INCLUSIV IMPACT INVESTMENTS REPORT

SECOND QUARTER 2026

Helping low-and moderate income people and communities achieve financial independence through credit unions.

INCLUSIV.ORG

ABOUT INCLUSIV

Inclusiv is the national CDFI intermediary for credit unions. Inclusiv mobilizes capital and invests in mission-driven credit unions to bridge access and credit gaps to strengthen financial inclusion. resiliency and ownership in underinvested communities.

Since the program's inception in 1982, Inclusiv has invested more than $500 million in CDCUs and cooperativas to provide safe and trusted financial services, asset building and wealth creation through small business lending and affordable homeownership.

ABOUT THIS REPORT

As a mission-driven organization, Inclusiv reports our impact in terms of both financial and social metrics. Inclusiv is a non-profit membership organization and certified community development financial intermediary and our financial structure is comprised of several activities.

We report our statement of activities as a non-profit corporation, reflecting revenues and expenses in the areas of program, investment, consulting and administrative. The information contained in this report is based on preliminary, unaudited financial statements.

COMMUNITY DEVELOPMENT CREDIT UNIONS BRIDGE OPPORTUNITIES, BUILD ASSETS & DRIVE IMPACT

INCLUSIV'S MEMBERSHIP INCLUDES:

458 Community Development Credit Unions

247 Minority Depository Institution Credit Unions & Cooperativas

19.6 MILLION
Community Members Served

$298.6 BILLION
in Community Controlled Assets

FINANCIAL OVERVIEW

As of June 30, 2026, Inclusiv held $2.1 billion in assets, reflecting a year-to-date increase of 3.83% ($77.8 million). Inclusiv's asset growth during the first quarter of 2026 was driven by increased impact investments and the deployment of capital to support community lending and other mission-focused initiatives. The net asset ratio, including the CCIA award, was 96.29%. Excluding the award, the net asset ratio stood at 67.74%. Inclusiv managed $168.4 million in investments in community development credit unions and cooperativas at quarter-end

All investments, excluding loan participations and deposits placed through the Inclusiv Social Impact Deposits Platform, are recorded on the balance sheet, with related revenues and expenses separately reported on the income statement. As of June 30, 2026, Inclusiv reported $1.2 million in unrestricted net income. Net interest income generated by Inclusiv/Capital and Mortgage was $995 thousand.

OPERATING RESULTS

REVENUES

As of the end of the second quarter of 2026, Inclusiv reported $10.5 million of year-to-date revenue. Revenue streams align with Inclusiv's organization and impact model as a non-profit organization, CDFI intermediary, and association for mission driven credit unions. The breakdown of revenue is as follows:

The breakdown of revenue is as follows:

- Grants & Contracts: $4.0 million
- Inclusiv Capital/ Mortgage Interest Income: $2.6 million
- Membership Dues and Conference: $3.1 million

OPERATING EXPENSES & PROGRAM INVESTMENTS

Operating expenses encompass all the direct costs of Inclusiv's programs, initiatives, management, and investments in our member CDCUs. Inclusiv reported year-to-date total expenses of $9.3 million. Increases over the prior year were primarily driven by programmatic activities and increases in staffing and overhead to support organizational growth, as summarized below:

- Grant/Program Expenses: $1.6 million, driven by sub grants and programmatic activities.
- Salaries & Fringe: $4.3 million, to support staffing.
- Administrative & Overhead: $668 thousand, driven by expenses for Rent & Utilities and Office Overhead to support organizational growth.
- Professional Fees: $300 thousand year-to-date.

	6/30/2025	6/30/2026	Change ($)	Change (%)
Total Assets	2,031,904,534	2,107,982,563	76,078,029	4%
Total Assets (exluding CCIA)	126,213,005	128,162,344	1,949,338	2%
Total Liabilities	77,253,760	78,276,023	1,022,263	1%
Total Net Assets (including CCIA award)	1,954,650,773	2,029,706,540	75,055,767	4%
Net Asset Ratio (including CCIA award)	96.2%	96.3%	0	0%
Total Net Assets (excluding CCIA award)	48,959,245	49,886,321	927,076	2%
Net Asset Ratio (excluding CCIA award)	38.8%	38.9%	0	0%

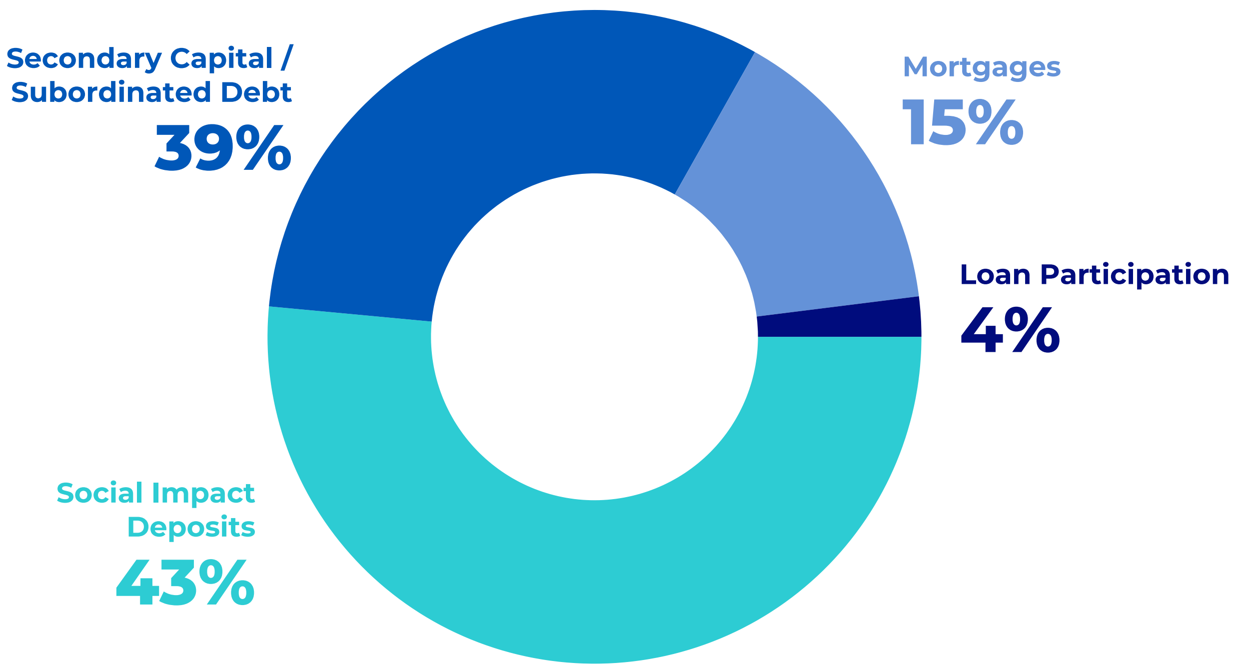
STATEMENT OF POSITION

Inclusiv's total assets were $2.10 billion as of June 30, 2026. Of these assets, Inclusiv held the following assets on its balance sheet: $1.97 billion in grant and program income restricted cash related to Inclusiv's EPA Clean Communities Investment Accelerator Award; $3.80 million in social impact deposits; $55.15 million in subordinated debt/ grandfathered secondary capital; $24.48 million in mortgages; $6.09 million in loan participations; and $2.00 billion in cash & cash equivalents.

Inclusiv also managed servicing for the following investments in community development credit unions: $68.75 million in social impact deposits, $6.0 million in secondary capital loan participations to National Cooperative Bank, and $26.5 million in secondary capital through the Inclusiv Secondary Capital Fund LLC of which Inclusiv is the managing member. Inclusiv holds $6.0 million in preferred equity from the Kresge Foundation related to the aforementioned fund.

Total on-balance sheet liabilities at the end of the second quarter were $78.28 million. Year-to-date new investment closings include a new $5.00 million line of credit which has not yet been drawn. Net assets at the end of the quarter were $2.03 billion, including $38.98 million in unrestricted net assets.

INCLUSIV/CAPITAL PORTFOLIO
AS OF JUNE 30, 2026



$168.4M Investments Under Management	**628** Investments	**$33.2M** Year-to-Date Investments & Commitments	**$5.0M** Year-to-Date New Capital Raised

SOCIAL IMPACT DEPOSITS

STRENGTHENING COMMUNITIES AND ECONOMIC OPPORTUNITIES

According to the Bureau of Economic Analysis, the average Personal Savings Rate (savings as a percentage of disposable income), fell to a low of 2.6% earlier this year, falling by over half since May 2025, Inflation and rising costs of living are putting a strain on household finances. Consumer confidence has weakened entering 2026, reflecting continued concerns about affordability and ability to access credit. Beyond these market indices, what this has meant for communities is that lower-income households are experiencing less economic security and challenges in accessing safe and affordable credit and pathways to asset building.

Inclusiv's Social Impact Deposits Program was created to help credit unions overcome these challenges. By connecting mission-aligned investors with federally insured deposit opportunities, Inclusiv and our partners supplement credit union liquidity to provide economic opportunities to underresourced communities. These deposits allow lenders to retain and relend additional capital, supporting a stronger cooperative economic system. Community development credit unions are member-owned financial cooperativas that center products and services to meet community needs. The variety of lending solutions offered by credit unions – spanning personal loans, mortgages, home equity lines of credit, auto loans, commercial loans, and more - paired with financial education and borrower support where applicable, reflect how community development credit unions leverage their assets to create thriving neighborhoods.

CDCUs like Genesee Co-op participate in Inclusiv's social impact deposits platform and reinvest these funds to create more just and vibrant communities. Read more about how Genesee Co-op is building stronger communities and partnerships to revitalize Rochester, New York (see CDCU Impact Spotlight).

SOCIAL IMPACT DEPOSITS PLATFORM: IMPACT AT A GLANCE

2,908,384
Members Served

100% **Low-income earning communities**

HOW DO SOCIAL IMPACT DEPOSITS IMPACT COMMUNITIES?

CDCUS reinvest deposits to create wealth locally by making affordable loans to expand homeownership, small business, environmental sustainability and safe affordable access to credit.

62,738 Homeowners

$10.6 Billion in Mortgages

59% Offer First-time Homebuyer Programs

$5.2 Billion in Loans

9,568 Small Business and Local Development Projects

52% Offering/Process of Developing Green and Renewable Energy Loans

Genesee Co-op
Federal Credit Union

Designations: **Low-income, Juntos Avanzamos, CDFI**
Total Assets: **$47.5 million**
Total Members: **4,554**
Location: **Rochester, NY**

Revitalizing Opportunities: How Genesee Co-op Co-Creates Communities of Ownership In Rochester, New York

In Rochester's South Wedge neighborhood, landmark buildings from the "First Boomtown" reflect the complicated history and periods of economic growth and deindustrialization that have shaped the city.

Rochester is not alone as other legacy industrial centers have also been faced with the question of how to rebuild when people and industries leave. Refusing to abandon their neighbors, a group of residents came together to found Genesee Co-op FCU in 1981 with the vision for everyone in the Rochester community to have fair and responsible financial services that build community wealth and create an equitable local economy.

The credit union has since grown to over $47 million in assets and 4,500 member-owners. With nearly 39% of Rochester households reported as being either unbanked or underbanked, Genesee Co-op provides vital services with dignity, respect and compassion for all residents, including those who have been subjected to predatory loans and overlooked by other financial institutions.

Placemaking and Building Healthier Futures

When you walk through the credit union's lobby on Gregory Street, you'll see the walls adorned with artwork of credit union members. Ranked 15th as one of the most arts vibrant communities and second most affordable city for housing and recent gradual growth since 2023, the opportunities for revitalizing the Rochester are bright and anchored by community- driven cornerstones like Genesee Coop Federal Credit Union. Beyond financial transactions, CEO Dan Apfel and the Genesee Co-op team use a wholistic approach to placemaking and values based financial services. The credit union believes that a healthier environment and financial future go hand in hand. In addition to providing affordable green loans, Genesee Co-op took that commitment a step further by installing solar panels on the roof of their 130-year-old building, to go along with our geothermal heating system. Solar now provides 60% of the credit union building's electricity.

Advancing Affordability and Community-Driven Innovation

Genesee Co-op practices the same purpose-driven approach to innovation in their product offerings meet community needs. Charles, a credit union member, was frustrated with the increased costs in RG&E utility bills, which was making things unaffordable as he is retired and on Social Security. After receiving a bill for over $700, Charles came to the credit union looking for relief from rising utility costs, wanting to install solar energy. When it became clear he wouldn't qualify for the full tax credit as initially anticipated, loan officers made sure he had a complete picture and connected him with a tax professional to maximize what was available and bring his solar payments below the utility's rapidly increasing charges.

Building Stronger Communities and Partnerships to Drive Prosperity for All

Homeownership remains the main pathway for wealth building in this country. However, the road is a complicated one for low-income and first-time homeowners, marked by challenges such as down payment requirements, rising housing costs and the navigation of complex systems.

Genesee Co-op works with community partners to create a more just financial system in Rochester, which is critical to their success. In 2025, Genesee Co-op helped 16 members purchase their first home and awarded 14 First-Time Homebuyer Grants totaling $315,000 — in partnership with Buy the Block, making homeownership a reality for more Rochester families. The credit union works with a wide variety of community organizations from government to local non-profits and small businesses to build stronger ecosystems.

Buy the Block, HOME Rochester, and Make Monroe Home Programs which helps people buy new and fully renovated homes that are built in partnership with the City of Rochester and Greater Rochester Housing Partnership.

Rochester Refugee Resettlement Services helps make homeownership possibility for newer Americans and is also working to help new Americans avoid predatory auto lending.

WealthForward ROC and their new local grant program, FAMBoost which provides up to $20,000 in down payment and closing cost assistance to eligible first-time homebuyers in the Greater Rochester area.

Pictured above: Dan Apfel, CEO, Genesee-Cop with Community Partner and credit union member, St. Joseph's House of Hospitality
Photo Credit: Genesee Co-op

Genesee Co-op is a member of Inclusiv and participant in the Inclusiv Impact Deposits Fund. Inclusiv connects capital from social investors such as the Kataly Foundation to community development credit unions to support their impact lending and community development initiatives.

"These impact deposits help to make our responsible, affordable, high-touch lending possible. Impact capital allows us to expand our lending beyond the limits of our member deposits,"
Dan Apfel, CEO, Genesee Co-op

CURRENT PORTFOLIO

SECONDARY CAPITAL & SUBORDINATED DEBT
Building Equity by Catalyzing Community-Centered Growth

Inclusiv/Capital manages a total of $61.1 million in secondary capital and subordinated debt and has $8.0 million in outstanding commitments to strengthen CDCU asset and wealth building initiatives for communities that are underserved by mainstream financial institutions. Secondary capital and subordinated debt are loans that are treated as equity capital for regulatory purposes. These investments catalyze sustainable growth and inclusive community impact initiatives.

These loans support the capital position of credit unions, enabling them to leverage deposits on a 10:1 basis to increase capital and build stronger, vibrant local economies.

Inclusiv's portfolio includes two funds—the Southern Equity Fund and Racial Equity Investment Fund—and is comprised of investments in 29 CDCUs and cooperativas that represent $19.5 billion in community-owned assets. One hundred percent of these funds are directly invested into communities earning low incomes: more than 42% of CDCUs low-income communities.

Members engaging in Inclusiv/Capital subordinated debt initiatives use the funds to sustain growth, expand markets and reach into underinvested communities, and innovate and scale products designed to enable under-resourced communities and small businesses to strengthen their economic mobility through ownership

SUBORDINATED DEBT: IMPACT AT A GLANCE

Sustaining Growth • Expansion into Underinvested Communities • Innovate and Scale Solutions to Build Vibrant Local Economies

1,432,912
Members Served

100% **Low-income earning communities**

For CDCUS and cooperativas, equity is more than a line on a balance sheet, it is Catalyic Capital that can deepen community resilience and thriving.

31,412 Homeowners

$5.32 Billion in Mortgages

69% Offer First-time Homebuyer Programs

$2.62 Billion in Loans

5,072 Small Businesses and Local Development Projects

60X
Each Dollar is Reinvested In Community Loans Sixty Times Over a 5-year Period

59% Offering Green and Renewable Energy Loans

CURRENT PORTFOLIO

INCLUSIV SECONDARY MARKETS AND LOAN PARTICIPATION MARKETPLACE BRIDGING MARKET GAPS TO BUILD STRONGER LOCAL ECONOMIES

Business ownership is the second-largest source of household wealth in the United States behind home equity, according to an Urban Institute study. Despite this, a 2023 survey found that 77% of small business owners were concerned about their ability to access capital, and 61% of those who had applied for a loan had trouble securing affordable financing. Access to capital is crucial for small businesses as it allows them to grow to their full potential.

Inclusiv Business Forward partners with credit unions throughout New York State to help small businesses access affordable financing options. Leveraging a $5 million investment from New York State Empire State Development, Inclusiv connects small business owners who have historically faced barriers to financing with community development credit unions ready to support their growth. Read more about Inclusiv Business Forward's impact on New York's small business community on the next page.

In addition to whole mortgage purchases, Inclusiv Secondary Markets have also facilitated loan participations between our member CDCUs, boosting liquidity and expanding capacity for mortgage, small business, and residential solar lending among CDCUs. These investments create a local multiplier effect, allowing more capital to recirculate in neighborhoods, strengthening local businesses, reducing energy burdens, and expanding wealth building through homeownership.

As of June 30, 2026, Inclusiv held $30.2 million in assets related to its secondary markets and loan participations marketplace, which include the following:
Inclusiv/ Mortgage: $24.4 million in mortgages to 168 homeowners, providing an average of $121k increase in equity per homeowner;
Clean Energy and Solar Loan Participations: $2.6 Million supporting 198 resiliency projects in 28 states;
Small Business Loan Participations: $3.0 Million in loans supporting 27 Small Businesses;
Mortgage Participations: $431k in loans supporting 39 homeowners in Puerto Rico.

INCLUSIV SECONDARY MARKETS AND LOAN PARTICIPATION MARKETPLACE

HOMEOWNERSHIP

$24.6 M
IN MORTGAGES

207
HOMEOWNERS

CLEAN ENERGY

$2.6 M
IN LOANS

197
RESILIENCY PROJECTS

SMALL BUSINESS

$3.0 M
IN LOANS

27
BUSINESS OWNERS

BROOKLYN COOP HELPS BUSINESSES GROW

Designations: **Low-income, CDFI**
Total Assets: **$55.9 million**
Total Members: **6,393**
Location: **Brooklyn, NY**

Brooklyn Coop has established itself as a leading community lender in New York and a financial partner for local entrepreneurs ready to take the next step to grow. The businesses they serve go from startups and micro entrepreneurs to established businesses representing food vendors, hair salons, nail salons, daycares, delis, and restaurants, among others. Members looking to start or grow their business have access to banking services such as savings and checking accounts, high yield accounts, online banking, and a dedicated business team to help facilitate loans.

Last year Brooklyn Coop joined Inclusiv Business Forward as one of the first participating lenders to lend even deeper with more resources at hand for small businesses in need of access to capital.

"Meeting the capital needs of local small businesses has always been among Brooklyn Coop's highest priorities. Not only do small businesses create income and jobs, but they are also instrumental in creating generational wealth," says Brooklyn Coop CEO Samira Rajan. We applaud Inclusiv and the New York State SSBCI for bringing their incredible resources to our small business members in this way."

Brooklyn Coop Support Came at the Right Moment for This Local Business

Bushwick based Sanctuary Salon is one of the businesses Brooklyn Coop has approved so far for small business loans supported by Inclusiv Business Forward program. It is a woman-owned, Latina-owned business that opened in 2024 by Maria Blair Serrano, a master colorist and curly hair specialist. She stepped behind the chair for the first time at 15 and never looked back, building decades of experience and a deep dedication to the people she serves.

Sanctuary was built with one clear intention: to create a space where everyone feels welcome. More than a salon, it's a community hub — a place where clients and staff alike can walk in and simply feel like they belong. Maria has been intentional about cultivating a team that reflects the spirit of the Bushwick community around them.

BROOKLYN COOP HELPS BUSINESSES GROW

Brooklyn Coop Federal Credit Union
la cooperativa de ahorro y crédito

Designations: **Low-income, CDFI**
Total Assets: **$55.9 million**
Total Members: **6,393**
Location: **Brooklyn, NY**

LEFT:
Maria Blair Serrano, owner of Sanctuary Salon

BELOW:
Sanctuary Salon's newly-opened expanded location

That commitment extends beyond the salon walls. Sanctuary partners with local nonprofits throughout the year to give back to the communities that have supported them. For Maria, this is personal. She didn't just open a business — she planted roots. Her vision is for Sanctuary Salon to grow into a true neighborhood institution, a place people return year after year, not just for the service, but for the sense of home it provides. That vision is now becoming a reality, thanks in part to the support of the Brooklyn Cooperative Federal Credit Union. Their backing came at exactly the right moment, giving Maria the financial foundation to scale Sanctuary into the space it was always meant to be — growing from a 4-chair salon to a 10-chair salon, complete with two private spaces and a backyard where community events will be hosted throughout the year. Brooklyn Cooperative didn't just offer financing; they offered partnership. As a Latina woman building something from the ground up, having a lender who believes in your vision makes all the difference.

For Maria, choosing Brooklyn Cooperative was about more than access to capital. She wanted to work with an institution rooted in the same neighborhoods she serves — one that understood what it truly means to be a small business owner in this community. That alignment, she says, mattered just as much as the loan itself.

The expanded Sanctuary Salon opened earlier this summer— and for Maria, it represents far more than a bigger space. It's the next chapter in building something that lasts.

"We cannot wait to share the new space with the community. It's going to be a celebration — and just the beginning," Maria said.

ABOUT INCLUSIV

INCLUSIV'S IMPACT DESIGNATIONS

CDFI Fund-certified Community Development Financial Institution

Aeris Insights rating of Impact Management and Financial Strength and Performance

Inclusiv's work most directly advances the above United Nations Sustainable Development Goals.