Community Reinvestment Act

Public File

Community Reinvestment Act

Public Comments

Year 2024

None Received

Year 2025

None Received

Year 2026

None Received to date.

Loan/Deposit Ratios

For Past 2 Years

DEPOSIT TO LOAN RATIOS
BY QUARTER/BRANCH 2025

FIRST QUARTER	
Pennsville Office	53%
Elmer Office	50%
Carneys Point Office	12%
Pedricktown Office	16%
Woodstown Office	27%
Bank Total	40%

SECOND QUARTER	
Pennsville Office	57%
Elmer Office	54%
Carneys Point Office	12%
Pedricktown Office	16%
Woodstown Office	29%
Bank Total	43%

THIRD QUARTER	
Pennsville Office	60%
Elmer Office	57%
Carneys Point Office	12%
Pedricktown Office	15%
Woodstown Office	33%
Bank Total	45%

FOURTH QUARTER	
Pennsville Office	66%
Elmer Office	59%
Carneys Point Office	12%
Pedricktown Office	14%
Woodstown Office	30%
Bank Total	49%

DEPOSIT TO LOAN RATIOS
BY QUARTER/BRANCH 2024

FIRST QUARTER	
Pennsville Office	43%
Elmer Office	48%
Carneys Point Office	11%
Pedricktown Office	10%
Woodstown Office	20%
Bank Total	33%

SECOND QUARTER	
Pennsville Office	47%
Elmer Office	51%
Carneys Point Office	11%
Pedricktown Office	12%
Woodstown Office	20%
Bank Total	36%

THIRD QUARTER	
Pennsville Office	51%
Elmer Office	50%
Carneys Point Office	12%
Pedricktown Office	14%
Woodstown Office	21%
Bank Total	39%

FOURTH QUARTER	
Pennsville Office	52%
Elmer Office	53%
Carneys Point Office	12%
Pedricktown Office	16%
Woodstown Office	26%
Bank Total	40%

Branch Listing

PENNSVILLE NATIONAL BANK-BRANCH/OFFICE LISTING

1. Pennsville Office (Main Office)
   170 S Broadway, PO Box 345
   Pennsville, NJ 08070
   (856)678-6006
   Area: Pennsville Twp.

2. Elmer Office
   435 Chestnut Street, Route 40
   Elmer, NJ 08318
   (856)358-6006
   Area: Elmer Borough, Pittsgrove Twp, Upper Pittsgrove Twp.

3. Carneys Point Office
   91 S Virginia Ave.
   Carneys Point, NJ 08069
   (856)299-6006
   Area: Carneys Point Twp, PennsGrove Borough

4. Pedricktown Office
   Mill St. & Railroad Ave.
   Pedricktown, NJ 08067
   (856)299-6606
   Area: Oldmans Twp.

5. Woodstown Office
   125 A East Ave., Route 40
   Woodstown, NJ 08098
   (856)769-2055
   Area: Woodstown Borough, Pilesgrove Twp.

6. Richwood Office
   638 Mullica Hill Rd.
   Mullica Hill, NJ 08062
   (856)270-6066
   Area: Harrison Twp., Elk Twp.

CRA Assessment Area

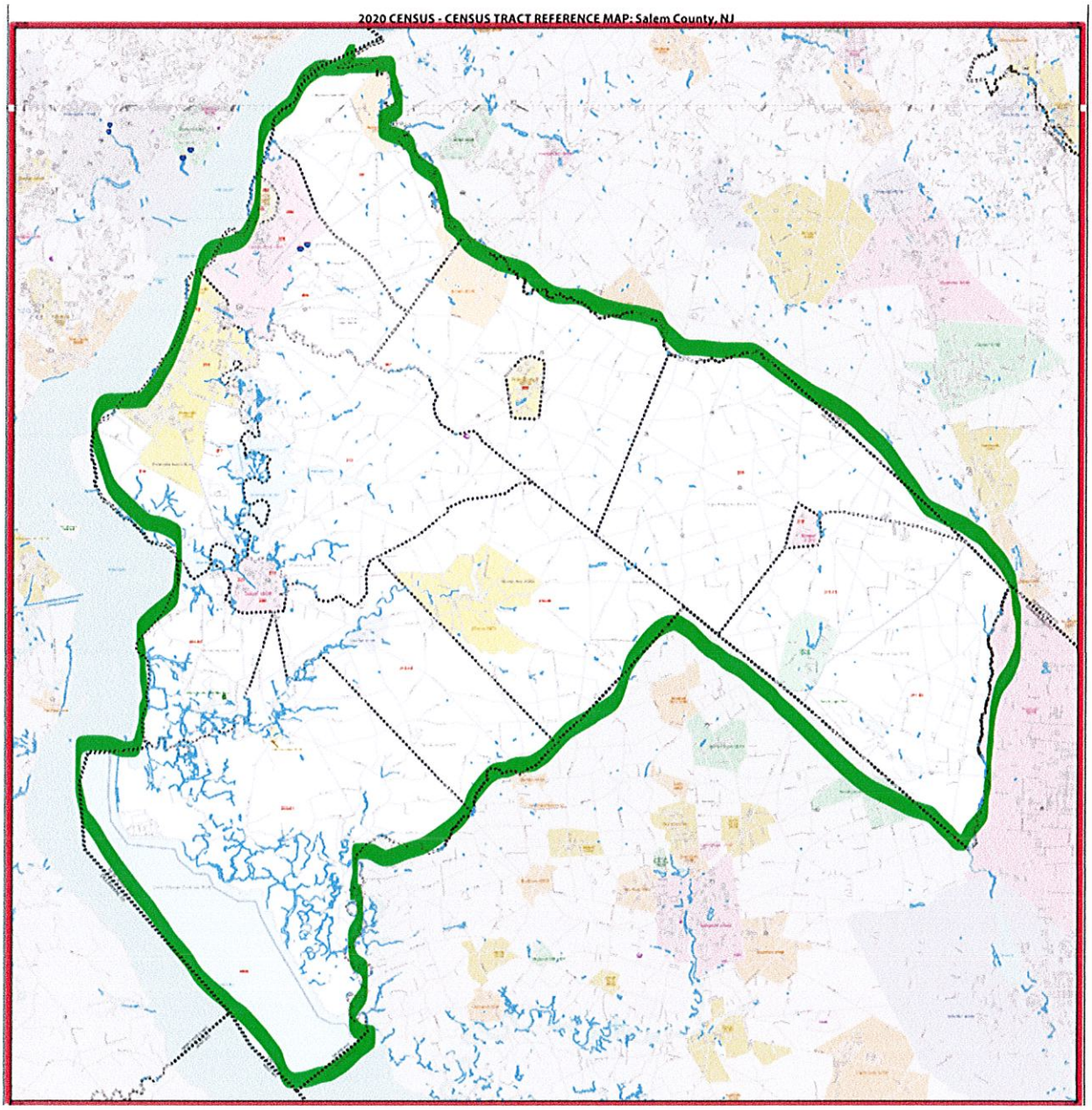
Pennsville National Bank CRA Assessment Area

The assessment area for the Pennsville National bank is limited to census tracts within two MSA/MDs, numbers 48864 (Wilmington, DE-MD-NJ) and 15804 (Camden, NJ). Our assessment area consists of whole census tracts surrounding the location of either our main office or one of our branch offices. The assessment area does not exclude low-income tracts, does not reflect illegal discrimination and does not cross state lines. The assessment area consists of all the tracts within Salem County (county code 033) and all the tracts on the southern part of Gloucester County (county code 015).

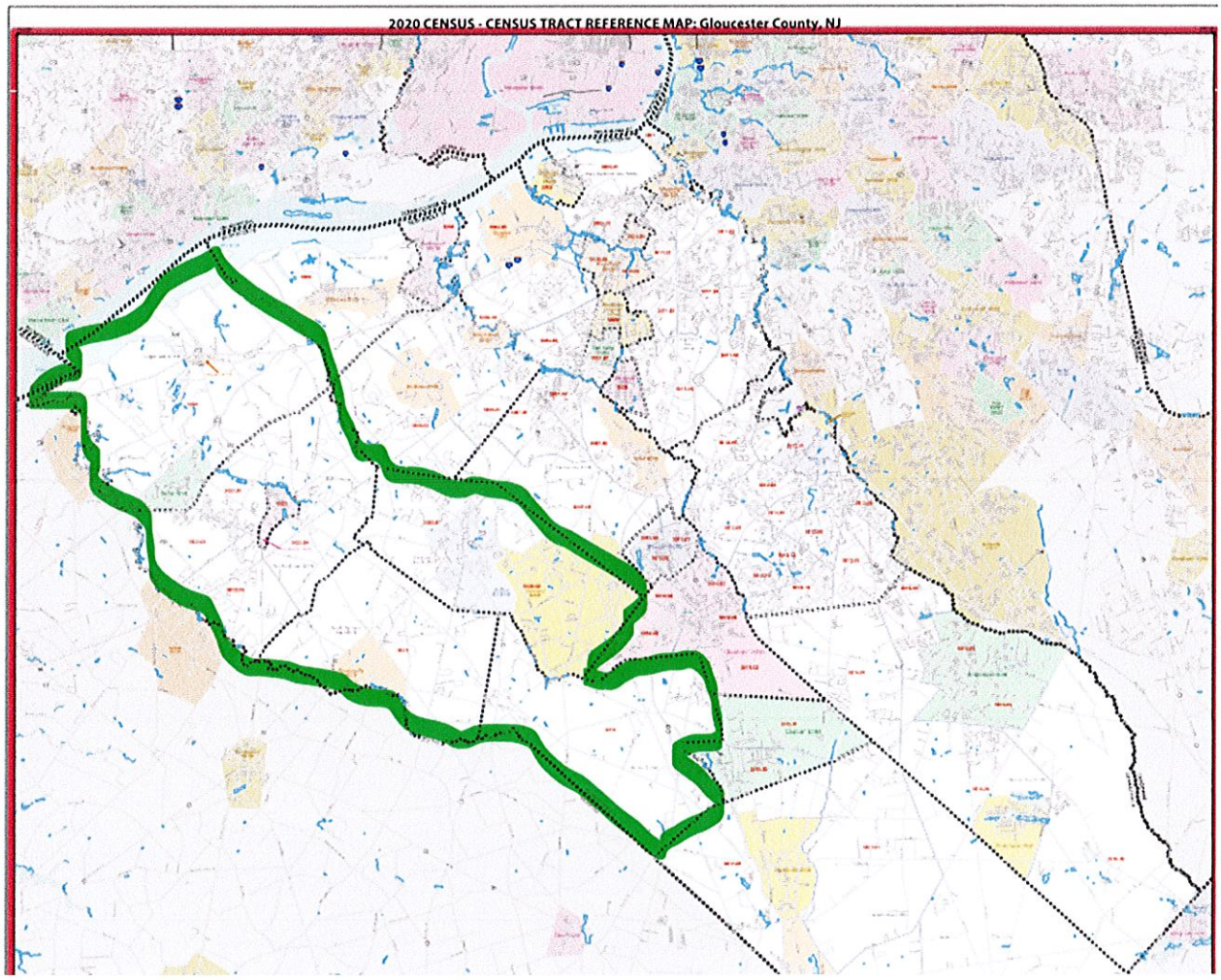
The Pennsville National Bank's delineated CRA Assessment Area consists of all of Salem County and the southern portion of Gloucester County from mainly Route 322 south to the Gloucester/Salem border. The census tracts are listed below which make up our assessment area and the townships are also listed to distinguish the tracts within the various townships and boroughs.

Salem County	**Tracts**
Oldmans Township	201.00
PennsGrove Borough	202.00, 203.00
Carneys Point Township	204.00, 205.00, 206.00
Pilesgrove Township	207.00
Woodstown Borough	208.00
Upper Pittsgrove Township	209.00
Elmer Borough	210.00
Pittsgrove Township	211.01, 211.02
Alloway Township	212.01
Quinton Township	212.02
Mannington Township	213.00
Pennsville Township	214.00, 215.00, 216.00, 217.00
Salem	219.00, 220.00, 221.00
Lower Alloways Creek	222.01
Elsinboro	222.02

Gloucester County	**Tracts**
Elk Township	5019.00
Harrison Township	5020.01, 5020.02
South Harrison Township	5021.00
Woolwich Township	5022.01, 5022.02, 5022.03, 5022.04
Swedesboro Borough	5023.00
Logan Township	5024.00



Salem County CRA Assessment Area (Includes all of Salem County)



Gloucester County Assessment Area

Southern area of Gloucester County that is along the northern border of Salem County

CRA Public Disclosure

Office of the
Comptroller of the Currency
Washington, DC 20219

PUBLIC DISCLOSURE

December 1, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

The Pennsville National Bank
Charter Number: 15733

170 South Broadway
Pennsville, NJ 08070

Office of the Comptroller of the Currency

400 7th Street S.W.
Washington, DC 20219

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, and should not 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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Overall CRA Rating

Institution's CRA Rating: This institution is rated **Satisfactory.**

The lending test is rated: Satisfactory

The major factors that support this rating include:

- The quarterly loan-to-deposit ratio is reasonable;
- A majority of loans are inside the bank's assessment area (AA);
- The bank exhibits a reasonable distribution of loans in its AA;
- The bank's distribution of loans among borrowers of different income levels is reasonable; and
- The bank did not receive any CRA-related complaints during the evaluation period.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the assessment area (AA), the bank's loan-to-deposit (LTD) ratio was reasonable. The bank's quarterly average net LTD ratio over the 12 quarters captured in our evaluation period is 31.81 percent. During this period, the ratio ranged from a quarterly low of 28.75 percent to a quarterly high of 39.59 percent. Examiners compared the bank's LTD to six similarly situated banks in Salem, Cumberland, and Cape May counties, ranging in asset sizes from $110 million to $647 million. The quarterly average new LTD ratio for these institutions over the same 12 quarters was 76.93 percent. The ratios range from a quarterly low of 39.50 percent to a quarterly high of 107.10 percent. While the bank's quarterly average net LTD ratio is lower than the peer group, it is reasonable when taking into consideration the bank's lending market share, its size, and the competition for loans.

Lending in Assessment Area

A majority of the bank's loans were inside its AA.

The bank originated and purchased 88.85 percent of its total loans inside the bank's AAs during the evaluation period. This analysis is performed at the bank, rather than the AA, level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria.

Table 1: Lending Inside and Outside of the Assessment Area **2024**

Loan Category	Number of Loans				Total #	Dollar Amount of Loans $(000s)				Total $(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		$	%	$	%	
Home Mortgage	147	88.85	19	11.45	166	20,881	80.78	4,970	19.22	25,851
Total	**147**	**88.85**	**19**	**11.45**	**166**	**20,881**	**80.78**	**4,970**	**19.22**	**25,851**

Source: 1/1/2022 - 12/31/2024 Bank Data.
Due to rounding, totals may not equal 100.0%

Description of Institution

The Pennsville National Bank (PNB) is a single-state community bank founded in 1969, with its main office and headquarters located in Pennsville, New Jersey. PNB is a wholly owned subsidiary of Penn Bancshares, Inc, a single bank holding company. The bank did not open or close any branches since the prior CRA performance evaluation. As of December 31, 2024, PNB had total assets of $282.5 million, tier one capital of $24.8 million, and total loans of $103.8 million.

PNB is a full-service institution offering a standard range of traditional loan and deposit products and trust services. Deposit products include checking accounts, savings accounts, money market deposit accounts, certificate of deposits. Additional products include safe deposit boxes, money orders, wire transfers, and internet/telephone banking. Primary lending products are residential mortgages and commercial loans, along with consumer loans including automobile, credit, and personal/unsecured products. Trust services include estate planning and cemetery trusts. PNB maintains five branch offices. The table below details the composition of the loan portfolio.

Table 2: Loan Portfolio Summary by Loan Product
December 31, 2024

Loan Category	$ Amount (Thousands)	% of Outstanding Loans
Residential Real Estate	$55,351	53.33
Commercial & Industrial	$33,359	32.14
Consumer	$8,807	8.49
Non-Farm Non-Residential	$5,416	5.22
Multifamily	$847	0.82
Total	**$103,780**	**100.00**

There are no financial or legal impediments affecting the bank's ability to help meet the community credit needs of its AA. The bank received a "Satisfactory" rating at the previous CRA evaluation period performed November 28th, 2022.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The evaluation period under the lending test is representative of the bank's lending strategy since the last CRA evaluation. The evaluation covers the bank's performance from January 1, 2022, through December 31, 2024. The evaluation under the lending test considered home mortgage loans, as these as this is the bank's primary loan product.

Selection of Areas for Full-Scope Review

For purposes of this evaluation, bank delineated AAs located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA), if applicable are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under each State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

Ratings

PNB's overall rating is based on the review of the bank's full scope AA, the Philadelphia-Camden-Wilmington, PA-NJ-DE, MD MSA (#48864), which is comprised of 34 contiguous census tracts in both Salem and Glouster Counties, New Jersey. The vast majority of the bank's loans, deposits, and branches are located in this AA during the evaluation period.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) (March 29, 2024) in determining a national banks or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

State Rating

State of New Jersey

CRA rating for the State of New Jersey[1]: Satisfactory

The Lending Test is rated: Satisfactory

The major factors that support this rating include:

- The quarterly loan-to-deposit ratio is reasonable;
- A majority of loans are inside the bank's assessment area (AA);
- The bank exhibits a reasonable distribution of loans in its AA;
- The bank's distribution of loans among borrowers of different income levels is reasonable; and
- The bank did not receive any CRA-related complaints during the evaluation period.

Description of Institution's Operations in New Jersey

PNB has one AA located in New Jersey and only maintains branches in the state. Therefore, there is no difference in the description of institution's operations at the overall and state level. Please refer to the overall description of the institution's operations for additional information.

The economy in the AA is stable. The major employment sectors are education, health services, government, and professional/business services. Major employers include JPMorgan Chase & Co., Christiana Care Health System, and Amazon. According to a Moody's Analytics report as of September 2025, the economy will experience stunted growth compared to that of the Northeast and the nation, but future growth is expected to improve. While logistics will remain a cornerstone of the local economy, and growth in that area will be modest in the near term, an expected rebound in finance will push job growth to slightly surpass the national rate over the coming quarters. Longer term, positive demographic trends are also expected to push Wilmington to outperform the nation. According to the U.S. Bureau of Labor Statistics, the unemployment rate in Salem, NJ in January 2022 was 7.4 percent and fell to 5.9 percent in December 2024. For the same months, the unemployment rate in Gloucester, NJ was 5.6 percent and 4.4 percent, respectively. For the state of New Jersey, the unemployment was 5.7 percent in January 2022 and 4.5 percent in December 2024.

Per FDIC deposit market share data for 2024, PNB ranked 11th in deposits within the combined Salem and Gloucester Counties. For this area, PNB holds $252 million in deposits, representing a market share of 2.53 percent. Deposits taken within this area represent 100 percent of the bank's total deposits. Top five institutions by deposit market share include TD Bank, NA (29.18 percent), Fulton Bank, NA (19.64 percent), Parke Bank (8.94 percent), Wells Fargo Bank, NA (6.22 percent) and PNC Bank, NA (4.83 percent).

Home mortgage competition in the area is high. According to peer mortgage data for 2024, PNB ranked 11th out of 343 lending institutions across the AA. For 2024, PNB originated 66 mortgages in the AA,

[1] This rating reflects performance within the state. The statewide evaluations do not reflect performance in the parts of those states contained within a MMSA.

representing a market share of 2.14 percent. Top five competitors in the area include PennyMac Loan Services (5.31 percent), Rocket Mortgage (5.15 percent), Amerihome Mortgage Company (3.95 percent), Police & Fire Credit Union (3.56 percent) and Cross-Country Mortgage (3.11 percent).

Table 3: Assessment Area - Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA 2024						
						2022 - 2024
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	34	8.82	14.71	41.18	32.35	2.94
Population by Geography	107,585	6.15	12.18	37.26	42.93	1.48
Housing Units by Geography	41,958	7.21	12.59	40.84	37.31	2.04
Owner-Occupied Housing by Geography	28,686	2.11	10.24	40.31	46.40	0.95
Occupied Rental Units by Geography	9,230	18.86	18.37	43.59	14.45	4.72
Vacant Units by Geography	4,042	16.87	16.08	38.35	24.99	3.71
Businesses by Geography	3,938	4.32	10.56	35.02	48.68	1.42
Farms by Geography	300	0.67	5.00	41.33	52.67	0.33
Family Distribution by Income Level	26,801	20.30	14.59	18.67	46.45	0.00
Household Distribution by Income Level	37,916	23.96	13.71	16.16	46.17	0.00
Unemployment rate (%)	5.52	18.35	8.81	5.78	3.23	9.25
Households Below Poverty Level (%)	9.41	43.58	10.36	8.54	3.52	31.07
Median Family Income (15804 - Camden, NJ MD)		$100,987			Median Housing Value	$213,250
Median Family Income (48864 - Wilmington, DE-MD-NJ MD)		$93,347			Median Gross Rent	$1,123
Median Family Income (15804 - Camden, NJ MD) for 2024		$117,400			Families Below Poverty Level	6.42
Median Family Income (48864 - Wilmington, DE-MD-NJ MD) for 2024		$111,300				

FFIEC File - 2020 Census
FFIEC File - 2024 Census
2024 Dun & Bradstreet SBSF Demographics
Due to rounding, totals may not equal 100.0%
(*) The NA category consists of geographies that have not been assigned an income classification

PNB's AA consists of 34 census tracts. Of these tracts, 8.82 percent are low-income geographies, 14.71 percent are moderate income geographies, 41.18 percent are middle income geographies, 32.25 percent are upper income geographies, and 2.94 percent are non-reporting geographies.

The 2020 census reported the total population of the AA at 107,535. The median housing value is $213,250. There are 41,958 housing units, of which, 28,686 are owner-occupied, 9,230 are rental occupied, and 4,042 are vacant housing units. The 2024 median family income was $111,300. Approximately 9.41 percent of families are below the poverty level.

Community Contact

Representatives from three community organizations were contacted during the evaluation period. These organizations included two affordable housing advocacy organizations, and one community revitalization advocacy organization. Community contacts indicated a lack of direct communication with clients and neighborhoods by local financial institutions. Contacts stated that clients are eager to communicate with lenders to participate in the banking and financial system to address needs in their communities. Additionally, community contacts indicated frustrations with bank competition for obtaining low-income housing tax credits and that sometimes the end result does not support families and communities in need.

Scope of Evaluation in New Jersey

LENDING TEST

The bank's performance under the Lending Test in New Jersey is rated Satisfactory.

Conclusions for an Area Receiving a Full-Scope Review

Based on a full-scope review, the bank's performance in the New Jersey was reasonable.

Distribution of Loans by Income Level of the Geography

The bank exhibited reasonable geographic distribution of loans in the State.

Home Mortgage Loans

Refer to Table 7 in appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

The bank exhibits reasonable geographic distribution of loans in the AA. Opportunities are very limited as there are three low-income geographies and five moderate-income geographies located in the AA. There is strong competition from other lending institutions that further constrained the bank's ability to lend in these areas. However, the percentage of home loans made in moderate-income geographies is near to the total aggregate loans originated in the AA and near to the percentage of owner-occupied units.

Lending Gap Analysis

The lending gap analysis is based on consideration of performance during the evaluation period, within the bank's AA, and on the information available at the time of the evaluation. The lending gap analysis examines the bank's lending performance by income distribution, particularly in low- or moderate-income (LMI) tracts, but is not an assessment of the bank's lending performance in majority-minority areas. Examiners reviewed summary reports and maps and analyzed home mortgage lending activity to identify any unexplained, conspicuous gaps in the geographic distribution of loans. Examiners did not identify any unexplained conspicuous gaps in the areas reviewed.

Distribution of Loans by Income Level of the Borrower

The bank exhibited a reasonable distribution of loans to individuals of different income levels and businesses and farms of different sizes, given the product lines offered by the bank.

Home Mortgage Loans

Refer to Table 8 in appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

The percentage of home mortgage loans made to low-income borrowers exceeds the aggregate in the AA and lower than the percentage of families. This performance is considered reasonable. The percentage of home mortgage loans made the moderate-income borrowers exceeds the aggregate in the AA and is higher than percentage of families. This performance is considered excellent.

Responses to Complaints

The bank did not receive any CRA-related complaints during the evaluation period.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the MSAs and non-MSAs that received comprehensive examination review, designated by the term "full-scope," and those that received a less comprehensive review, designated by the term "limited-scope".

Time Period Reviewed:	01/01/2022 – 12/31/2024	
Bank Products Reviewed:	Home mortgage loans	
Affiliate(s)	**Affiliate Relationship**	**Products Reviewed**
None	N/A	N/A
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	**Type of Exam**	**Other Information**
New Jersey		
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA 48864 AA	Full-scope	Whole of Salem County, NJ. Portion of Glouster County, NJ.

Appendix B: Summary of MMSA and State Ratings

RATINGS	
Overall Bank:	**Lending Test Rating**
The Pennsville National Bank	Satisfactory
MMSA or State:	
New Jersey	Satisfactory

Appendix C: Definitions and Common Abbreviations

The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/AA.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances. Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): 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 Small Business Administration Development Company or Small Business Investment Company programs' size eligibility standards or have gross annual revenues of $1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including low- and moderate-income areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): 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 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, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that conduct business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

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, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of CD loans and qualified investments, branch distribution, and CD services).

Low-Income: Individual income that is at 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 state/AA.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a Core Based Statistical Area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 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**.**

Multistate Metropolitan Statistical Area (MMSA): Any multistate metropolitan statistical area or multistate combined statistical area, as defined by the Office of Management and Budget.

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.

Prior Period Investments: Investments made in a previous evaluation period that are outstanding as of the end of the evaluation period.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

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

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.

Tier 1 Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Unfunded Commitments: Legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

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

Appendix D: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the "bank" include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) "aggregate" is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/AA. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

Table 7. **Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.

Table 8. **Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/AA. The table also presents aggregate peer data for the years the data is available.

Table 7: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2022 - 2024
Assessment Area:	**Total Home Mortgage Loans**				**Low-Income Tracts**			**Moderate-Income Tracts**			**Middle-Income Tracts**			**Upper-Income Tracts**			**Not Available-Income Tracts**		
	#	**$**	**% of Total Number**	**Overall Market**	**% of Owner-Occupied Housing Units**	**% Bank Loans**	**% Aggregate**	**% of Owner-Occupied Housing Units**	**% Bank Loans**	**% Aggregate**	**% of Owner-Occupied Housing Units**	**% Bank Loans**	**% Aggregate**	**% of Owner-Occupied Housing Units**	**% Bank Loans**	**% Aggregate**	**% of Owner-Occupied Housing Units**	**% Bank Loans**	**% Aggregate**
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA 2024	147	20,881	100.00	9,552	2.11	--	3.93	10.24	7.48	10.59	40.31	74.83	38.40	46.40	17.01	45.89	0.95	0.68	1.19
Total	**147**	**20,881**	**100.00**	**9,552**	**2.11**	**--**	**3.93**	**10.24**	**7.48**	**10.59**	**40.31**	**74.83**	**38.40**	**46.40**	**17.01**	**45.89**	**0.95**	**0.68**	**1.19**

Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2024 Bank Data, 2022, 2023, 2024 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table 8: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2022 - 2024
Assessment Area:	**Total Home Mortgage Loans**				**Low-Income Borrowers**			**Moderate-Income Borrowers**			**Middle-Income Borrowers**			**Upper-Income Borrowers**			**Not Available-Income Borrowers**		
	#	**$**	**% of Total Number**	**Overall Market**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**	**% Families**	**% Bank Loans**	**% Aggregate**
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA 2024	147	20,881	100.00	9,552	20.30	10.88	6.56	14.59	26.53	19.46	18.67	25.85	21.40	46.45	34.69	32.16	--	2.04	20.41
Total	**147**	**20,881**	**100.00**	**9,552**	**20.30**	**10.88**	**6.56**	**14.59**	**26.53**	**19.46**	**18.67**	**25.85**	**21.40**	**46.45**	**34.69**	**32.16**	**--**	**2.04**	**20.41**

Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2024 Bank Data, 2022, 2023, 2024 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Products and Services Offered

Checking Accounts

Personal Freedom Checking

Unlimited checking that has no balance requirement. Cancelled checks are stored at the bank. Monthly fee of $1.00 for a Visa Check Card. No charge for BillPay/Internet banking. Monthly statements are either mailed or E-Statements are available. First order of American Flag checks is waived.

Personal Interest Freedom Checking

This interest-bearing checking account has a monthly service charge of $5.00 with an additional charge of $5.00 if the average monthly balance falls below $500.00. Cancelled check images are returned with your monthly bank statement. No fee for BillPay/Internet banking and no monthly fee for having a Visa Check Card. First order of American Flag checks is waived.

Business Freedom Checking

Unlimited checking that has a monthly service charge of $5.00 with an additional charge of $6.00 per month if the average monthly balance falls below $400.00. Cancelled check images are returned with your monthly statement. First order of American Flag checks is waived.

Business Interest Freedom Checking

This interest-bearing checking account has a monthly service charge of $5.00 with an additional charge of $10.00 per month if the average monthly balance falls below $500.00. Cancelled check images are returned with your monthly statement. First order of American Flag checks is waived.

Non-Profit Freedom Checking

This account is available to Non-Profit organizations which features Unlimited check writing with no balance requirement. Cancelled checks are returned with your monthly statement. Monthly statements either mailed or E-Statements are available. First order of American Flag checks is waived.

Savings & Investment

Premier Savings Account/Premier Business Savings Account

This savings account has tiered interest rates based on the balance in the account. Rates increase on balances over $500.00, $5,000.00, $25,000.00, $50,000.00, and $100,000.00. A $2.00 service charge is assessed if the average balance at the end of each quarter is below $50.00. An ATM card is available along with unlimited in person withdrawals. Quarterly statements are sent to account holder.

Money Market Account

The Money Market account pays more interest on higher balances. You will earn a competitive rate of interest on balances up to $5,000.00. Higher rates are earned for balances over 5,000.00, $25,000.00 and $100,000.00. Unlimited in person withdrawals with three checks allowed to be written each month. More than three checks will result in a $10.00 fee for each check over the three. There is a $2.00 fee each month if the average monthly balance falls below $50.00. First order of Money Market Checks is waived.

Certificates of Deposit

Our certificates of deposit earn competitive rates of interest. We have various terms available, and they are especially advantageous because the minimum deposit with all our certificates is only $2,500.00.

Loans

Mortgage and Home Equity Loans

We provide competitive mortgage loans as well as home equity loans for both first and second liens, as well as a Home Equity line of credit.

Personal Loans

Terms up to 5 years at competitive fixed rates of interest.

Auto Loans

Let us finance your next car. Competitive fixed rates of interest are available for up to six years for new or used cards. We offer fast, friendly service and payment terms to fit your monthly budget.

Commercial Loans

We know the importance of keeping business within the community. We can meet your commercial lending needs with fast and friendly service.

Construction Loans

Building that new home of your dreams can now become a reality. Our construction loans are typically for one year with a flexible draw schedule. Our prompt inspections ensure timely disbursement.

Visa Credit Card

The Pennsville National Bank Visa Credit Card offers no annual fee and a low-fee structure. Unlike most credit cards programs, we do not charge overlimit fees, cash advance fees, returned payment fees, or fees for making payments over-the-phone.

RETIREMENT ACCOUNTS

An IRA is the best way to save for your retirement. By contributing every year, you can build a tax-deferred nest egg that will mean a more secure future upon retirement. Please check with your tax advisor to determine deductibility. We offer retirement benefit solutions customized to suit your personal or business needs. If your organization already has an existing retirement plan, or is considering starting a new plan, your advisor can work with you to find the right plan to suit your unique situation.

Pennsville National Bank offers several investment options for your IRA savings:

Traditional IRA

The earnings in a Traditional IRA grow tax-deferred until they are withdrawn. Depending on your income, contributions to Traditional IRAs are also tax-deductible up to the full amount of the contribution.

Roth IRA

A Roth IRA is similar to a Traditional IRA in many ways, the major difference being that the contributions to a Roth IRA are not tax-deductible. Also, the interest earned accumulates tax free. The Roth IRA must be specified as such when the account is opened.

COVERDELL ACCOUNTS

Coverdell Education Savings Accounts

The purpose of this account is to provide people with a tax-advantaged savings instrument for educational needs. The funds contributed to this account are viewed as a gift to the designated beneficiary under the age of 18. It is extremely important that the funds contributed to this account be coordinated with other educational payment plans.

TRUST & ESTATE SERVICES

Estate Planning, Wills, and Trusts

You do not have to be wealthy to benefit from our trust services. Do you have a need for an Executor, Administrator, Trustee, Guardian, or Custodian? Speak to one of our trust officers to see if Pennsville National Bank can meet your need. It is also a good idea to consult your attorney and accountant for a comprehensive financial picture.

Cemetery Trust Services

Managing a Cemetery Trust can be a complicated and time-consuming task, especially when it comes to financial and investment matters. Pennsville National Bank has been providing financial and investment services to our customers for over forty years. Let our experienced Trust Officers partner with you to help you carry out the responsibilities of your Cemetery Trust.

OTHER BANK SERVICES

24 Hour Bank-By-Phone System

You can access and retrieve financial information 24 hours a day, 7 days a week from any telephone.

In Calling Area: (856) 678-9013

Out of Calling Area: (1-866-PNB-1234)

(1-866-762-1234)

Follow the voice prompts.

Internet Banking

We offer the most secure website available. You can access and retrieve financial information at any time from any computer with internet access. (Please be very careful if using a public computer or unsecure Wi-Fi connection!) Bill payment by internet is also available for a monthly fee.

Log on to: www.pennsvillenb.com

Automatic Teller Machine (ATM)

24-hour banking from coast to coast at any ATM machine.

Safe Deposit Boxes

Fire-safe and burglar-proof protection for your valuables

Mobile Banking

Do your banking anywhere and anytime on any mobile device (phone or tablet.) Visit your phones app store and download the Pennsville National Bank app.

Other Services Include:

- Money Orders
- Wire Transfers
- Night Depository
- Online Bill Payment

Banking Hours

Pennsville Office (856) 678-6006
170 S Broadway, Pennsville, NJ 08070
Lobby Hours & Drive-In

Monday – Wednesday	8:30 – 4:00
Thursday – Friday	8:30 – 5:00
Saturday	8:30 – 12:00

Carneys Point Office (856) 299-6006
91 S Virginia Ave., Carneys Point, NJ 08069
Lobby Hours & Drive-In

Monday – Wednesday	8:30 – 4:00
Thursday – Friday	8:30 – 5:00
Saturday	8:30 – 12:00

Elmer Office (856) 358-6006
435 Chestnut Street, Rt. 40, Elmer, NJ 08318
Lobby Hours & Drive-In

Monday – Wednesday	8:30 – 3:00
Thursday – Friday	8:30 – 5:00
Saturday	8:30 – 12:00

Pedricktown Office (856) 299-6606
1 W. Mill St., Pedricktown, NJ 08067

Monday – Friday	11:00 – 3:00
Saturday	CLOSED

Woodstown Office (856) 769-2055
125 A East Ave., Woodstown, NJ 08098
Lobby Hours & Drive-In

Monday – Wednesday	8:30 – 4:00
Thursday – Friday	8:30 – 5:00
Saturday	8:30 – 12:00

Richwood Office (856) 270-6066
638 Mullica Hill Rd.. Mullica Hill, NJ 08062
Lobby Hours & Drive-In

Monday – Wednesday	8:30 – 4:00
Thursday – Friday	8:30 – 5:00
Saturday	8:30 – 12:00

FEES FOR FINANCIAL SERVICES

	Customers	Non-Customers
Daily Overdraft Charge	$6.00	N/A
Non-Sufficient Funds Charge	$39.76	N/A
Return Check Charge	$39.76	N/A
Stop Payment	$14.89	N/A
Certified Check	$5.95	N/A
Bank Draft	$5.95	N/A
Money Orders	$4.50	N/A
Wires (Outgoing)		
Domestic	$36.90	N/A
International	$51.80	N/A
Wires (Incoming)		
Domestic	$10.00	N/A
International	$25.00	N/A
Research Time	$35.99	$35.99
Checkbook Reconcilement (per hr.)	$25.00	$25.00
Copies of Research Documents (each)	$10.00	$10.00
Deposited Item Returned	$10.00	N/A
Special Statement	$3. 29	$3.29
Collection Fee (Incoming or Outgoing)	$55.00	N/A
ATM Interchange Fee	$1.00	N/A
Levy Fee	$175.00	N/A
Replace Safe Deposit Box Key	$25.00	N/A
Safe Deposit Box Drilling	$350.00	N/A
ATM Surcharge Fee	N/A	$2.50
Replacement ATM Card	$10.00	N/A
Signature Guarantee Stamp	$10.00	$15.00
Indemnity Bond	$10.00	N/A
Return Mail	$5.00 per stmt.	N/A
Hold at Bank Statements	$5.00 per stmt.	N/A
Notary Fee	$2.50	$2.50

HOME MORTGAGE DISCLOSURE ACT NOTICE

The HMDA data about our residential mortgage lending is available online for review. The data shows geographic distribution of loans and applications; ethnicity, race, sex, age, and income of applicants and borrowers; and information about loan approvals and denials.

HMDA data for many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's website: (www.consumerfinance.gov/hmda).

Listing of Branches Opened

Richwood Office

638 Mullica Hill Rd

Mullica Hill, NJ 08062

856-270-6066

Date Opened: September 15, 2026