

PUBLIC DISCLOSURE

December 2, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Regent Bank
Certificate Number: 4160

7136 South Yale Avenue
Tulsa, Oklahoma 74136

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
Dallas Regional Office

600 North Pearl Street, Suite 700
Dallas, Texas 75201

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment areas (AA), including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The Lending Test is rated Satisfactory.

- The loan-to-deposit ratio (LTD) is more than reasonable (considering seasonal variations and taking into account lending-related activities), given the institution's size, financial condition, and AAs' credit needs.
- A majority of loans are in the institution's AAs.
- The geographic distribution of loans reflects reasonable dispersion throughout the AAs.
- The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among individuals of different income levels (including low- and moderate-income) and businesses of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

The Community Development Test is rated Outstanding.

The institution's community development (CD) performance demonstrates excellent responsiveness to CD needs in its AAs through CD loans, qualified investments (QI), and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AAs.

DESCRIPTION OF INSTITUTION

Regent Bank maintains its headquarters in Tulsa, Oklahoma. Regent Capital Corporation, a one-bank holding company located in Nowata, Oklahoma, wholly owns the bank. The bank received a Satisfactory rating at its prior Federal Deposit Insurance Corporation (FDIC) Community Reinvestment Act (CRA) Performance Evaluation dated December 6, 2021, using Intermediate Small Bank Procedures.

Regent Bank operates four full-service offices and one limited-service office within the State of Oklahoma and one full-service office in the State of Missouri. The bank sold one full-service office, located in a moderate-income census tract, in Bartlesville, Oklahoma, since the prior evaluation. Refer to the individual rated areas and assessment areas for details. The bank did not open any branches or participate in any merger or acquisition activity since the previous evaluation.

Regent Bank continues to maintain a business focus on commercial and home mortgage lending, but also offers a full line of standard loan products including agricultural and consumer loans. Deposit products offered include checking, savings, money market, certificate of deposit, and individual retirement accounts. Alternative delivery systems include internet and mobile banking, remote deposit capture, electronic bill pay, and four ATMs. The bank's products, services, and business hours remain consistent with area and industry norms.

As of the September 30, 2024, Reports of Condition and Income, Regent Bank's assets totaled approximately \$1.7 billion, total loans equaled nearly \$1.4 billion, and total deposits equaled \$1.5 billion. Since the prior evaluation, total assets increased by 82.7 percent, total loans increased by 76.6 percent, and total deposits increased by 85.2 percent. The changes occurred as a result of the bank's strategic growth plans with expansion into FinTech and marijuana-related banking contributing to deposit growth, as well as increased demand for commercial lending.

The following table illustrates the outstanding loan portfolio as of September 30, 2024, reflecting a distribution supportive of the institution's business focus, with commercial loans representing the largest portion.

Loan Portfolio Distribution as of 9/30/2024		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	198,583	14.7
Secured by Farmland	89,428	6.6
Secured by 1-4 Family Residential Properties	223,888	16.6
Secured by Multifamily (5 or more) Residential Properties	45,713	3.4
Secured by Nonfarm Nonresidential Properties	431,481	31.9
Total Real Estate Loans	989,093	73.2
Commercial and Industrial Loans	306,892	22.7
Agricultural Production and Other Loans to Farmers	24,073	1.8
Consumer Loans	20,985	1.6
Obligations of State and Political Subdivisions in the U.S.	0	0.0
Other Loans	12,067	0.9
Lease Financing Receivable (net of unearned income)	0	0.0
Less: Unearned Income	0	0.0
Total Loans	1,353,110	100.0
<i>Source: Reports of Condition and Income. Due to rounding, totals may not equal 100.0.</i>		

Examiners did not identify any financial, legal, or other impediments that affect the institution's ability to meet its AAs' credit needs.

DESCRIPTION OF ASSESSMENT AREAS

Regent Bank continues to operate four AAs among two rated areas: Missouri (one AA) and Oklahoma (three AAs). The following table provides additional details regarding the composition of each AA. Refer to the individual rated areas and AAs for details.

Description of Assessment Areas			
Assessment Area	Counties in Assessment Area	# of CTs	# of Branches
Tulsa MSA	Tulsa	208	1
Oklahoma City MSA	Oklahoma	266	2
Oklahoma Non-MSA	Nowata	4	1
Springfield MSA	Greene	78	1
Source: 2020 U.S. Census Data; Bank Data.			

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated December 6, 2021, to the current evaluation dated December 2, 2024. Examiners used Intermediate Small Bank Procedures, which include the Lending Test and Community Development Test. The appendix lists each tests' criteria.

Examiners assigned ratings for the State of Oklahoma and the State of Missouri. The following table shows Oklahoma contains a majority of the bank's loans, deposits, and branches. Consequently, examiners weighed performance in Oklahoma heavier when arriving at applicable conclusions and ratings. Refer to the individual rated areas for details on procedures used for each AA as well as AA weighting.

Assessment Area Breakdown of Loans, Deposits, and Branches						
Assessment Area	Loans		Deposits		Branches	
	\$(000s)	%	\$(000s)	%	#	%
State of Oklahoma	172,470	83.5	1,293,757	89.0	4	80.0
State of Missouri	34,142	16.5	160,230	11.0	1	20.0
Total	206,612	100.0	1,453,987	100.0	5	100.0
Source: Bank Records; FDIC Summary of Deposits (6/30/2024). Due to rounding, totals may not equal 100.0.						

Activities Reviewed

Intermediate Small Bank Procedures require examiners to determine the bank's major product lines for review. Examiners may select from the same loan categories used for Large Bank evaluations: home mortgage, small business, small farm, and consumer loans. The following table shows Regent Bank's lending activity for 2023.

Loans Originated or Purchased				
Loan Category	\$(000s)	%	#	%
Construction and Land Development	199,102	28.6	232	15.8
Secured by Farmland	16,797	2.4	44	3.0
Secured by 1-4 Family Residential Properties	97,372	14.0	395	26.9
Multi-Family (5 or more) Residential Properties	7,336	1.1	7	0.5
Commercial Real Estate Loans	117,679	16.9	104	7.1
Commercial and Industrial Loans	218,389	31.3	370	25.2
Agricultural Loans	12,729	1.8	112	7.6
Consumer Loans	21,781	3.1	201	13.7
Other Loans	5,843	0.8	5	0.3
Total Loans	697,028	100.0	1,470	100.0
<i>Source: 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>				

Considering the dollar volume and number of loans originated or purchased, as well as management's stated business strategy, examiners determined the bank's major product lines consist of commercial and home mortgage lending. Since the other categories typically reviewed for CRA do not represent major product lines and thus would not materially affect any conclusions or ratings, this evaluation does not include a review of small farm or consumer loans. Bank records indicate that the lending focus and product mix remained generally consistent throughout the evaluation period.

For the Lending Test, this evaluation includes a review of all 387 small business loans totaling \$83.2 million originated or purchased in 2023, which represents the most recent completed calendar year of available data. Since readily available gross annual revenue data did not exist for the universe of loans, examiners selected a sample of 162 small business loans totaling approximately \$33.7 million originated inside the AAs to evaluate the borrower profile criterion. D&B data for 2023 provided a standard comparison for small business loans.

Regent Bank reports home mortgage loans pursuant to the Home Mortgage Disclosure Act (HMDA). Therefore, for the Lending Test, this evaluation also includes a review of home mortgage loans reported on the bank's HMDA Loan Application Registers (LAR) since the prior evaluation, as follows:

- 2021: 384 home mortgage loans totaling \$114.6 million,
- 2022: 433 home mortgage loans totaling \$136.6 million, and
- 2023: 396 home mortgage loans totaling \$112.5 million.

Examiners did not identify any significant trends in the bank's performance between the different years' data that materially affect applicable conclusions or ratings. Therefore, the geographic distribution and borrower profile analyses present home mortgage loan data for 2023, the most recent year for which aggregate data exists. However, the Assessment Area Concentration presents home mortgage loan data for all years reviewed. Aggregate data served as the primary source of comparison for home mortgage loans. Regent Bank only granted seven home mortgage loans in the

sole Missouri AA in 2023. Consequently, examiners did not evaluate home mortgage lending performance in this rated area as it would not provide meaningful conclusions.

Examiners considered the universe of loans reviewed by number and dollar volume, as well as management’s stated business strategy, to determine the weighting applied to the loan categories reviewed. Home mortgage loans represent a slight majority by number and dollar volume among the products reviewed; therefore, unless otherwise noted, home mortgage loans received slightly more weight when arriving at overall conclusions.

Loan Products Reviewed				
Loan Category	Universe			
	#	%	\$(000s)	%
Home Mortgage	396	50.6	112,529	57.5
Small Business	387	49.4	83,172	42.5
Total Loans	783	100.0	195,701	100.0
<i>Source: 2023 HMDA Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>				

While the evaluation presents both the number and dollar volume of loans reviewed, examiners emphasized performance by number of loans when arriving at conclusion for the individual performance factors because the number of loans better indicates the number of individuals and businesses served.

For the Community Development Test, the scope of the evaluation includes data provided by management on CD loans, QIs, and CD services since the prior evaluation. The evaluation of QIs also considers the book value of prior period QIs that remain outstanding as of this evaluation’s date.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Regent Bank demonstrated satisfactory performance regarding the Lending Test. A more than reasonable LTD ratio, reasonable records regarding geographic distribution and borrower profile, and a majority of loans originated inside the AAs support this conclusion. The State of Oklahoma and State of Missouri demonstrated consistent performance.

Loan-to-Deposit Ratio

The LTD ratio is more than reasonable (considering seasonal variations and taking into account lending-related activities) given the institution’s size, financial condition, and AAs’ credit needs. The LTD ratio, calculated from Reports of Condition and Income data, averaged 96.5 percent over the past 12 calendar quarters from December 31, 2021, to September 30, 2024, which decreased slightly from the 100.2 percent average net LTD ratio reported at the previous evaluation. The ratio ranged from a low of 83.6 percent as of March 31, 2024, to a high of 109.9 percent as of September 30, 2023.

Examiners identified and listed in the following table three comparable institutions operating in similar areas, with comparable asset sizes, and lending emphases. As illustrated, Regent Bank reported the highest average LTD ratio.

Loan-to-Deposit (LTD) Ratio Comparison		
Bank	Total Assets as of 9/30/2024 (\$000s)	Average Net LTD Ratio (%)
Regent Bank, Tulsa, OK	1,708,249	96.5
First Oklahoma Bank, Jenks, OK	1,123,966	93.3
NBC Oklahoma, Oklahoma City, OK	886,164	74.0
Mabrey Bank, Bixby, OK	1,816,293	75.6
<i>Source: Reports of Condition and Income 12/31/2021 - 9/30/2024.</i>		

Assessment Area Concentration

A majority of loans are in the institution's AAs. The following table shows Regent Bank originated a majority of small business loans and home mortgage loans, by number and dollar volume, within its AAs.

Lending Inside and Outside of the Assessment Areas										
	Number of Loans					Dollar Amount of Loans \$(000s)				
Loan Category	Inside		Outside		Total	Inside		Outside		Total
	#	%	#	%	#	\$	%	\$	%	\$(000s)
Small Business	215	55.6	172	44.4	387	47,284	56.9	35,888	43.2	83,172
Home Mortgage										
2021	278	72.4	106	27.6	384	81,867	71.5	32,706	28.6	114,573
2022	286	66.0	147	34.0	433	76,269	55.8	60,375	44.2	136,644
2023	257	64.9	139	35.1	396	62,361	55.4	50,168	44.6	112,529
Subtotal	821	67.7	392	32.3	1,213	220,497	60.6	143,249	39.4	363,746
<i>Source: 2023 Bank Data; 2021, 2022, and 2023 HMDA Data. Due to rounding, totals may not equal 100.0.</i>										

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the AAs. Reasonable performance in the State of Oklahoma outweighs excellent performance in the State of Missouri to support this conclusion. Examiners focused on the percentage by number of loans in low- and moderate-income census tracts within the AAs when arriving at conclusions for this performance factor. Each rated area includes a more detailed discussion of the bank's geographic distribution performance.

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among individuals of different income levels (including low and moderate income) and businesses of different sizes. Reasonable records in the State of Oklahoma and State of Missouri support this conclusion. Examiners focused on the percentage by number of loans to low- and moderate-income individuals and to businesses with gross annual revenue of \$1 million or less within the AAs when arriving at conclusions for this performance factor. Each rated area includes a more detailed discussion of the bank's borrower profile performance.

Response to Complaints

The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

COMMUNITY DEVELOPMENT TEST

Regent Bank demonstrated outstanding performance regarding the Community Development Test. The bank's CD performance demonstrates excellent responsiveness to CD needs in its AAs through CD loans, QIs, and CD services, as appropriate, considering the institution's capacity and the need and availability of opportunities for CD in the institution's AAs. The State of Oklahoma demonstrated consistent performance, and the State of Missouri demonstrated inconsistent performance, which fell below the level noted for the institution.

Community Development Loans

The following table shows that since the prior evaluation, Regent Bank originated 15 CD loans totaling nearly \$46.7 million. The total dollar amount equates to 3.6 percent of average total assets of \$1.3 billion since the previous evaluation and 4.7 percent of average net loans of \$1.0 billion for the same period. Although these levels reflect a decrease from the 6.0 percent of average total assets and 7.2 percent of average net loans reported at the previous evaluation, this continues to reflect a relatively high level.

The CD loans proved sufficiently responsive to the areas' needs given that activities primarily addressed identified needs of affordable housing and revitalize/stabilize efforts. The following tables illustrate the bank's CD lending activity by year, purpose, and rated area.

Community Development Lending by Year Institution										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2021 (12/6-12/31)	0	0	0	0	0	0	0	0	0	0
2022	1	10,000	0	0	1	1,906	3	7,731	5	19,637
2023	2	670	2	2,530	0	0	4	19,410	8	22,610
YTD 2024	1	4,189	0	0	0	0	1	260	2	4,449
Total	4	14,859	2	2,530	1	1,906	8	27,401	15	46,696
<i>Source: Bank Data.</i>										

Community Development Lending by Rated Area Institution										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
State of Oklahoma	2	4,448	2	2,530	0	0	8	27,401	12	34,379
State of Missouri	2	10,411	0	0	1	1,906	0	0	3	12,317
Total	4	14,859	2	2,530	1	1,906	8	27,401	15	46,696
<i>Source: Bank Data.</i>										

Qualified Investments

The following table shows Regent Bank made use of 64 QIs totaling nearly \$1.7 million. The total dollar amount equates to 0.1 percent of average total assets since the previous evaluation and 1.4 percent of average securities of \$117.7 million for the same period. The current low level reflects a decrease from the 0.3 percent of average total assets and 13.4 percent of average securities reported at the previous evaluation.

The following table indicates that by dollar volume a majority of the QIs supported affordable housing, which demonstrates the bank's responsiveness to an identified CD need. The following table illustrates the bank's QIs by rated area and purpose.

Qualified Investments by Rated Area Institution										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
State of Oklahoma	1	1,000	42	586	3	30	2	20	48	1,636
State of Missouri	0	0	14	40	1	5	1	10	16	55
Total	1	1,000	56	626	4	35	3	30	64	1,691
<i>Source: Bank Data.</i>										

Community Development Services

The following table shows that the bank provided 133 CD services since the prior evaluation. This high level reflects a notable increase over the 76 CD services noted at the prior evaluation. The services primarily involve bank personnel's use of their technical expertise to benefit organizations or projects with a primary purpose of CD, as defined by CRA regulations. The CD services primarily benefited community service organizations that provide services to low- and moderate-income individuals, which demonstrates good responsiveness to a significant identified CD need in both rated areas. The following tables detail the CD services by year, purpose, and rated area.

Community Development Services by Year					
Activity Year	Institution				
	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2021 (12/6-12/31)	0	0	0	0	0
2022	0	44	2	1	47
2023	0	86	0	0	86
YTD 2024	0	0	0	0	0
Total	0	130	2	1	133
<i>Source: Bank Data.</i>					

Community Development Services by Rated Area					
Rated Area	Institution				
	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
State of Oklahoma	0	125	2	1	128
State of Missouri	0	5	0	0	5
Total	0	130	2	1	133
<i>Source: Bank Data.</i>					

Regarding the availability of services, the bank operates one full-service branch with an ATM and one limited-service branch in a moderate-income census tract. Additionally, the bank provides alternative delivery systems such as internet, mobile, and telephone banking as well as electronic bill pay that help avail the bank's services to low- and moderate-income individuals and geographies across all AAs.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

The bank's compliance with the laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. Examiners did not identify any discriminatory or other illegal credit practices.

STATE OF OKLAHOMA

CRA RATING FOR STATE OF OKLAHOMA: SATISFACTORY

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Outstanding

DESCRIPTION OF INSTITUTION'S OPERATIONS IN STATE OF OKLAHOMA

As noted at the institution level, Regent Bank designated three AAs in the State of Oklahoma: the Oklahoma City Metropolitan Statistical Area (MSA) AA, Tulsa MSA AA, and Oklahoma Non-MSA AA. Refer to each individual AA section for details.

SCOPE OF EVALUATION – STATE OF OKLAHOMA

The scope of the evaluation for the State of Oklahoma remains consistent with that discussed for the institution as a whole. Refer to the institution level Scope of Evaluation section for details.

The following table shows that the Tulsa MSA AA contains a majority of loans and deposits. Consequently, examiners applied full-scope procedures and weighed performance in the Tulsa MSA AA heaviest after contemplating all considerations in outstanding guidance. In addition, examiners applied full-scope procedures in the Oklahoma City MSA since this AA includes the second largest volume of loans and deposits and contains a majority of branches. Finally, examiners applied limited-scope procedures to the Oklahoma Non-MSA AA. Examiners generally weighed performance in each area consistent with the lending level reflected in the following table.

Assessment Area Breakdown of Loans, Deposits, and Branches State of Oklahoma						
Assessment Area	Loans		Deposits		Branches	
	\$(000s)	%	\$(000s)	%	#	%
Oklahoma City MSA AA	51,221	29.7	249,927	19.3	2	50.0
Oklahoma Non-MSA AA	24,357	14.1	83,443	6.5	1	25.0
Tulsa MSA AA	96,892	56.2	960,387	74.2	1	25.0
Totals	172,470	100.0	1,293,757	100.0	4	100.0
<i>Source: Bank Data; FDIC Summary of Deposits (6/30/2024). Due to rounding, totals may not equal 100.0.</i>						

CONCLUSIONS ON PERFORMANCE CRITERIA IN STATE OF OKLAHOMA

LENDING TEST

Regent Bank demonstrated a satisfactory Lending Test record in the State of Oklahoma. Reasonable records regarding geographic distribution and borrower profile support this conclusion. All AAs demonstrated consistent Lending Test performance.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the State of Oklahoma. Consistent performance in the Tulsa MSA AA and Oklahoma City MSA AA support this conclusion. The Oklahoma Non-MSA AA demonstrated inconsistent performance.

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among individuals of different income levels (including low and moderate income) and businesses of different sizes in the State of Oklahoma. Consistent performance in the Tulsa MSA AA and Oklahoma Non-MSA AA supports this conclusion. The Oklahoma City MSA AA demonstrated inconsistent performance.

COMMUNITY DEVELOPMENT TEST

Regent Bank demonstrated an outstanding Community Development Test record in the State of Oklahoma. The institution's CD performance demonstrates excellent responsiveness to CD needs in the State of Oklahoma through CD loans, QIs, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AAs. Performance in the Tulsa MSA AA proved consistent while performance in the Oklahoma City MSA AA and Oklahoma Non-MSA AA proved inconsistent, which fell below the state level.

Community Development Loans

The following table shows Regent Bank originated 12 CD loans totaling \$34.4 million in the State of Oklahoma since the previous evaluation. This level reflects a decrease from the 20 CD loans totaling \$40.5 million reported for this rated area at the prior evaluation. The current dollar amount equates to 73.6 percent of the bank's total CD loans, which reflects a good level compared to this rated area contributing 83.5 percent of the dollar volume of the bank's total loans.

Community Development Lending by Assessment Area State of Oklahoma										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Oklahoma City MSA	0	0	0	0	0	0	1	2,031	1	2,031
Oklahoma Non-MSA	0	0	0	0	0	0	0	0	0	0
Tulsa MSA	1	4,189	2	2,530	0	0	7	25,370	10	32,089
Statewide Activities	1	259	0	0	0	0	0	0	1	259
Total	2	4,448	2	2,530	0	0	8	27,401	12	34,379
<i>Source: Bank Data.</i>										

The following lists the CD loan in the broader statewide area.

- ***Affordable Housing*** - In 2023, the bank made a loan to purchase a 54-unit apartment complex with 10 units that provided affordable housing to low- and moderate-income individuals in the broader statewide area.

Qualified Investments

The following table shows the bank made use of 48 QIs totaling \$1.6 million in the State of Oklahoma. The dollar amount reflects a slight increase over the 29 QIs totaling \$1.4 million reported at the prior evaluation. The current dollar amount represents 96.7 percent of the bank's overall level of QIs, which reflects a high level when compared to this rated area containing 89.0 percent of the bank's total deposits.

Qualified Investments by Assessment Area State of Oklahoma										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Oklahoma City MSA	0	0	12	13	0	0	0	0	12	13
Oklahoma Non-MSA	0	0	3	11	0	0	0	0	3	11
Tulsa MSA	1	1,000	22	56	0	0	2	20	25	1,076
Statewide Activities	0	0	5	506	3	30	0	0	8	536
Total	1	1,000	42	586	3	30	2	20	48	1,636
<i>Source: Bank Data.</i>										

The following lists an example of a QI benefiting the broader statewide area.

- ***Community Services*** - The bank donated \$500,000 to a community development financial institution that provides financing to create jobs, affordable housing, and health and educational services for low- and moderate-income individuals in the broader statewide area.

Community Development Services

The following table shows Regent Bank provided 128 CD services in this rated area since the prior evaluation. This reflects a notable increase from the 59 services noted at the prior evaluation. The significant level represents 96.2 of the bank's total CD services, compared to this rated area containing 80.0 percent of the bank's total branches.

Community Development Services by Assessment Area State of Oklahoma					
Assessment Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
Oklahoma City MSA	0	10	0	0	10
Oklahoma Non-MSA	0	0	0	1	1
Tulsa MSA	0	103	0	0	103
Statewide Activities	0	12	2	0	14
Total	0	125	2	1	128
<i>Source: Bank Data.</i>					

The following lists an example of a CD service benefitting the broader statewide area.

- **Community Services** - A bank officer serves as a board member of a community development financial institution that provides financing for creating jobs, affordable housing, and health and education services for low- and moderate-income individuals in the broader statewide area.

Furthermore, the bank operates one full-service branch with an ATM and one limited-service branch in a moderate-income census tract in this rated area. Alternative delivery systems in the State of Oklahoma remain consistent with that discussed at the institution level.

TULSA MSA AA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN TULSA MSA AA

The Tulsa MSA AA consists of all of Tulsa County in northeastern Oklahoma. This represents one of seven counties comprising the entire Tulsa MSA. Regent Bank operates one full-service branch with an ATM in this AA. The delivery systems and range of products and services remain consistent with those reflected in the overall Description of Institution Section of this performance evaluation.

Economic and Demographic Data

Based on 2020 U.S. Census Data, the AA’s 208 census tracts consist of 13 low-, 66 moderate-, 53 middle-, and 75 upper-income tracts as well as 1 census tract without an income designation. The following table provides select demographic characteristics for this AA.

Demographic Information of the Assessment Area Tulsa MSA AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	208	6.3	31.7	25.5	36.1	0.5
Population by Geography	669,279	6.1	30.7	26.0	36.8	0.5
Housing Units by Geography	284,341	6.9	31.5	27.3	34.0	0.4
Owner-Occupied Units by Geography	151,162	3.6	23.2	27.7	45.4	0.1
Occupied Rental Units by Geography	102,747	11.0	40.6	27.0	20.6	0.8
Vacant Units by Geography	30,432	9.3	41.6	25.9	22.2	0.9
Businesses by Geography	115,870	4.1	24.3	28.6	42.8	0.1
Farms by Geography	2,901	3.7	22.1	35.0	39.0	0.2
Family Distribution by Income Level	159,053	21.5	17.3	18.9	42.4	0.0
Household Distribution by Income Level	253,909	24.0	16.5	17.4	42.1	0.0
Median Family Income - Tulsa MSA		\$72,203	Median Housing Value Median Gross Rent Families Below Poverty Level			\$164,872 \$897 10.9%
Source: 2020 U.S. Census Data and 2023 D&B Data. Due to rounding, totals may not equal 100.0. (*) The NA category consists of geographies that have not been assigned an income classification.						

According to Moody's Analytics, the Tulsa MSA's largest employers include Saint Francis Health System, Hillcrest Healthcare System, American Airlines Maintenance Base, and Ascension St. John. The following table shows annual unemployment rates over the evaluation period for the AA, State of Oklahoma, and nationwide remained stable since 2022.

Annual Unemployment Rates Tulsa MSA AA			
Area	2021	2022	2023
	%	%	%
Tulsa County	4.2	3.1	3.2
State of Oklahoma	4.0	3.1	3.2
National Average	5.3	3.6	3.6
Source: Bureau of Labor Statistics.			

Examiners used the applicable FFIEC-updated median family income levels to analyze home mortgage loans under the borrower profile criterion. The following table presents the low-, moderate-, middle-, and upper-income ranges based on the 2023 FFIEC-updated median family income of \$84,100 for the Tulsa MSA.

Median Family Income Ranges Tulsa MSA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2023 (\$84,100)	<\$42,050	\$42,050 to <\$67,280	\$67,280 to <\$100,920	≥\$100,920
<i>Source: FFIEC.</i>				

Competition

The AA reflects a relatively low level of competition for financial services, considering the AA's population. According to the FDIC Deposit Market Share report as of June 30, 2024, 52 financial institutions operate 199 offices within the bank's AA. Of these institutions, Regent Bank ranked 8th with a 3.1 percent deposit market share. However, mortgage companies, credit unions, and finance companies also compete for loans in the area adding to the competition level.

Community Contact

As part of the evaluation process, examiners obtain information from third parties knowledgeable of the AA to assist in identifying needs of the area. This information helps determine financial institutions' responsiveness to these needs and shows available credit and CD opportunities.

Examiners reviewed an existing community contact with a representative of an economic development organization located in the AA. The contact stated the economy is improving with growth in jobs and new businesses entering the area. As a result, an increase in demand for manufacturing spaces led to increased leasing prices for small businesses. Furthermore, the population growth created a need for more affordable housing. Overall, the contact noted that financial institutions in the area remain responsive to the credit needs of the area.

Credit and Community Development Needs and Opportunities

Considering information obtained from bank management, the community contact, as well as demographic and economic data, examiners determined commercial lending, especially for small businesses, as well as home mortgage lending represent the primary credit needs of the AA. Regarding the area's CD needs, demographic data shows 38.8 percent of the area's families reported low- or moderate-incomes, which suggests a need for activities that provide community services to these families. Additionally, the 38.0 percent of the AA's census tracts receiving low- or moderate-income designations evidences a need for activities that revitalize or stabilize such geographies. Finally, information from the community contact indicates a need for affordable housing.

CONCLUSIONS ON PERFORMANCE CRITERIA IN TULSA MSA AA

LENDING TEST

Regent Bank demonstrated a satisfactory record in the Tulsa MSA AA regarding the Lending Test. Reasonable records regarding geographic distribution and borrower profile support this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Tulsa MSA AA. Reasonable performance regarding home mortgage and small business lending support this conclusion.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Tulsa MSA AA. Reasonable performance in low- and moderate-income census tracts support this conclusion. The following table shows that although Regent Bank did not originate any home mortgage loans in low-income census tracts, this trails aggregate data by 2.3 percentage points, reflecting reasonable performance. In moderate-income census tracts, the bank's lending level trails aggregate data by 2.5 percentage points, also reflecting reasonable performance.

Geographic Distribution of Home Mortgage Loans Tulsa MSA AA						
Tract Income Level	% of Owner- Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	3.6	2.3	0	0.0	0	0.0
Moderate	23.2	21.9	33	19.4	4,046	9.7
Middle	27.7	27.0	46	27.1	9,244	22.1
Upper	45.4	48.7	91	53.5	28,578	68.3
Not Available	0.1	0.1	0	0.0	0	0.0
Totals	100.0	100.0	170	100.0	41,868	100.0
<i>Source: 2020 U.S. Census Data; 2023 HMDA Data; 2023 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0.</i>						

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the AA. Reasonable performance in low- and moderate-income census tracts supports this conclusion. The following table shows the bank's level of lending in low-income tracts rises slightly above demographic data, reflecting reasonable performance. The table further shows Regent Bank's lending in moderate-income census tracts exceeds demographic data by 4.1 percentage points, which remains with a reasonable range.

Geographic Distribution of Small Business Loans Tulsa MSA AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	4.1	5	4.6	1,111	4.3
Moderate	24.3	31	28.4	5,095	19.8
Middle	28.6	23	21.1	6,424	24.9
Upper	42.8	50	45.9	13,170	51.1
Not Available	0.1	0	0.0	0	0.0
Totals	100.0	109	100.0	25,800	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among individuals of different income levels (including low and moderate income) and businesses of different sizes in the Tulsa MSA AA. Reasonable home mortgage and small business lending performance support this conclusion.

Home Mortgage Loans

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among individuals of different income levels. Reasonable performance to low- and moderate-income borrowers supports this conclusion. The following table shows Regent Bank's lending to low-income borrowers trails aggregate data by 2.4 percentage points, reflecting a reasonable level. The table further shows the bank's lending to moderate-income borrowers trails aggregate data by 2.7 percentage points, also reflecting reasonable penetration.

Distribution of Home Mortgage Loans by Borrower Income Level Tulsa MSA AA						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	21.5	5.9	6	3.5	458	1.1
Moderate	17.3	16.2	23	13.5	3,716	8.9
Middle	18.9	19.4	33	19.4	6,063	14.5
Upper	42.4	34.8	72	42.4	23,258	55.6
NA	0.0	23.7	36	21.2	8,373	20.0
Total	100.0	100.0	170	100.0	41,868	100.0
<i>Source: 2020 U.S. Census Data; 2023 HMDA Data; 2023 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0.</i>						

Small Business Loans

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes. The following table shows the bank originated 6 out of every 10 small business loans to businesses with gross annual revenue of \$1 million or less, which reflects reasonable performance.

Distribution of Small Business Loans by Gross Annual Revenue Category Tulsa MSA AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	91.1	48	60.8	8,945	51.1
> \$1,000,000	2.9	29	36.7	7,728	44.1
Revenue Not Available	6.0	2	2.5	847	4.8
Total	100.0	79	100.0	17,520	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

COMMUNITY DEVELOPMENT TEST

Regent Bank demonstrated an outstanding record regarding the Community Development Test in the Tulsa MSA AA. The institution's CD performance demonstrates excellent responsiveness to CD needs in the Tulsa MSA AA through CD loans, CD services, and QIs, as appropriate considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AA.

Community Development Loans

As noted under the rated area level, the bank originated 10 CD loans totaling nearly \$32.1 million in the Tulsa MSA AA. This level reflects a slight increase in dollar volume from the 13 CD loans totaling \$30.5 million reported in this AA at the previous evaluation. This significant level equates to 93.3 percent of the bank's total CD loans by dollar volume in the State of Oklahoma compared to this AA containing just 56.2 percent of total loans in the State of Oklahoma.

The following lists an example of a CD loan in the Tulsa MSA AA.

- **Revitalize or Stabilize** - The bank originated an \$8.3 million loan to fund the operations of a commercial business located in a moderate-income census tract. Therefore, the loan revitalizes or stabilizes a qualifying geography by providing funds to help retain and attract businesses and individuals.

Qualified Investments

As noted under the rated area level, Regent Bank made use of 25 QIs totaling approximately \$1.1 million in this AA. This level reflects a significant increase from the 5 QIs totaling \$8,000 at the previous evaluation. The current dollar amount represents 65.8 percent of the bank's total QIs in the State of Oklahoma, which reflects an adequate volume compared to this AA containing 74.2 percent of the bank's deposits in the State of Oklahoma.

The following lists an example of a QI in the Tulsa MSA AA.

- **Community Services** - The bank donated over \$10,000 to an organization that provides shelter, meals, job training, and education services for low- and moderate-income individuals.

Community Development Services

As noted under the rated area level, the bank provided 103 CD services in the Tulsa MSA AA, which represents 80.5 percent of the bank's CD services in the State of Oklahoma. This represents a high level compared to only 25.0 percent of the bank's total branches in the State of Oklahoma.

The following point highlights an example of a CD service in the Tulsa MSA AA.

- ***Community Services*** - A bank officer taught financial education classes as part of a training program offered by an organization that provides job training to low- and moderate-income individuals.

OKLAHOMA CITY MSA AA – Full-Scope Review

DESCRIPTION OF INSTITUTION'S OPERATIONS IN OKLAHOMA CITY MSA AA

The Oklahoma City MSA AA consists of Oklahoma County in central Oklahoma. This represents one of seven counties comprising the entire Oklahoma City MSA. The bank currently operates two full-service branches with two ATMs in this AA. The delivery systems and range of products and services remain consistent with those reflected in the overall Description of Institution Section of this performance evaluation.

Economic and Demographic Data

Based on 2020 U.S. Census Data, the AA's 266 census tracts include the following income designations: 26 low-, 85 moderate-, 73 middle-, and 67 upper-income tracts as well as 15 census tracts without an income designation. The following table provides select demographic characteristics for this AA.

Demographic Information of the Assessment Area Oklahoma City MSA AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	266	9.8	32.0	27.4	25.2	5.6
Population by Geography	796,292	9.0	31.7	29.5	28.3	1.5
Housing Units by Geography	341,512	9.1	33.5	30.0	25.7	1.8
Owner-Occupied Units by Geography	181,874	5.9	26.4	31.8	34.7	1.3
Occupied Rental Units by Geography	123,906	12.3	42.3	27.8	15.3	2.3
Vacant Units by Geography	35,732	13.7	39.3	28.1	16.3	2.6
Businesses by Geography	151,096	6.5	27.3	27.4	36.5	2.2
Farms by Geography	3,621	5.6	28.6	27.5	37.3	1.1
Family Distribution by Income Level	187,286	24.1	18.7	18.8	38.4	0.0
Household Distribution by Income Level	305,780	26.3	17.3	18.2	38.2	0.0
Median Family Income – Oklahoma City MSA		\$75,170	Median Housing Value Median Gross Rent Families Below Poverty Level			\$163,171 \$906 11.7%
Source: 2020 U.S. Census Data and 2023 D&B Data. Due to rounding, totals may not equal 100.0. (*) The NA category consists of geographies that have not been assigned an income classification.						

According to Moody’s Analytics, the Oklahoma City MSA’s largest employers include Tinker Airforce Base, University of Oklahoma, Integris Health, and Amazon. The following table shows annual unemployment rates over the evaluation period for the AA, State of Oklahoma, and nationwide remained fairly stable since 2022.

Annual Unemployment Rates Oklahoma City MSA AA			
Area	2021	2022	2023
	%	%	%
Oklahoma County	4.2	3.0	3.2
State of Oklahoma	4.0	3.1	3.2
National Average	5.3	3.6	3.6
Source: Bureau of Labor Statistics.			

The following table presents the low-, moderate-, middle-, and upper-income ranges based on the 2023 FFIEC-updated median family income of \$85,800 for the Oklahoma City MSA.

Median Family Income Ranges Oklahoma City MSA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2023 (\$85,800)	<\$42,900	\$42,900 to <\$68,640	\$68,640 to <\$102,960	≥\$102,960
Source: FFIEC.				

Competition

The AA reflects a relatively low level of competition for financial services, based on the AA's population. According to the FDIC Deposit Market Share report as of June 30, 2024, 59 financial institutions operate 232 offices within this AA. Of these institutions, Regent Bank ranked 28th with a 0.6 percent deposit market share. However, mortgage companies, credit unions, and finance companies also compete for loans in the area adding to the competition level.

Credit and Community Development Needs and Opportunities

Considering information from bank management as well as demographic and economic data, examiners determined that small business and home mortgage lending represent the primary credit needs in the Oklahoma City MSA AA. With respect to the area's CD needs, demographic data shows that 42.8 percent of the area's families reported low- or moderate-incomes, which suggest a need for activities that provide community services to these families. The data also shows 41.8 percent of the census tracts reflect low- or moderate-income designations, which suggests a demand for activities that revitalize and stabilize qualifying geographies.

CONCLUSIONS ON PERFORMANCE CRITERIA IN OKLAHOMA CITY MSA AA

LENDING TEST

Regent Bank demonstrated a satisfactory record in the Oklahoma City MSA AA regarding the Lending Test. Reasonable geographic distribution outweighs poor borrower profile to support this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Oklahoma City MSA AA. Reasonable performance regarding home mortgage lending outweighs poor performance regarding small business lending to support this conclusion.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Oklahoma City MSA AA. Reasonable performance in low- and moderate-income census tracts supports this conclusion. The following table shows Regent Bank's lending in low-income census tracts rises above aggregate data by 4.8 percentage points, reflecting reasonable performance. In moderate-income census tracts, the bank's lending level slightly exceeds aggregate data, also reflecting reasonable performance.

Geographic Distribution of Home Mortgage Loans Oklahoma City MSA AA						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	5.9	6.1	7	10.9	633	3.8
Moderate	26.4	24.2	16	25.0	1,631	9.9
Middle	31.8	30.8	10	15.6	2,383	14.5
Upper	34.7	38.1	30	46.9	11,735	71.3
Not Available	1.3	0.9	1	1.6	78	0.5
Totals	100.0	100.0	64	100.0	16,460	100.0
<i>Source: 2020 U.S. Census Data; 2023 HMDA Data; 2023 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0.</i>						

Small Business Loans

The geographic distribution of small business loans reflects poor dispersion throughout the AA. The following table shows bank's lending in low-income census tracts reflects a similar percentage to that of the demographic data, reflecting reasonable performance. However, Regent Bank's level of lending in moderate-income census tracts notably trails demographic data by 15.5 percentage points, reflecting poor performance. Given the higher percentage of businesses located in moderate-income census tracts evidencing a likely greater opportunity to lend, examiners weighed performance in moderate-income census tracts heavier when drawing an overall conclusion.

Geographic Distribution of Small Business Loans Oklahoma City MSA AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	6.5	1	5.9	59	1.6
Moderate	27.3	2	11.8	279	7.6
Middle	27.4	4	23.5	978	26.5
Upper	36.5	10	58.8	2,371	64.3
Not Available	2.2	0	0.0	0	0.0
Totals	100.0	17	100.0	3,687	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AA, poor penetration among individuals of different income levels (including low and moderate income) and businesses of different sizes. Poor performance regarding home mortgage loans outweighs reasonable performance regarding small business loans to support this conclusion.

Home Mortgage Loans

The distribution of borrowers reflects, given the demographics of the AA, poor penetration among individuals of different income levels. Poor performance to moderate-income borrowers outweighs reasonable performance to low-income borrowers to support this conclusion. The following table

shows Regent Bank’s lending to low-income borrowers only trails aggregate data by 1.6 percentage points, reflecting reasonable performance. The table further shows the bank’s lending to moderate-income borrowers lags aggregate data by 11.4 percentage points, thereby reflecting a poor level. Given the likely greater lending opportunity to moderate-income borrowers based on aggregate data, examiners placed more weight on this income level when arriving at an overall conclusion.

Distribution of Home Mortgage Loans by Borrower Income Level Oklahoma City MSA AA						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	24.1	6.3	3	4.7	457	2.8
Moderate	18.7	16.1	3	4.7	676	4.1
Middle	18.8	17.2	7	10.9	1,625	9.9
Upper	38.4	31.9	26	40.6	11,194	68.0
NA	0.0	28.5	25	39.1	2,508	15.2
Total	100.0	100.0	64	100.0	16,460	100.0
<i>Source: 2020 U.S. Census Data; 2023 HMDA Data; 2023 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0.</i>						

Small Business Loans

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes. Reasonable performance to businesses with gross annual revenue of \$1 million or less supports this conclusion. The following table shows Regent Bank originated more than 8 out of every 10 small business loans to businesses with gross annual revenue of \$1 million or less, reflecting reasonable performance.

Distribution of Small Business Loans by Gross Annual Revenue Category Oklahoma City MSA AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	91.8	13	81.3	2,533	69.9
> \$1,000,000	2.5	3	18.8	1,089	30.1
Revenue Not Available	5.7	0	0.0	0	0.0
Total	100.0	16	100.0	3,622	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

COMMUNITY DEVELOPMENT TEST

Regent Bank demonstrated a needs to improve record regarding the Community Development Test in the Oklahoma City MSA AA. The institution’s CD performance demonstrates poor responsiveness to CD needs in the Oklahoma City MSA AA through CD loans, QIs, and CD services, as appropriate considering the institution’s capacity and the need and availability of such opportunities for CD in the institution’s AA.

Community Development Loans

As noted under the rated area level, the bank originated one CD loan totaling approximately \$2.0 million in the Oklahoma City MSA AA. This reflects a decrease from the 6 CD loans totaling \$8.6 million reported in this AA at the previous evaluation. This low level equates to 5.9 percent of the bank's total CD loans in the State of Oklahoma compared to this AA containing 29.7 percent of total loans in the State of Oklahoma.

The following lists the CD loan in the Oklahoma City MSA AA.

- ***Revitalize or Stabilize*** - The bank originated a \$2.0 million loan to renovate a commercial building located in the downtown area designated for redevelopment by the city. Therefore, the loan revitalizes or stabilizes a qualifying geography by helping retain and attract businesses and individuals.

Qualified Investments

As noted under the rated area level, Regent Bank made use of 12 QIs totaling \$13,000 in the Oklahoma City MSA AA. The level reflects a notable decrease in dollar volume from the 6 QIs totaling approximately \$239,000 in this AA at the prior evaluation. The current dollar amount equates to just 0.8 percent of the bank's total QIs in the State of Oklahoma, which reflects a minimal level compared to the AA containing 19.3 percent of the bank's deposits in the State of Oklahoma.

The following point highlights an example of a QI in the Oklahoma City MSA AA.

- ***Community Services*** - The bank donated \$6,000 to an organization that provides housing to children in state custody from low- and moderate-income families.

Community Development Services

As noted under the rated area level, since the previous evaluation, Regent Bank provided 10 CD services in the Oklahoma City MSA AA, which represents only 7.8 percent of the bank's CD services in the State of Oklahoma. Comparatively, this AA contains 50.0 percent of the bank's total branches in the State of Oklahoma.

The following point highlights an example of a CD service in the Oklahoma City MSA AA.

- ***Community Services*** - A bank officer taught financial literacy at an economics and entrepreneurship competition hosted by an organization that provides financial literacy education primarily to low- and moderate-income students.

OKLAHOMA NON MSA AA – Limited-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN OKLAHOMA NON-MSA AA

The Oklahoma Non-MSA AA includes all four census tracts in Nowata County located in non-metropolitan Oklahoma. Since the prior evaluation, the bank removed Washington County from this AA after the sale of the Bartlesville branch. The bank operates one full-service branch with an ATM as well as a limited-service branch within this AA.

Nowata County’s four census tracts reflect the following income designations based on 2020 U.S. Census data: 1 moderate- and 3 middle-income census tracts. The following table notes certain demographic data for the area.

Demographic Information of the Assessment Area Oklahoma Non-MSA AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	4	0.0	25.0	75.0	0.0	0.0
Population by Geography	9,320	0.0	44.8	55.2	0.0	0.0
Housing Units by Geography	4,889	0.0	44.6	55.4	0.0	0.0
Owner-Occupied Units by Geography	3,016	0.0	38.9	61.1	0.0	0.0
Occupied Rental Units by Geography	1,112	0.0	58.8	41.2	0.0	0.0
Vacant Units by Geography	761	0.0	46.5	53.5	0.0	0.0
Businesses by Geography	818	0.0	60.9	39.1	0.0	0.0
Farms by Geography	88	0.0	37.5	62.5	0.0	0.0
Family Distribution by Income Level	2,887	24.1	21.0	20.0	34.9	0.0
Household Distribution by Income Level	4,128	26.3	18.4	15.9	39.4	0.0
Median Family Income - Oklahoma Non-MSA		\$58,565	Median Housing Value Median Gross Rent Families Below Poverty Level			\$99,612 \$668 13.7%
Source: 2020 U.S. Census Data and 2023 D&B Data. Due to rounding, totals may not equal 100.0. (*) The NA category consists of geographies that have not been assigned an income classification.						

The following table presents the low-, moderate-, middle-, and upper-income ranges based on the 2023 FFIEC-updated median family income of \$68,700 in the Oklahoma Non-MSA.

Median Family Income Ranges Oklahoma Non-MSA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2023 (\$68,700)	<\$34,350	\$34,350 to <\$54,960	\$54,960 to <\$82,440	≥\$82,440
<i>Source: FFIEC.</i>				

CONCLUSIONS ON PERFORMANCE CRITERIA IN OKLAHOMA NON-MSA AA

LENDING TEST

The institution's lending performance in the Oklahoma Non-MSA AA is consistent with the institution's lending performance in the State of Oklahoma. The following tables summarize the bank's performance in this AA.

Geographic Distribution

Small Business Loans

Geographic Distribution of Small Business Loans Oklahoma Non-MSA AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	60.9	18	50.0	1,930	54.6
Middle	39.1	15	41.7	1,503	42.5
Upper	0.0	0	0.0	0	0.0
Not Available	0.0	3	8.3	102	2.9
Totals	100.0	36	100.0	3,535	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

Home Mortgage Loans

Geographic Distribution of Home Mortgage Loans Oklahoma Non-MSA AA						
Tract Income Level	% of Owner- Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	0.0	0.0	0	0.0	0	0.0
Moderate	38.9	59.1	10	62.5	573	30.6
Middle	61.1	40.9	6	37.5	1,303	69.5
Upper	0.0	0.0	0	0.0	0	0.0
Not Available	0.0	0.0	0	0.0	0	0.0
Totals	100.0	100.0	16	100.0	1,876	100.0
<i>Source: 2020 U.S. Census Data; 2023 HMDA Data; 2023 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0.</i>						

Borrower Profile

Small Business Loans

Distribution of Small Business Loans by Gross Annual Revenue Category Oklahoma Non-MSA AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	90.0	21	77.8	951	31.0
> \$1,000,000	2.0	3	11.1	2,090	68.2
Revenue Not Available	8.1	3	11.1	25	0.8
Total	100.0	27	100.0	3,066	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

Home Mortgage Loans

Distribution of Home Mortgage Loans by Borrower Income Level Oklahoma Non-MSA AA						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	24.1	10.2	2	12.5	59	3.1
Moderate	21.0	18.1	4	25.0	392	20.9
Middle	20.0	18.9	4	25.0	167	8.9
Upper	35.0	33.1	6	37.5	1,258	67.1
NA	0.0	19.7	0	0.0	0	0.0
Total	100.0	100.0	16	100.0	1,876	100.0
<i>Source: 2020 U.S. Census Data; 2023 HMDA Data; 2023 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0.</i>						

COMMUNITY DEVELOPMENT TEST

The institution's CD performance in the Oklahoma Non-MSA AA is below the CD performance for the State of Oklahoma; however, it does not change the state rating. Refer to the rated area Community Development Test section for details on CD activities in the Oklahoma Non-MSA AA.

STATE OF MISSOURI – Full-Scope Review

CRA RATING FOR STATE OF MISSOURI: Satisfactory

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Satisfactory

DESCRIPTION OF INSTITUTION’S OPERATIONS IN STATE OF MISSOURI

Regent Bank designated one AA in the State of Missouri: the Springfield MSA AA. The Springfield MSA AA consists of all of Greene County, which represents one of five counties comprising the Springfield MSA. The delivery systems and range of products and services remain consistent with those reflected in the overall Description of Institution Section of this performance evaluation.

Economic and Demographic Data

Based on 2020 U.S. Census Data, the AA’s 78 census tracts include the following income designations: 5 low-, 20 moderate-, 28 middle-, and 23 upper-income census tracts as well as 2 census tracts without an income classification. The following table provides select demographic characteristics for this AA.

Demographic Information of the Assessment Area Springfield MSA AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	78	6.4	25.6	35.9	29.5	2.6
Population by Geography	298,915	5.6	22.7	39.4	31.5	0.9
Housing Units by Geography	134,450	6.1	24.8	39.5	28.5	1.1
Owner-Occupied Units by Geography	71,746	2.2	17.4	39.4	40.9	0.0
Occupied Rental Units by Geography	55,786	10.7	33.0	40.3	13.8	2.3
Vacant Units by Geography	6,918	10.9	35.8	33.8	17.8	1.8
Businesses by Geography	54,922	2.2	20.5	41.2	32.2	3.9
Farms by Geography	1,701	1.4	15.8	43.6	37.4	1.9
Family Distribution by Income Level	73,730	19.9	18.7	21.6	39.8	0.0
Household Distribution by Income Level	127,532	26.0	17.6	18.0	38.4	0.0
Median Family Income – Springfield, MO MSA		\$64,545	Median Housing Value Median Gross Rent Families Below Poverty Level			\$146,612 \$784 9.0%
Source: 2020 U.S. Census Data and 2023 D&B Data. Due to rounding, totals may not equal 100.0. (*) The NA category consists of geographies that have not been assigned an income classification.						

According to Moody’s Analytics, the Springfield MSA’s largest employers include Cox Health Systems, Mercy Health Springfield Community, Walmart Stores, Inc., and Bass Pro Shops. The following table shows annual unemployment rates over the evaluation period for the AA, State of Missouri, and nationwide remained generally consistent since 2022.

Unemployment Rates			
Area	2021	2022	2023
	%	%	%
Green County	3.2	2.1	2.6
State of Missouri	4.2	2.6	3.0
National Average	5.3	3.6	3.6

Source: Bureau of Labor Statistics.

The following table presents the low-, moderate-, middle-, and upper-income ranges based on the 2023 FFIEC-updated median family income of \$84,800 for the Springfield MSA.

Median Family Income Ranges Springfield MSA AA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2023 (\$84,800)	<\$42,400	\$42,400 to <\$67,840	\$67,840 to <\$101,760	≥\$101,760

Source: FFIEC.

Competition

The AA reflects a moderate level of competition for financial services, based on its population. According to the FDIC Deposit Market Share report as of June 30, 2024, 33 financial institutions operate 118 offices within the AA. Of these institutions, Regent Bank ranked 17th with a 1.2 percent deposit market share.

Community Contact

Examiners conducted a community contact with a representative of an economic development organization serving the AA. The contact indicated the local economy continues to improve due to new businesses expanding operations in the area and an increasing population; however, a shortage of affordable housing exists. Overall, the contact indicated the primary credit needs of the area include home mortgage and small business lending. The contact noted banks appropriately serve the area’s current credit needs, but additional opportunities exist for participation.

Credit and Community Development Needs and Opportunities

Considering information obtained from bank management, the community contact, as well as demographic and economic data, examiners determined that home mortgage and small business lending represent the primary credit needs in the Springfield MSA AA. Regarding the area’s CD needs, demographic data shows 38.6 percent of the area’s families reported low- or moderate-

incomes, which suggests a need for activities that provide community services to these families. Additionally, 32.0 percent of the AA's census tracts received low- or moderate-income designations, which suggests a need for activities that revitalize or stabilize such geographies. Finally, information from the community contact revealed a need for affordable housing.

SCOPE OF EVALUATION – STATE OF MISSOURI

For the Lending Test, examiners reviewed small business loans in this rated area as described previously in the institution level Scope of Evaluation. As previously noted, examiners did not review home mortgage lending in this rated area due to the low volume. Therefore, small business loans received all the weight when drawing conclusions for this rated area. Examiners applied full-scope procedures to the Springfield MSA AA since this represents the sole AA in this rated area.

CONCLUSIONS ON PERFORMANCE CRITERIA IN STATE OF MISSOURI

LENDING TEST

Regent Bank demonstrated a satisfactory record for the State of Missouri regarding the Lending Test. Reasonable borrower profile outweighs excellent geographic distribution to support this conclusion.

Geographic Distribution

The geographic distribution of loans reflects excellent dispersion throughout the State of Missouri. Excellent performance regarding small business lending supports this conclusion.

Small Business Loans

The geographic distribution of small business loans reflects excellent dispersion throughout the Springfield MSA AA. Excellent performance in moderate-income census tracts outweighs reasonable performance in low-income census tracts to support this conclusion. The following table shows that the bank's level of lending in low-income tracts exceeds demographic data by 3.5 percentage points, reflecting reasonable performance. In moderate-income census tracts, Regent Bank's lending level exceeds demographic data by 11.6 percentage points, which evidences excellent performance. Examiners afforded more weight to performance in moderate-income census tracts due to the higher percentage of businesses located in these tracts evidencing a greater opportunity to lend.

Geographic Distribution of Small Business Loans Springfield MSA AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	2.2	3	5.7	1,423	10.0
Moderate	20.5	17	32.1	6,215	43.6
Middle	41.2	14	26.4	1,668	11.7
Upper	32.2	16	30.2	4,590	32.2
Not Available	3.9	3	5.7	366	2.6
Totals	100.0	53	100.0	14,262	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes. Reasonable small business lending performance supports this conclusion.

Small Business Loans

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes. A reasonable record of lending to businesses with gross annual revenue of \$1 million or less supports this conclusion. The following table shows Regent Bank originated more than 6 out of every 10 small business loans to businesses with gross annual revenue of \$1 million or less, reflecting reasonable performance.

Distribution of Small Business Loans by Gross Annual Revenue Category Springfield MSA AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	92.4	26	65.0	5,993	63.2
> \$1,000,000	2.3	14	35.0	3,483	36.8
Revenue Not Available	5.3	0	0.0	0	0.0
Total	100.0	40	100.0	9,476	100.0
<i>Source: 2023 D&B Data; 2023 Bank Data. Due to rounding, totals may not equal 100.0.</i>					

COMMUNITY DEVELOPMENT TEST

Regent Bank demonstrated a satisfactory record regarding the Community Development Test in the State of Missouri. The institution's CD performance demonstrates adequate responsiveness to CD needs in the Springfield MSA AA through CD loans, QIs, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the AA.

Community Development Loans

As noted in the institution level section, the bank originated three CD loans totaling \$12.3 million in the State of Missouri. This level reflects an increase in the dollar amount of loans from the 4 CD loans totaling \$5.1 million reported for the State of Missouri at the previous evaluation. The current dollar amount equates to 26.4 percent of the bank's total CD loans, which reflects a relatively high level compared to this rated area containing 16.5 percent of the bank's total loans.

The following lists an example of a CD loan benefitting the broader statewide area.

- ***Affordable Housing*** - In 2022, the bank originated a \$10.0 million loan to purchase a 141-unit apartment complex with 99 units that provide affordable housing to low- and moderate-income individuals.

Qualified Investments

The bank made use of 16 QIs totaling \$55,000 in the State of Missouri as noted in the institution level section. This reflects a decrease in dollar amount of investments from the 6 QIs totaling \$1.0 million in this rated area at the previous evaluation. The current dollar amount equates to 3.3 percent of the bank's total QIs compared to this rated area containing 11.0 percent of the bank's total deposits.

The following point highlights an example of a QI benefitting the Springfield MSA AA.

- ***Community Services*** - The bank donated \$10,000 to an organization that provides financing for social services including food, housing, childcare, crisis support, and counseling for low- and moderate- income individuals.

Community Development Services

As noted in the institution level, the bank provided five CD services in the State of Missouri. This figure reflects a decrease from the 17 services at the previous evaluation. The minimal volume represents 3.8 percent of the bank's total CD services compared to this rated area containing 20.0 percent of the bank's total branches.

The following point highlights an example of a CD service in the Springfield MSA AA.

- ***Community Services*** - A bank officer serves as a board member of an organization that provides social services, primarily for children from low- and moderate-income families.

APPENDICES

INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

Community Development Test

The Community Development Test considers the following criteria:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the bank provides community development services; and
- 4) The bank's responsiveness through such activities to community development lending, investment, and service needs.

SUMMARY OF RATINGS FOR RATED AREAS

Rated Area	Lending Test	Community Development Test	Rating
Oklahoma	Satisfactory	Outstanding	Satisfactory
Missouri	Satisfactory	Satisfactory	Satisfactory

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.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Community Development: For loans, investments, and services to qualify as community development activities, their primary purpose must:

- (1) Support affordable housing for low- and moderate-income individuals;
- (2) Target community services toward low- and moderate-income individuals;
- (3) Promote economic development by financing small businesses or farms; or
- (4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

Community Development Corporation (CDC): A CDC allows banks and holding companies to make equity type of investments in community development projects. Bank CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Bank CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

Community Development Financial Institutions (CDFIs): CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

Community Development Loan: A loan that:

- (1) Has as its primary purpose community development; and
- (2) Except in the case of a wholesale or limited purpose bank:
 - (i) Has not been reported or collected by the bank or an affiliate for consideration in the bank's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and
 - (ii) Benefits the bank's assessment area(s) or a broader statewide or regional area including the bank's assessment area(s).

Community Development Service: A service that:

- (1) Has as its primary purpose community development;
- (2) Is related to the provision of financial services; and
- (3) Has not been considered in the evaluation of the bank's retail banking services under § 345.24(d).

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

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Distressed Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

- (1) An unemployment rate of at least 1.5 times the national average;
- (2) A poverty rate of 20 percent or more; or
- (3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

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. Other family 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).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, 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 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 applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited-scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area.

Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, 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.

Low Income Housing Tax Credit: The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

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.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities 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 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 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as **non-MSA**): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

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 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.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Investment Company (SBIC): SBICs are privately-owned investment companies which are licensed and regulated by the Small Business Administration (SBA). SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: 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, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Underserved Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.