PUBLIC DISCLOSURE

August 10, 2026

COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION

Citizens Bank & Trust Company
RSSD# 657758

130 McLeod Street
Big Timber, Montana 59011

Federal Reserve Bank of Minneapolis

90 Hennepin Avenue
Minneapolis, Minnesota 55401

NOTE: This document is an evaluation of this bank'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 bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

Citizens Bank & Trust Company (the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's loan-to-deposit ratio (LTD) is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated inside the AA.
- A reasonable distribution of loans occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Minneapolis received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered performance context, including the bank's asset size, financial condition, business strategy, and market competition, as well as AA demographic and economic characteristics, aggregate lending data, and credit needs.

Lending performance was assessed within the bank's only AA. In the evaluation of the bank's geographic distribution of loans, the demographic figure refers to the percentage of businesses by census tract income level for small business lending, the percentage of farms by census tract income level for small farm lending, and the percentage of households by census tract income level for consumer lending. In the evaluation of the bank's distribution of loans to borrowers of different income levels and businesses and farms of different revenue sizes, the demographic figure refers to the percentage of businesses in the AA with revenues of $1 million or less for small business lending, the percentage of farms in the AA with revenues of $1 million or less for small farm lending, and the percentage of households by income level for consumer lending. Examiners reviewed the following data:

- The bank's 19-quarter average LTD ratio.
- A statistical sample of 41 small business loans and 54 consumer loans originated between July 1, 2025, and December 31, 2025; and 55 small farm loans originated between January 1, 2025, and December 31, 2025.
- By loan product, examiners placed the greatest weight on small business lending. Small farm lending received the next highest weight, followed by consumer lending.

DESCRIPTION OF INSTITUTION

Citizens Bank & Trust Company is a community bank headquartered in Big Timber, Montana. The bank's characteristics include the following:

- The bank is a wholly owned subsidiary of CBT Corporation, Inc.
- The bank has total assets of $155.4 million as of June 30, 2026.
- In addition to its main office in Big Timber, the bank has one full-service branch in Harlowton, Montana.
- The bank operates three cash-dispensing-only ATMs: one at each office and the third at a retail location in Big Timber, Montana.
- As shown in the table below, the bank's primary business focuses are commercial and agricultural lending.

Table 1

Composition of Loan Portfolio as of June 30, 2026		
Loan Type	**$(000)**	**%**
Residential Real Estate	16,284	16.9
Agricultural	30,276	31.4
Commercial and Industrial	42,660	44.2
Consumer	6,781	7.0
Other	445	0.5
Gross Loans	96,446	100.0
Note: Percentages may not total 100.0 percent due to rounding.		

The bank was rated Satisfactory under the CRA at its December 6, 2021, performance evaluation. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank's Big Timber AA consists of Sweet Grass and Wheatland counties in south-central Montana (see Appendix A for additional demographic data).

- There have been no changes to the bank's AA since the previous examination.
- Sweet Grass County consists of one middle-income census tract, which is classified as underserved, and Wheatland County consists of one moderate-income census tract. The income classification of both tracts did not change since the previous evaluation.
- According to the June 30, 2025, Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank is ranked first out of three FDIC-insured institutions with deposits in Sweet Grass and Wheatland counties, with 53.1% of the deposits.
- Examiners spoke with community contacts who work at an organization that specializes in the business economy, as well as a contact who specializes in the agricultural sector.

Table 2

Big Timber AA Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Big Timber AA	5,748	5,747	0.0%
Sweet Grass County, MT	3,633	3,678	1.2%
Wheatland County, MT	2,115	2,069	-2.2%
NonMSA Montana	465,283	484,395	4.1%
Montana	1,014,699	1,084,225	6.9%

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

- As shown in Table 2, the overall AA population changed very little from 2015 to 2020.
- A community contact noted that younger individuals are moving away for college and/or seeking economic opportunities in larger cities. However, agricultural families sometimes defy this trend, as aging farmers and ranchers pass their operations to the younger generation.

Table 3

Big Timber AA Median Family Income Change			
Area	**2015 Median Family Income**	**2020 Median Family Income**	**Percent Change**
Big Timber AA	$63,674	$55,781	-12.4%
Sweet Grass County, MT	$69,652	$63,438	-8.9%
Wheatland County, MT	$44,471	$45,096	1.4%
NonMSA Montana	$60,452	$64,515	6.7%
Montana	$66,943	$72,773	8.7%

Source: 2011-2015 U.S. Census Bureau American Community Survey
2016-2020 U.S. Census Bureau American Community Survey
Median Family Incomes have been inflation-adjusted and are expressed in 2020 dollars.

- As shown in Table 3, the median family income in the AA decreased since 2015.
- Bank management indicated that wages vary significantly by business and industry. While jobs in the government, healthcare, and mining sectors may offer higher wages, agriculture remains the primary economic driver in the AA.
- According to 2025 FFIEC-adjusted census data, Sweet Grass and Wheatland counties diverge significantly when it comes to households below the poverty line: 27.1% of households in Wheatland County fall below the poverty line, compared to 5.8% in Sweet Grass County.

Table 4

Big Timber AA Unemployment Rates					
Area	**2021**	**2022**	**2023**	**2024**	**2025**
Big Timber AA	2.9%	2.3%	2.4%	2.6%	3.7%
Sweet Grass County, MT	2.3%	1.9%	2.0%	2.2%	3.3%
Wheatland County, MT	4.6%	3.2%	3.3%	3.9%	4.8%
NonMSA Montana	3.9%	3.0%	3.1%	3.3%	3.7%
Montana	3.4%	2.7%	2.7%	3.0%	3.3%

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics
Annual estimates for 2025 are 11-month averages that exclude October. Data for October 2025 were not collected due to the federal government shutdown.

- The unemployment rate in the AA in 2025 was 3.7%, which represents an increase from the previous four years, when the unemployment rate never rose above 2.9%.
- A community contact indicated that local businesses in the AA are having difficulty finding long-term workers.
- Community contacts also noted that many workers are commuting to jobs in the AA from nearby cities, such as Livingston and Columbus, due to a shortage of affordable housing in the AA.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank's overall Lending Test performance is Satisfactory. Of the five core performance criteria, examiners placed the greatest weight on borrower distribution, followed by geographic distribution. Examiners placed the least and equal weight on the LTD ratio and lending inside the AA. The bank did not receive any CRA complaints during the evaluation period; therefore, this criterion was not evaluated and does not affect the rating.

Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average LTD ratio to determine the reasonableness of lending in light of performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AA, and comparison to a national composite of peer LTD ratios. There are no similarly situated FDIC-insured institutions operating in the bank's AA.

The bank's LTD ratio is reasonable. The bank's average LTD ratio for the past 19 quarters is 58.6%. At the previous evaluation, the bank's 16-quarter LTD ratio was 61.5%. Since then, the bank's quarterly LTD ratio has ranged from a low of 45.0% (quarter ending on March 31, 2022) to a high of 74.2% (quarter ending on June 30, 2026). The bank's LTD fluctuates mainly because of the cyclical nature of ranching and farming. The bank's LTD ratio for the most recent quarter (74.2%) is comparable to the bank's national peer group LTD ratio of 74.1%. The bank's peer group includes insured commercial banks having assets between $100 million and $300 million.

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. Overall, the bank originated a majority of loans, by number and dollar, inside the AA. The bank extended some loans outside the AA, primarily due to new lending relationships in counties neighboring the AA (particularly agricultural-related relationships) and increased participation lending with banks outside the AA. Although a majority of small farm loans by dollar were extended outside the AA, multiple loans to individual borrowers were included. Additionally, only five small farm loans accounted for over 50.0% of the loan dollars outside the AA.

Table 5

Lending Inside and Outside the Assessment Area								
Loan Type	**Inside**				**Outside**			
	#	**#%**	**$(000)**	**$%**	**#**	**#%**	**$(000)**	**$%**
Consumer	47	87.0	654	86.7	7	13.0	101	13.3
Small Business	27	65.9	3,358	59.7	14	34.1	2,264	40.3
Small Farm	28	50.9	2,040	45.0	27	49.1	2,493	55.0
Total Loans	**102**	**68.0**	**6,053**	**55.5**	**48**	**32.0**	**4,858**	**44.5**
Note: Percentages may not total 100.0 percent due to rounding.								

Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within its AA by income level of census tracts, with consideration given to the dispersion of loans throughout the AA. The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA.

Small Business Lending

The geographic distribution of small business lending is reasonable. As shown in Table 6, the distribution of small business lending in the moderate-income tract was comparable to the demographic figure, which indicates that 25.4% of the businesses in the AA are in the moderate-income census tract.

Table 6

Distribution of 2025 Small Business Lending By Income Level of Geography Big Timber AA					
Geographic Income Level	**Bank Loans**				**Total Businesses %**
	#	**#%**	**$(000)**	**$%**	
Low	0	0.0	0	0.0	0.0
Moderate	6	22.2	587	17.5	25.4
Middle	21	77.8	2,771	82.5	74.6
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	27	100.0	3,358	100.0	100.0

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Small Farm Lending

The geographic distribution of small farm lending is excellent. As shown in Table 7, the distribution of small farm lending in the moderate-income tract was above the demographic figure, which indicates that 29.5% of the farms in the AA are in the moderate-income census tract.

Table 7

Distribution of 2025 Small Farm Lending By Income Level of Geography Big Timber AA					
Geographic Income Level	**Bank Loans**				**Total Farms %**
	#	**#%**	**$(000)**	**$%**	
Low	0	0.0	0	0.0	0.0
Moderate	13	46.4	1,285	63.0	29.5
Middle	15	53.6	756	37.1	70.5
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	28	100.0	2,040	100.0	100.0

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Consumer Lending

The geographic distribution of consumer lending is excellent. As shown in Table 8, the distribution of consumer lending in the moderate-income tract was above the demographic figure, which indicates that 37.2% of the households in the AA are in the moderate-income census tract.

Table 8

Distribution of 2025 Consumer Lending By Income Level of Geography
Big Timber AA

Geographic Income Level	Bank Loans				Households %
	#	#%	$(000)	$%	
Low	0	0.0	0	0.0	0.0
Moderate	29	61.7	365	55.8	37.2
Middle	18	38.3	289	44.2	62.8
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	47	100.0	654	100.0	100.0

Source: 2025 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Borrower Distribution of Loans

This performance criterion evaluates the bank's lending to borrowers of different income levels and businesses and farms of different sizes. The bank's lending has a reasonable distribution among individuals of different income levels and businesses and farms of different sizes.

Small Business Lending

The borrower distribution of small business lending is reasonable. As shown in Table 9, the distribution of small business lending to businesses with annual revenues of $1 million or less was below the demographic figure, which indicates that 92.8% of businesses in the AA have annual revenues of $1 million or less. Of loans made to small businesses, 60.9% were made in amounts of $100,000 or less, which indicates that the bank is willing to make smaller dollar loans to small businesses.

Table 9

Distribution of 2025 Small Business Lending By Revenue Size of Businesses Big Timber AA					
	Bank Loans				Total
	#	#%	$(000)	$%	Businesses %
By Revenue					
$1 Million or Less	23	85.2	2,365	70.4	92.8
Over $1 Million	4	14.8	993	29.6	5.2
Revenue Unknown	0	0.0	0	0.0	1.9
Total	27	100.0	3,358	100.0	100.0
By Loan Size					
$100,000 or Less	15	55.6	499	14.9	
$100,001 - $250,000	6	22.2	851	25.3	
$250,001 - $1 Million	6	22.2	2,007	59.8	
Total	27	100.0	3,358	100.0	
By Loan Size and Revenues $1 Million or Less					
$100,000 or Less	14	60.9	459	19.4	
$100,001 - $250,000	6	26.1	851	36.0	
$250,001 - $1 Million	3	13.0	1,055	44.6	
Total	23	100.0	2,365	100.0	

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Small Farm Lending

The borrower distribution of small farm lending is reasonable. As shown in Table 10, the distribution of small farm lending to farms with annual revenues of $1 million or less was comparable to the demographic figure, which indicates that 97.9% of farms in the AA have annual revenues of $1 million or less. Of loans made to small farms, 78.6% were made in amounts of $100,000 or less, which indicates that the bank is willing to make smaller dollar loans to small farms.

Table 10

Distribution of 2025 Small Farm Lending By Revenue Size of Farms Big Timber AA					
	Bank Loans				Total Farms
	#	#%	$(000)	$%	%
By Revenue					
$1 Million or Less	28	100.0	2,040	100.0	97.9
Over $1 Million	0	0.0	0	0.0	2.1
Revenue Unknown	0	0.0	0	0.0	0.0
Total	28	100.0	2,040	100.0	100.0
By Loan Size					
$100,000 or Less	22	78.6	987	48.4	
$100,001 - $250,000	5	17.9	741	36.3	
$250,001 - $500,000	1	3.6	312	15.3	
Total	28	100.0	2,040	100.0	
By Loan Size and Revenues $1 Million or Less					
$100,000 or Less	22	78.6	987	48.4	
$100,001 - $250,000	5	17.9	741	36.3	
$250,001 - $500,000	1	3.6	312	15.3	
Total	28	100.0	2,040	100.0	

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Consumer Lending

The borrower distribution of consumer lending is excellent. The distribution of consumer lending to low-income borrowers was above the demographic figure, which indicates that 24.1% of households in the AA are low income. The distribution of consumer lending to moderate-income borrowers was comparable to the demographic figure, which indicates that 18.4% of households in the AA are moderate income. The bank is also willing to make small-dollar loans; 31.3% of the consumer loans extended to LMI borrowers were for $3,500 or less.

Table 11

Distribution of 2025 Consumer Lending By Borrower Income Level
Big Timber AA

Borrower Income Level	Bank Loans				Households by Household Income %
	#	#%	$(000)	$%	
Low	22	46.8	221	33.8	24.1
Moderate	10	21.3	132	20.2	18.4
Middle	9	19.1	145	22.2	20.9
Upper	6	12.8	156	23.9	36.7
Unknown	0	0.0	0	0.0	0.0
Total	47	100.0	654	100.0	100.0

Source: 2025 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

APPENDIX A – DEMOGRAPHIC INFORMATION

2025 Big Timber 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	344	21.2
Moderate	1	50.0	582	35.9	100	17.2	378	23.3
Middle	1	50.0	1,041	64.1	38	3.7	352	21.7
Upper	0	0.0	0	0.0	0	0.0	549	33.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	**2**	**100.0**	**1,623**	**100.0**	**138**	**8.5**	**1,623**	**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	1,237	646	36.6	52.2	251	20.3	340	27.5
Middle	2,123	1,119	63.4	52.7	396	18.7	608	28.6
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	**3,360**	**1,765**	**100.0**	**52.5**	**647**	**19.3**	**948**	**28.2**

	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	92	25.4	83	24.7	6	31.6	3	42.9
Middle	270	74.6	253	75.3	13	68.4	4	57.1
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	**362**	**100.0**	**336**	**100.0**	**19**	**100.0**	**7**	**100.0**
Percentage of Total Businesses:				**92.8**		**5.2**		**1.9**

2025 Big Timber AA Demographics								
	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	28	29.5	27	29.0	1	50.0	0	0.0
Middle	67	70.5	66	71.0	1	50.0	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	**95**	**100.0**	**93**	**100.0**	**2**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**97.9**		**2.1**		**0.0**

Source: 2025 FFIEC Census Data
2016 – 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

APPENDIX B – 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.

Combined Statistical Area (CSA): As defined by the Office of Management and Budget, a CSA is a combination of adjacent metropolitan statistical areas and micropolitan statistical areas that demonstrate economic or social linkage.

Community development: 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, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

Consumer loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives 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 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 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 Division (MD): As defined by the Office of Management and Budget, an MD is a division of a metropolitan statistical area based on specific criteria including commuting patterns. Only a metropolitan statistical area that has a population of at least 2.5 million may be divided into MDs.

Metropolitan Statistical Area (MSA): As defined by the Office of Management and Budget, an 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.

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.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

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. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of $1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. 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 Consolidated Reports of Condition and Income (Call Report) instructions. 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.