 Million	7	24.1		3,749	65.3		1	2.9		413	13.7		
Total	29	100.0		5,738	100.0		35	100.0		3,007	100.0		

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Small Business Lending By Income Level of Geography
Assessment Area: Greenville-Spartanburg-Anderson, SC

Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	4	6.2	2.8	460	4.6	3.3	0	0.0	3.0	0	0.0	3.0	3.1
Moderate	13	20.0	14.7	2,384	23.8	17.2	21	28.4	14.4	2,068	23.3	17.9	17.3
Middle	30	46.2	38.9	4,121	41.2	34.6	33	44.6	38.6	4,279	48.1	35.9	38.0
Upper	18	27.7	42.0	3,038	30.4	43.3	20	27.0	42.7	2,545	28.6	41.4	40.4
Unknown	0	0.0	1.1	0	0.0	1.5	0	0.0	1.0	0	0.0	1.7	1.2
Tract-Unk	0	0.0	0.6	0	0.0	0.2	0	0.0	0.3	0	0.0	0.1	
Total	65	100.0	100.0	10,003	100.0	100.0	74	100.0	100.0	8,892	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography
Assessment Area: Greenville-Spartanburg-Anderson, SC

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %
	2022						2023						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans													
Low	3	8.1	2.1	454	4.0	1.4	6	18.2	2.8	1,838	20.7	2.1	2.4
Moderate	9	24.3	13.9	1,618	14.1	10.8	11	33.3	13.0	2,723	30.6	10.5	13.4
Middle	9	24.3	43.8	2,901	25.3	39.8	11	33.3	49.3	2,390	26.9	45.2	45.0
Upper	16	43.2	39.9	6,493	56.6	47.6	5	15.2	34.5	1,934	21.8	41.8	38.9
Unknown	0	0.0	0.3	0	0.0	0.4	0	0.0	0.4	0	0.0	0.4	0.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	37	100.0	100.0	11,466	100.0	100.0	33	100.0	100.0	8,885	100.0	100.0	100.0
Refinance Loans													
Low	1	3.4	1.8	72	1.4	1.2	1	4.5	2.3	148	5.7	1.4	2.4
Moderate	3	10.3	11.5	395	7.9	8.8	4	18.2	12.5	282	10.9	8.1	13.4
Middle	15	51.7	43.6	2,071	41.6	39.3	12	54.5	43.7	1,155	44.5	33.3	45.0
Upper	10	34.5	43.0	2,436	49.0	50.6	5	22.7	41.2	1,010	38.9	57.0	38.9
Unknown	0	0.0	0.1	0	0.0	0.2	0	0.0	0.4	0	0.0	0.2	0.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	29	100.0	100.0	4,974	100.0	100.0	22	100.0	100.0	2,595	100.0	100.0	100.0
Home Improvement Loans													
Low	2	9.1	0.9	151	5.0	0.9	0	0.0	1.0	0	0.0	0.5	2.4
Moderate	2	9.1	10.1	373	12.4	8.0	1	10.0	9.4	20	2.3	7.8	13.4
Middle	9	40.9	35.7	1,001	33.3	31.0	7	70.0	39.3	622	71.9	33.5	45.0
Upper	9	40.9	53.1	1,484	49.3	59.7	1	10.0	49.7	140	16.2	57.4	38.9
Unknown	0	0.0	0.2	0	0.0	0.4	1	10.0	0.5	83	9.6	0.7	0.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	22	100.0	100.0	3,009	100.0	100.0	10	100.0	100.0	865	100.0	100.0	100.0
Multifamily Loans													Multi-family Units %
Low	0	0.0	8.8	0	0.0	4.9	0	0.0	8.8	0	0.0	3.1	4.3
Moderate	1	50.0	36.0	128	6.0	39.1	0	0.0	22.1	0	0.0	31.0	25.9
Middle	0	0.0	29.8	0	0.0	28.4	1	100.0	41.2	805	100.0	37.0	35.2
Upper	1	50.0	24.6	2,000	94.0	24.6	0	0.0	25.0	0	0.0	26.6	32.1
Unknown	0	0.0	0.9	0	0.0	3.0	0	0.0	2.9	0	0.0	2.4	2.5
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	2	100.0	100.0	2,128	100.0	100.0	1	100.0	100.0	805	100.0	100.0	100.0
Total Home Mortgage Loans													Owner Occupied Units %
Low	6	5.9	1.9	677	3.0	1.7	7	10.3	2.5	1,986	15.0	2.0	2.4
Moderate	15	14.7	12.7	2,514	11.2	13.1	16	23.5	12.4	3,025	22.8	11.8	13.4
Middle	38	37.3	42.9	6,330	28.1	38.0	32	47.1	47.2	5,033	37.9	42.4	45.0
Upper	43	42.2	42.3	12,984	57.7	46.5	12	17.6	37.6	3,139	23.7	43.1	38.9
Unknown	0	0.0	0.3	0	0.0	0.7	1	1.5	0.4	83	0.6	0.6	0.3
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	
Total	102	100.0	100.0	22,505	100.0	100.0	68	100.0	100.0	13,266	100.0	100.0	100.0

Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Within the assessment area, the bank made one community development loan for $35.8 million, held two community development investments totaling approximately $1 million, made 16 donations totaling $91,000, and participated in 15 qualified service activities.

CRA APPENDIX F

BRANCH CHANGES

Branch Name	Type	De Novo or Acquired	Date Opened or Acquired	Closed, Sold, Consolidated or Relocated	Date Closed, Sold, Consolidated or Relocated	Address	County/City	State	Tract Income Level	Onsite ATM	Assessment Area
Weston	Full Service Branch			Relocated		121 E. 2nd Street	Weston	WV	Moderate	Yes	Braxton, WV NonMSA
Southpark-Charlotte	Full Service Branch			Relocated		6821 Carnegie Blvd	Charlotte	NC	Upper	Yes	Charlotte-Concord-Gastonia, NC-SC
Richmond White Oak	Full Service Branch	De Novo	2/14/2025			4307 Williamsburg Rd	Richmond	VA	Moderate	No	Richmond, VA
Mount Vernon	Full Service Branch			Closed	2/14/2025	7901 Richmond Highway	Alexandria	VA	Upper	No	Washington-Arlington-Alexandria, DC-VA-MD-WV
Chantilly	Full Service Branch			Closed	6/25/2024	4501 Daly Drive	Chantilly	VA	Middle	No	Washington-Arlington-Alexandria, DC-VA-MD-WV
Fairfax East	Full Service Branch			Closed	12/15/2022	10641 Fairfax Boulevard	Fairfax	VA	Middle	No	Washington-Arlington-Alexandria, DC-VA-MD-WV
Catoctin Circle	Full Service Branch			Closed	9/21/2023	20 Catoctin Circle SE	Leesburg	VA	Moderate	No	Washington-Arlington-Alexandria, DC-VA-MD-WV
Valley Avenue	Full Service Branch			Closed	10/26/2023	2252 Valley Avenue	Winchester	VA	Middle	No	Winchester, VA

CRA APPENDIX G

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.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: All Agencies have adopted the following language. Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of $1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

(i) Low-or moderate-income geographies;
(ii) Designated disaster areas; or
(iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
  (A) Rates of poverty, unemployment, and population loss; or
  (B) Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

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.

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 and Community Development Tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

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 and Community Development Tests is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, 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.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

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**.**

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

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.

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) and the Thrift Financial Reporting (TFR) 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. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial 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.

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