



Strengthening Communities



Huntington[®]

COMMUNITY IMPACT CAPITAL

Welcome.

Huntington Community Impact Capital (CIC) made great strides over the past three years building its national platform of community development finance. There are two primary reasons: *Our people and our partnerships*. Our CIC family of dedicated colleagues was built within a culture of teamwork and collaboration, and it is through harnessing the power of community partnership that we are growing and making a greater impact.

In 2024, we increased our loan production and direct Low Income Housing Tax Credit (LIHTC) equity investments, enhanced CRA lending and investing metrics, deepened our relationships with trusted syndicator partners, launched a state tax credit program, maintained one of the highest colleague retention rates in the LIHTC sector, and successfully syndicated LIHTC funds to our valued investor partners. We did so as an impact-driven division of The Huntington National Bank. Our financially sound, highly diversified consumer, business and commercial bank has \$201 billion in assets and is the nation's #1 SBA lender*. Huntington was recognized by Newsweek as one of America's 500 Most Responsible Companies for the fifth consecutive year.

What separates Huntington is a commitment to doing the right thing for our customers, colleagues, shareholders, and communities. At Huntington CIC, making an impact and building stronger communities is central to who we are and the work we do. We recognize that providing affordable housing is foundational to the strength and stability of under-resourced communities, but it is only the start to making a real difference.

This is why we are investing not only our resources but also *our time* in key impact areas that are essential for thriving families and communities. How do we do that?

Through our relationships with developers and local organizations, CIC colleagues volunteer to provide healthy food to families in need, teach financial literacy in schools and senior centers, mentor high school students in their career development, and much more. By providing housing as the base, and complementing that with real tools, building blocks, and pathways to opportunity, we will help children and families achieve long-term success, break the cycle of poverty, and strengthen their communities.

The CIC family knows it can impact communities throughout the nation via innovative, competitive, and catalytic products and services. We are partners with our clients and are often their trusted advisors. This is an extension of our culture of teamwork and collaboration.

Thank you for allowing us to be your trusted partner in building communities that thrive. We look forward to connecting and collaborating with you in 2025.

Best,



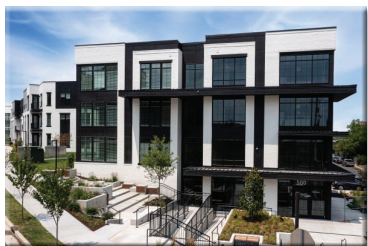
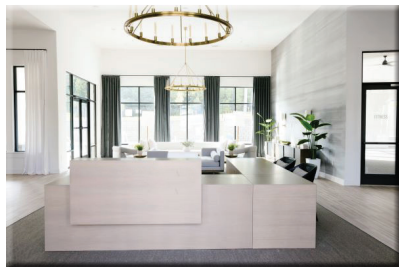
Rob Wasserman,
President, CIC

*SBA loans subject to SBA eligibility. Huntington is #1 in the nation in number of SBA 7(a) loans from October 1, 2017 to September 30, 2024. Source: U.S. Small Business Administration (SBA).

Elmington Nashville, TN

Elmington is a commercial real estate investment, development, construction, affordable housing, and property management firm headquartered in Nashville. Founded in 2010, the company operates, acquires, develops, and constructs properties throughout 15 states across the South and Midwest. Having developed 10,000+ multifamily units, Elmington is committed to raising the standards for affordable housing by offering many of the same amenities seen at typical “luxury apartments”.

Huntington CIC has provided Elmington with debt and equity capital to fund two LIHTC apartment developments in Ohio using the 4% Federal LIHTC program. Most recently, Huntington provided debt and equity capital to fund the development of a new 264-unit affordable housing community in Columbus, OH. The development will be financed with \$55MM in tax exempt bonds and \$36MM of tax credit equity provided by Huntington.



Elmington operates under a simple philosophy, People Are The Difference. Through their non-profit, Elmington Elevates, they provide programming and support with a goal to elevate and empower children. This includes Toyfest, a program that provides games and toys for low-income and at-risk youth, and financial support via grants and donations to increase the educational experience for students. They also sponsor and manage ElevateU, a free after-school care and mentorship program for low-income and at-risk youth providing “real world” and confidence building activities for 110 students across two school sites.

Milner & Caringella Highland Park, IL

Milner and Caringella, Inc. specializes in creating affordable housing through the use of public and private financing. Founded in Chicago, IL by Mitch Milner and Joe Caringella, the company has over 35 years of experience as LIHTC

consultants. They have developed approximately 4,000 units of affordable housing specifically for homeless veterans, and 364 recovery housing units located in Michigan and Minnesota. In addition to housing for families in recovery and veterans, they have helped create affordable housing for the general homeless population, persons with severe and persistent mental disabilities, the visually and mobility impaired, Native Americans and youth aging out of foster care. Andy's Place in Jackson, MI is a great example of the important work Milner and Caringella does.



Huntington CIC is proud to have worked with Milner and Caringella to make Andy's Place a reality. It is a two-phase LIHTC development offering housing and facilitating social needs support for people recovering from opiate addiction. This ground-breaking development collaborates with drug and treatment courts to create a landing place where people have a court facilitated opportunity to take their first steps into recovery. Huntington CIC provided construction debt and equity investment through a multi-fund investment to this first-of-its-kind project.

Oakland Mosaic Apartments

Pittsburgh, PA

Developer: Presbyterian Senior Care Network and Affirmative Investments

Huntington CIC is proud to work with Presbyterian SeniorCare Network to provide construction financing and equity investment through a multi-fund for a new affordable housing community called Oakland Mosaic Apartments in Pittsburgh, PA. The project will be located at the entrance of the Oakland Business District on the corner of Forbes and Craft Avenue.



Oakland Mosaic Apartments will provide 48 newly constructed LGBTQ+ friendly, 9% low-income housing units for individuals 62 and older. This project is a significant advancement in the senior living space, being the first of its kind in Western PA and one of the first in the nation. Specialized services will be tailored to the LGBTQ+ community, offering support for the mental, physical, and social well-being of its residents.

Presbyterian SeniorCare Network is a non-profit, faith-based organization whose mission is to provide seniors the highest quality of care possible. With a commitment to "Making Aging Easier," they provide living care options and a comprehensive continuum of care and services to meet the diverse needs of older adults. Affirmative Investments is a mission-based development firm which partners with non-profits to expand opportunities for low-income persons and communities.



Decatur Landing

Brooklyn Park, MN

Developer: Real Estate Equities



Huntington CIC is proud to work with Real Estate Equities to provide construction loan financing for Phase 1 and Phase 2 of the Decatur Landing project in Brooklyn Park, MN. Construction on Phase 1 began in December 2023. Phase 1 will be a new 175-unit affordable housing apartment building providing homes for families with households earning between 30% and 70% of the Area Median Income. Phase 2

closed in June and is planned to provide 175 additional homes at similar income levels.

In all, these 350 new safe, affordable homes are conveniently located near public transportation and within one mile of libraries, parks, and several schools. The brand-new buildings will feature on-site staff, controlled access, in-unit laundry, playgrounds, a dog park, walking trails, workout facilities, community rooms, and garage parking. The development will also be built to 2020 Minnesota Energy Code Green standards with Energy Star appliances, efficient windows, and high efficiency mechanical systems.



Alternative Community Capital

Cleveland Development Advisors

Huntington CIC made a significant investment in Cleveland Development Advisors' (CDA) Opportunity CLE Loan Fund (OCLF). An affiliate of Greater Cleveland Partnership, CDA provides access to real estate and business lending that advances community impact, stabilizes markets and catalyzes future investment and development in underserved communities.

OCLF was formed for the purpose of making capital investments that provide innovative financing solutions and technical assistance to support transformative, strategic and catalytic projects located in low-income communities across Northeast Ohio. OCLF's investment activity will focus on Cuyahoga and surrounding counties, Opportunity Zones and major corridors where substantial public infrastructure and institutional investment has taken place or is expected to occur.

Huntington CIC is proud to partner with CDA. OCLF will continue CDA's community development track record with more than \$565 million of investment that has created \$4 billion of economic impact.



Affordable Housing Trust

Huntington CIC is the lead investor in Affordable Housing Trust's (AHT) Regional Impact Fund (RIF). AHT is an independent, nonprofit lender that works with the private, nonprofit and public sectors to develop affordable and workforce housing. The work of AHT strengthens and stabilizes neighborhoods by supporting working households, seniors and special needs populations.

Huntington CIC is also the lead investor for AHT's first fund, Housing Action Fund (HAF). The HAF has deployed \$80 million of investment capital that has created \$433 million of economic impact. AHT will duplicate the success of the HAF with the RIF, but on a regional level. The RIF will provide a flexible source of capital that expands the resources available for investment in affordable housing development within an eight-county region of Columbus, OH.



Harnessing the Power of Collaboration to Build Communities that Thrive

In 2024, CIC colleagues worked with our affordable-housing developers to provide resources, training and volunteer support aimed at improving the financial security, health and wellbeing of the children, families and seniors living in our communities.

One of our key initiatives was the Senior Financial Literacy Bingo program, which reached six senior communities. In conjunction with our developers, CIC offered interactive workshops designed to help seniors safeguard their finances. The workshops covered essential topics such as avoiding financial exploitation, preventing identity theft, preparing for unexpected life events and understanding and avoiding common scams. Nearly 80 seniors benefited from this program, equipping them with the knowledge they need to protect their financial wellbeing.

CIC also worked with Hamilton Crossing Apartments for a Produce Fair. Colleagues volunteered to assist 50 residents in shopping for produce and groceries provided by the Mid-Ohio Foodbank. For those residents who were unable to leave their homes, CIC volunteers delivered groceries directly to their doors, ensuring that all residents had access to nutritious foods.



Additionally, this year Homeport and CIC presented a Back-to-School Backpack Drive by providing financial support and volunteers to help stuff and distribute backpacks to residents of their communities to ensure that children had the necessary supplies to start off the school year.

By continuing to grow these relationships, we aim to enhance the lives of those in affordable housing communities, fostering a future where everyone has the resources and support they need to thrive.



CIC Supports Community Organizations in Fostering Positive Change



We are deeply committed to strengthening our communities by empowering individuals, especially those who need us most, to reach their full potential. In 2024, we forged meaningful collaborations with organizations dedicated to this mission, ensuring that people across various communities have access to the tools and resources necessary for long-term success.

Recognizing the importance of financial literacy and career development for young people, CIC worked with the Boys & Girls Club of Central Ohio to develop a series of real-world experiences that equip students with the skills and knowledge needed to pursue fulfilling careers, build a financially secure future and achieve their life goals.

Through this collaboration, initiatives like Reality Days gave 60 students the opportunity to participate in a financial literacy simulation. Participants gained hands-on experience in budgeting, career planning and managing credit. Our Business in Motion Tour further enriched the students' understanding of the complex financial landscape by providing a firsthand experience with Huntington Bank in action. Students connected with leaders from across the bank and broadened their knowledge of many career pathways available in banking.



These efforts complemented our growing Business Entrepreneurship Strategies & Training (B.E.S.T.) program, which educates students about business, economics, finance, investments and entrepreneurship without textbooks or exams, but rather real-world experiences and after-school enrichment. With plans to expand the B.E.S.T. program to additional communities in 2025, CIC looks forward to helping more students from historically under-resourced areas develop their business skills, social capital and confidence.

By working with local organizations to implement these impactful, hands-on initiatives, CIC is empowering young people to build their best future and strengthen their communities.



**Business in Motion:
career exploration at
Huntington Bank**

HUNTINGTON COMMUNITY IMPACT CAPITAL TEAM



Adam Zwirn



Andrew Hugger



Becky Wiles



Bob Dumstorff



Lauren Towne



Mason Hempelmann



Matthew Maltagliati



Megan Merrifield



Brad Carlson



Callan Yeoman



Chris Frimel



Christina Giblin



Michael Koester



Patrick Weiss



Paul Olsen



Renee Csuhran



Christina LaGorio



Dan Lucas



Deanna Breznenik



Drew Foster



Rob Wasserman



Robin Havlicek



Ron Konstantinovsky



Sandra Simbol



Insiya Nasir



Jasmine Jedrasik



Jasmine Rosal



Jerad Kitzler



Scott Taylor



Shane Sandri



Shane Szulborski



Shanna Sun



Jerrad Jones



Jim Hassenbein



Jim Rose



Julie Zdolshek



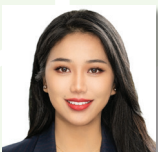
Terry Earhart



Theresa Origlia



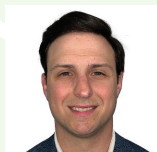
Tiffany Long



Kelly Shen



Kerstin Palmer



Kyle Breda



Kyle Pluta



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