



PUBLIC DISCLOSURE

December 30, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Tioga State Bank, National Association
Charter Number 25239

1 North Main Street
Spencer, New York 14883

Office of the Comptroller of the Currency

5000 Brittonfield Parkway
Suite A132
East Syracuse, New York 13057

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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Overall CRA Rating

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

The lending test is rated: Satisfactory.

The community development test is rated: Satisfactory.

The major factors that support this rating include:

- A majority of home mortgage loans and small business loans were originated during the evaluation period within the bank's assessment areas (AA).
- The bank had a reasonable loan-to-deposit (LTD) ratio during the evaluation period.
- The Lending Test rating is based on performance in the state of New York, which demonstrated a reasonable distribution of loans to geographies of different income levels and a reasonable distribution of loans to borrowers of different income levels.
- The bank did not receive any CRA-related complaints during the evaluation period.
- The Community Development (CD) Test rating is based on performance in the state of New York. The bank demonstrated adequate responsiveness to CD needs through community development loans and qualified investments.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AAs, the bank's LTD ratio is reasonable. Tioga State Bank, National Association's (TSB or bank) quarterly average LTD ratio during the evaluation period was 72.15 percent and ranged from a quarterly low of 64.68 percent on March 31, 2022 to a quarterly high of 79.70 percent on December 31, 2023. The OCC compared the bank's LTD to two similarly situated banks in Broome, Chemung, Tioga, and Tompkins counties with asset sizes ranging from \$202 million to \$212 million. The quarterly average LTD ratio of these banks over the same period were 31.97 and 49.77 percent, with ranges from a quarterly low of 26.74 to a quarterly high of 54.90 percent.

Lending in Assessment Area

A majority of the bank's loans are inside its AAs.

The bank originated and purchased 79.1 percent of its total loans inside the bank's AAs during the evaluation period. This analysis is performed at the bank, rather than the AA, level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria. The bank's performance factored positively into the overall analysis of the geographic distribution of lending by income level of geography.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage	697	78.7	189	21.3	886	99,066,152	75.0	33,056,625	25.0	132,122,777
Small Business*	58	85.3	10	14.7	68	51,381,461	96.3	1,980,796	3.7	53,362,257
Total	755	79.1	199	20.9	954	150,447,613	81.1	35,037,421	18.9	185,485,034

*TSB is not required to maintain a CRA register; therefore, small business performance was assessed based on a loan sample and does not include the entire population of loan originations and purchases.

Description of Institution

TSB is a single-state community bank established in 1961 and is headquartered in Spencer, New York. The bank is a wholly owned subsidiary of TSB Services, Inc. (TSBS), a one-banking holding company. TSBS, also headquartered in Spencer, New York, was formed in 1984 and reported assets of \$75.3 million as of December 31, 2023. Tioga State Investment Services (TSIS) operates within the corporate structure of the bank and provides access to financial planning options, insurance plans, and brokerage services through LPL Financial. TSIS is not a registered broker-dealer or investment advisor. Registered representatives of LPL Financial offer products and services using TSIS.

TSB is a full-service intrastate bank with eight full service branch locations and three limited-service facilities with ITM/ATM access only within its AAs. As of December 31, 2023, TSB operated within three AAs in the state of New York. The Binghamton NY Metropolitan Statistical Area (MSA) AA consisted of Tioga County and a portion of Broome County and had nine branches located throughout the AA. The Elmira NY MSA AA consisted of a portion of Chemung County and had one branch location in the AA. The Ithaca NY MSA AA included all of Tompkins County and had one branch location in the AA. The bank offered traditional commercial, consumer, and residential real estate loan products, primarily in the bank's branch footprint, to individuals and businesses. Additionally, TSB offered telephone and video banking, online banking, and mobile banking services.

TSB reported total assets of \$561 million, total deposits of \$457 million, and tier 1 capital of \$67.4 million as of December 31, 2023, which was the end of the evaluation period. Net loans and leases of \$364.3 million represented 64.9 percent of total assets. Loan portfolio composition as of December 31, 2023, was as follows: 60.9 percent residential real estate loans, 37.2 percent commercial loans, 1.6 percent consumer loans, and 0.3 percent agricultural loans. Residential real estate loans included 1-4 family residential mortgages, home equity lines of credit, and closed-end home equity loans. Commercial loans included construction, real estate, and other commercial and industrial.

TSB did not have any legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its AAs during the evaluation period.

The bank received a Satisfactory rating at the prior CRA evaluation dated October 4, 2021.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The Office of the Comptroller of the Currency (OCC) evaluated TSB's performance using the Intermediate Small Bank Examination Procedures, which includes a Lending Test and a Community Development Test. The Lending Test evaluated the bank's record in meeting the credit needs of its AAs through lending activities from January 1, 2021, through December 31, 2023. The Community Development Test evaluated the bank's CD lending, qualified investments, and CD service activities for the same period.

The bank's performance was assessed using home mortgage loan products under the Home Mortgage Disclosure Act (HMDA) and small loans to businesses. Although the bank was not required to report its small business loan data during the evaluation period, the bank collected the data, and the OCC validated a sample of small loans to businesses for use in the performance evaluation of the bank. To perform a meaningful analysis, there must have been at least 20 loans originated or purchased for a specific loan product within a respective AA during one or more of the analysis periods within the overall evaluation period. The OCC also reviewed all CD loans, qualified investments, grants and donations, and services submitted to evaluate the bank's responsiveness to AA credit needs. Performance also included an assessment of qualifying activities performed in response to the significant impact of the COVID-19 pandemic across the U.S. as part of this evaluation. The OCC considered loans made by the bank under the Small Business Administration's (SBA) Paycheck Protection Program (PPP) as CD loans.

Management maintained the same AAs throughout the evaluation period. However, due to updated 2020 U.S. Census data and census tract income level designation changes that became effective January 1, 2022, examiners conducted a separate analysis of the bank's lending performance during the January 1, 2021, through December 31, 2021, period (2021 period) and the January 1, 2022, through December 31, 2023, period (2022-2023 period). For mortgage lending activity in 2021, the OCC compared the bank's performance to HMDA peer aggregate lender data as well as the 2015 ACS demographic information. For mortgage lending activity in 2022 and 2023, the OCC compared the bank's performance to HMDA peer aggregate lender data and the 2020 U.S. Census demographic information. The analysis of small business lending focused on the comparison of the bank's performance with data from Dunn & Bradstreet (D&B) and aggregate peer data. At the time of the evaluation, 2023 aggregate small business data was unavailable, thus the 2022 aggregate small business peer data was used in completing the small business analysis during the 2022-2023 period. Aggregate lending and market share percentages considered only lenders that submitted HMDA and small business lending data. Lenders that collected, but did not submit data, were not considered in the percentages.

On June 5, 2020, the OCC published a modernized CRA Rule. The June 2020 CRA Rule was subsequently rescinded on December 14, 2021. The 2020 CRA Rule was in effect from October 1, 2020, until December 31, 2021. While in force, the rule expanded bank lending, investment, and services activities that qualified for CRA consideration. This included other activities that met the credit needs of economically disadvantaged individuals and entities, low- and moderate-income geographies, and other identified areas of need in communities. The 2020 CRA Rule also expanded the circumstances in which banks received pro-rata consideration for qualifying activities beyond those activities that received consideration under the current framework. Certain CD activities that provided some benefit to, but did not primarily benefit, specified populations, entities, or areas would receive pro-rata credit equal to the

partial benefit provided. An activity that met the qualifying criteria under the June 2020 CRA rule that the bank conducted between January 1, 2021 and December 31, 2021, remained a qualifying activity even after rescission of the June 2020 CRA rule and were included in this evaluation.

Selection of Areas for Full-Scope Review

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated assessment areas located within the same MSA, multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the “Scope” section under each State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

Ratings

TSB’s overall rating is based solely on its performance in the state of New York, the bank’s only rating area.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) or 195.28(c), respectively, in determining a national bank’s or federal savings association’s (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank’s lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau, as applicable.

The OCC has not identified that this bank has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

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

State Rating

State of New York

CRA rating for the State of New York: Satisfactory.

The Lending Test is rated: Satisfactory.

The Community Development Test is rated: Satisfactory.

The major factors that support this rating include:

- The distribution of loans across geographies of different income levels is reasonable.
- The distribution of loans to borrowers of different income levels and businesses of different sizes was reasonable.
- The bank demonstrated adequate responsiveness to CD needs through CD loans, qualified investments, and services.

Description of Institution's Operations in New York

As of December 31, 2023, TSB had 11 branch locations among its three AAs in the state of New York. During the evaluation period, TSB did not open or close any branch locations. Of the bank's 11 branch locations, eight branch locations were full-service branch locations with lobby and ITM/ATM access and three branch locations were limited-services facilities with ITM/ATM access only. All ITMs were staffed during business hours, from 7:00 am to 7:00 pm Monday through Friday and on Saturdays from 9:00 am to 12:00 pm. During non-business hours, ITMs functioned as traditional ATMs with deposit-taking capabilities. Additionally, TSB offered telephone and video, online, and mobile banking services.

The Binghamton NY MSA AA consisted of Tioga County and a portion of Broome County with nine branches located throughout the AA. Seven branch locations were full-service facilities, of which four were in middle-income census tracts and three were in upper-income census tracts. Two branch locations were limited-service facilities, of which one was in a low-income census tract, and one was in an upper-income census tract. The Elmira NY MSA AA consisted of a portion of Chemung County and had one limited-service branch located in a middle-income census tract in the AA. The Ithaca NY MSA AA included all of Tompkins County and had one full-service branch located in a middle-income census tract in the AA. Prior to the 2020 U.S. Census tract changes, the branch was in a moderate-income census tract. The AAs did not arbitrarily exclude any low- or moderate-income areas.

Most of the bank's home mortgage lending activity occurred in the Binghamton NY MSA AA. By number of home mortgage loans originated, during the evaluation period TSB originated 82.6 percent in the Binghamton NY MSA AA, 11.6 percent in the Ithaca NY MSA AA, and 5.7 percent in the Elmira NY MSA AA.

Based on the Federal Deposit Insurance Corporation (FDIC) deposit information as of June 30, 2023, TSB reported deposits totaling \$470.1 million within its AAs. Of the bank's total deposits, \$420 million, or 89.4 percent, was within the Binghamton NY MSA AA, \$46.1 million, or 9.8 percent, was within the Ithaca NY MSA AA, and \$4 million, or 0.8 percent, was within the Elmira NY MSA AA. TSB ranked sixth in deposit market share with 5.7 percent among its 11 branch locations out of 15 FDIC-insured depository institutions. Manufacturers and Traders Trust Company ranked first with 27.5 percent market share among its 16 branch locations, followed by Tompkins Community Bank with 20.7 percent market

share among its nine branch locations and Chemung Canal Trust Company with 16.0 percent market share among its 13 branch locations.

Binghamton NY MSA AA

The following tables provide a summary of the demographics, including housing and business information for the Binghamton NY MSA AA.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Binghamton NY MSA AA 2021						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	58	12.1	17.2	46.6	24.1	0.0
Population by Geography	224,605	7.1	14.1	50.3	28.5	0.0
Housing Units by Geography	100,963	8.1	16.2	51.0	24.7	0.0
Owner-Occupied Units by Geography	60,064	3.0	10.5	55.2	31.4	0.0
Occupied Rental Units by Geography	29,851	15.3	26.1	44.0	14.6	0.0
Vacant Units by Geography	11,048	16.6	20.2	47.3	15.9	0.0
Businesses by Geography	14,769	10.5	12.8	54.0	22.8	0.0
Farms by Geography	491	2.2	6.3	67.8	23.6	0.0
Family Distribution by Income Level	54,129	21.6	16.9	21.4	40.1	0.0
Household Distribution by Income Level	89,915	26.1	15.2	16.8	41.8	0.0
Median Family Income MSA - 13780 Binghamton, NY MSA		\$63,860	Median Housing Value			\$109,271
			Median Gross Rent			\$709
			Families Below Poverty Level			10.3%
<i>Source: 2015 ACS and 2021 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Table A – Demographic Information of the Assessment Area						
Assessment Area: Binghamton NY MSA AA 2022 - 2023						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	60	8.3	20.0	43.3	26.7	1.7
Population by Geography	224,637	4.3	17.7	42.7	33.9	1.3
Housing Units by Geography	101,735	5.0	19.5	44.3	30.0	1.2
Owner-Occupied Units by Geography	59,897	1.2	13.2	48.0	37.5	0.1
Occupied Rental Units by Geography	30,814	10.3	31.3	37.9	17.8	2.8
Vacant Units by Geography	11,024	10.9	20.7	42.4	22.9	3.0
Businesses by Geography	17,579	12.2	15.0	40.3	31.3	1.2
Farms by Geography	565	3.0	5.5	58.1	33.3	0.2
Family Distribution by Income Level	53,752	21.7	17.3	20.2	40.8	0.0
Household Distribution by Income Level	90,711	26.2	15.2	16.7	41.9	0.0
Median Family Income MSA - 13780 Binghamton, NY MSA		\$71,132	Median Housing Value			\$121,508
			Median Gross Rent			\$796
			Families Below Poverty Level			11.0%
<i>Source: 2020 U.S. Census and 2023 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

The Binghamton NY MSA AA consisted of Tioga County in its entirety and a portion of Broome County. During the 2021 period, the AA included 48 of the 55 census tracts in Broome County and in the 2022-2023 period, the AA included 49 of the 57 census tracts in Broome County. In 2021, the AA consisted of 58 census tracts of which seven were low-income and ten were moderate-income, representing 29.3 percent of all census tracts in the AA. During the period of 2022 through 2023, the AA contained 60 census tracts, of which five were low-income and 12 were moderate-income, representing 28.3 percent of all census tracts in the AA.

According to the FDIC Summary of Deposits as of June 30, 2023, TBS had \$420 million in deposits within the AA. TSB had 10.4 percent deposit market share, which ranked third among all FDIC-Insured Institutions within the AA. Competition was moderate with nine total FDIC-Insured Institutions operating 46 offices in the AA. Manufacturers and Traders Trust Company ranked first with 12 branches and 49.4 percent market share, followed by NBT Bank, NA with eight branches and 15.5 percent market share.

Economic Data

Based on data from the January 2024 Moody's Analytics report, the Binghamton NY MSA's economy struggled to gain ground in 2023 due to stagnant nonfarm payrolls, including state and local government payrolls, and the significant decrease in manufacturing output compared to prior years. The MSA saw a rise in the unemployment rate at the end of 2023 compared to a notable low unemployment rate at the beginning of the year, in part due to the expansion of the population entering the workforce. In addition

to the decline in manufacturing jobs, the MSA was troubled with low-income employment and persistent out-migration, particularly of the working-age population. High-tech employment and employment at Binghamton University, one the MSA's largest employers, provided stability and support of higher-waged jobs and employment growth in the MSA.

According to the December 2023 U.S. Bureau of Labor Statistics (BLS) data, the unemployment rate (not seasonally adjusted) in the Binghamton NY MSA was 4.5 percent, which was in line with the state unemployment rate of 4.6 percent. Although this was an increase compared to 3.5 percent in December 2022 and 3.3 percent in December 2021, the unemployment rate in the MSA during 2022 and 2021 was more favorable than the state's unemployment rates. Per Moody's Analytics, leading industries by wage in the MSA included navigational, measuring, electromedical, and control instruments manufacturing, offices of physicians, computer and peripheral equipment manufacturing, and scientific research and development services, all of which require a higher level of expertise and education. Government, education and health services, retail trade, and manufacturing were the top employment industries with 21.5 percent, 16.9 percent, 11.2 percent, and 11.1 percent, respectively. Top employers included the United Health Services, Binghamton University, Lockheed Martin Corporation, and Lourdes Hospital.

The OCC considered housing costs in relation to the median family incomes in the AA to determine if housing affordability was a factor for low- or moderate-income borrowers in the AA. Per Realtor.com, the median single family residence list price in the MSA increased approximately 23.5 percent over the evaluation period from \$144,900 in 2021 to \$179,000 in 2023. One method used to determine housing affordability assumes a maximum monthly principal and interest payment of no more than 30 percent of the applicant's income. Based on the 2023 Federal Institutions Examination Council (FFIEC) median family income (MFI) ranges, low-income and moderate-income families earned less than \$42,650 and between \$42,650 and \$68,240 in the AA, respectively. This calculated to a maximum monthly mortgage payment of \$1,066 for a low-income borrower and \$1,706 for a moderate-income borrower. Assuming a 30-year mortgage with a five percent interest rate, and not accounting for a down payment, homeowner's insurance, real estate taxes, or additional monthly expenses, the monthly mortgage payment for a home at the Binghamton NY MSA median housing value of \$179,000 would be \$961. Based on these calculations, most low- and moderate-income borrowers would be able to afford a mortgage loan in the AA.

Community Contacts

The OCC relied on information from community assessments completed by two community contacts during the evaluation period within Tioga and Broome counties for the purpose of determining a community profile in the Binghamton NY MSA AA, identifying opportunities for participation by local financial institutions and determining the performance of local financial institutions in meeting the credit needs of the community. The community contacts represented organizations focused on affordable housing and community services for low- and moderate-income individuals in the MSA. Community contacts indicated a need for support of affordable housing programs and programs targeted to low-income families to make needed home repairs and modifications due to the MSA's aging housing stock. Community contacts indicated the need for safe and affordable housing for individuals recovering from addiction disorders. Additionally, community contacts emphasized the need for affordable childcare programs and education for low-income families to learn of public benefit programs available to them, including, but not limited to food insecurity.

Scope of Evaluation in New York

TSB had three assessment areas in the State of New York. The OCC selected one AA for a full-scope review, the Binghamton NY MSA AA. The Binghamton NY MSA AA accounted for 82.6 percent of home mortgage lending (by number), 89.4 percent of deposits, and 81.9 percent of branch locations within the AA. The Elmira NY MSA and Ithaca NY MSA AAs received limited-scope reviews.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN NEW YORK

LENDING TEST

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

Conclusions for Area Receiving Full-Scope Review

Based on a full-scope review, the bank's lending performance in the state of New York is reasonable. The Lending Test rating includes the LTD ratio analysis and lending inside and outside the AA, as well as the distribution of loans by the income levels of the geography and borrower described below.

Distribution of Loans by Income Level of the Geography

The bank exhibits reasonable geographic distribution of loans in the state.

Home Mortgage Loans

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

The geographic distribution of home mortgage loans was excellent.

2021

The geographic distribution of home mortgage loans was reasonable. The geographic distribution of mortgage loans originated or purchased in low-income census tracts exceeded the percentage of both owner-occupied housing and aggregate lending in the AA. The geographic distribution of home mortgage loans in moderate-income census tracts was below the percentage of owner-occupied housing units and was well below aggregate lending in the AA.

2022-2023

The geographic distribution of home mortgage loans was excellent. The geographic distribution of home mortgage loans originated or purchased in low-income census tracts exceeded the percentage of both owner-occupied housing units and aggregate lending in the AA. The geographic distribution of home mortgage loans in moderate-income geographies was near to the percentage of owner-occupied housing but was below the level of aggregate lending in the AA.

Small Loans to Businesses

Refer to Table Q in the state of New York section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's originations and purchases of small loans to businesses.

The geographic distribution of loans to small businesses was poor.

2021

The geographic distribution of loans to small businesses was poor. The bank did not originate or purchase any loans to small businesses in low-income census tracts and was significantly below the percentage of small businesses and aggregate lending in the AA. The geographic distribution of loans to small businesses in moderate-income census tracts exceeded both the percentage of businesses located in those geographies and aggregate lending in the AA.

2022-2023

The geographic distribution of loans to small businesses was poor. The geographic distribution of loans to small businesses originated or purchased in low-income census tracts was well below the percentage of small businesses but was near to the percentage of aggregate lending in the AA. The geographic distribution of loans to small businesses in moderate-income census tracts was significantly below the percentage of businesses located in those geographies and aggregate lending in the AA.

Lending Gap Analysis

The OCC reviewed supervisory data and other summary reports and did not identify any unexplained conspicuous lending gaps.

Distribution of Loans by Income Level of the Borrower

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

Home Mortgage Loans

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

The borrower distribution of home mortgage loans to individuals of different income levels was reasonable.

2021

The distribution of home mortgage loans among individuals of different income levels was reasonable. The borrower distribution of home mortgage loans to low-income borrowers in the AA was well below the percentage of low-income families in the AA and the percentage the aggregate lending in the AA. The distribution of home mortgage loans to moderate-income families in the AA was near to the percentage of moderate-income families but was below the level of aggregate lending in the AA.

2022-2023

The distribution of home mortgage loans among individuals of different income levels was reasonable. The borrower distribution of home mortgage loans to low-income borrowers in the AA was well below the percentage of low-income families in the AA but was near to aggregate lending in the AA. The distribution of home mortgage loans to moderate-income families in the AA exceeded the percentage of moderate-income families in the AA and was near to the aggregate lending in the AA.

Small Loans to Businesses

Refer to Table R in the state of New York section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses.

The distribution of loans to businesses of different sizes was very poor.

2021

The distribution of loans to small businesses was poor. The percentage of loans to small businesses originated or purchased was well below the percentage of both small businesses and the aggregate percent of all reporting lenders in the AA.

2022-2023

The distribution of loans to small businesses was very poor. The percentage of loans to small businesses originated or purchased was significantly below the percentage of both small businesses and the aggregate percent of all reporting lenders in the AA.

Responses to Complaints

TSB did not receive any CRA related complaints during the evaluation period.

Conclusions for Areas Receiving Limited Scope Reviews

Based on a limited-scope review, the bank's performance under the Lending Test in the Elmira NY MSA AA was weaker than the bank's overall performance under the Lending Test in the full scope area. The weaker performance in the Elmira NY MSA is attributable to a smaller proportionate level of lending activities in the AA compared to the Binghamton NY MSA AA. Additionally, the Elmira NY MSA AA was limited to two census tracts, of which neither were low- or- moderate-income census tracts. The bank's performance under the Lending Test in the Ithaca NY MSA AA was stronger than the bank's overall performance under the Lending Test in the full scope area. Performance in the Elmira NY MSA and Ithaca NY MSA AAs had a neutral impact on the bank's overall performance under the Lending Test.

COMMUNITY DEVELOPMENT TEST

The bank’s performance under the Community Development Test in the state of New York is rated Satisfactory.

Conclusions for Area Receiving a Full Scope Review

Based on a full scope review, the bank exhibits adequate responsiveness to community development needs in the state through CD loans, qualified investments, and CD services, as appropriate, considering the bank’s capacity and the need and availability of such opportunities for community development in the bank’s AAs.

Number and Amount of Community Development Loans

Refer to the Community Development Loans table below for the facts and data used to evaluate the bank’s level of CD lending. The table includes all CD loans, including multifamily loans that also qualify as CD loans.

Community Development Loans				
Assessment Area	Total			
	#	% of Total #	\$(000’s)	% of Total \$
Binghamton NY MSA AA	298	100	18,294	100

The bank demonstrated excellent responsiveness to CD needs through CD loans. During the evaluation period, the bank originated 298 CD loans totaling \$18.3 million in the Binghamton NY MSA AA, representing 30.4 percent of allocated tier 1 capital. TSB responded to flexible lending opportunities during the COVID-19 pandemic by originating loans through the SBA’s PPP to stabilize small businesses and communities. TSB originated 293 PPP loans totaling \$17 million to businesses for the purpose of retaining employees and paying certain operational expenses incurred by the COVID-19 pandemic. Other CD lending included five loans totaling \$1.3 million for the purpose of providing affordable housing units to low- or moderate-income individuals in the AA.

Number and Amount of Qualified Investments

Qualified Investments										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments*	
	#	\$(000’s)	#	\$(000’s)	#	% of Total #	\$(000’s)	% of Total \$	#	\$(000’s)
Binghamton NY MSA AA	0	0	95	2,058	95	100	2,058	100	0	0

* Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.

** Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

TSB demonstrated adequate responsiveness to CD needs through qualified CD investments and donations. During the evaluation period, the bank provided 95 qualifying investments and donations totaling \$2.1 million in the Binghamton NY MSA AA, representing 3.4 percent of allocated tier 1 capital. The bank made 90 qualified donations totaling \$83,453 to 34 different organizations within the AA. By number of investments, 91.3 percent were for community services that provided needed services to low- and moderate-income individuals, 6 percent were for economic development purposes, and 2.7 percent were for affordable housing. Examples of CD investments in the AA included:

- The purchase of a \$650,000 municipal bonds to improve water and sewer systems in a community located in moderate-income census tract.
- The purchase of a \$535,000 municipal bond for the purchase of three school businesses in a school district where 64 percent of the students were economically disadvantaged.
- A \$10,000 donation to a local not-for-profit organization that provides 265 affordable rental units for low-income individuals.

Extent to Which the Bank Provides Community Development Services

TSB demonstrated adequate responsiveness to CD needs through CD services considering its size, branch presence, and limited number of employees. During the evaluation period, 18 bank employees provided 43 services to 22 different organizations in the bank's AA or the broader statewide or regional area that included the bank's AA. By count, 58.1 percent were provided to community service organizations and 41.9 percent were provided to organizations that promote economic development. Examples of CD services provided in the AA included:

- An executive officer sat on the board and served as an audit committee member for an economic development organization that provided access to affordable loans and resources to small businesses.
- A bank employee served as the president of the board of directors for a not-for-profit organization that provided residential reintegration and community services programs for men and women in the AA that are recovering from substance abuse disorders.

Conclusions for Areas Receiving Limited Scope Reviews

Based a limited-scope review, the bank's performance under the CD Test in the Elmira NY MSA AA was weaker than the bank's overall performance under the CD Test in the full-scope area. During the review period, the bank did not make or renew any qualified CD investments, nor did it perform any CD services within the Elmira NY MSA AA, given its limited branch presence and number of employees. Based on a limited-scope review, the bank's performance under the CD Test in the Ithaca NY MSA AA was consistent with the bank's overall performance under the CD Test in the full scope area. Performance in the Elmira NY MSA and Ithaca NY MSA AAs had a neutral impact on overall conclusions.

Appendix A: Scope of Examination

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

Time Period Reviewed:	01/01/2021 to 12/31/2023	
Bank Products Reviewed:	Home mortgage and small business loans Community development loans, qualified investments, community development services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
N/A	N/A	N/A
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
New York		
Binghamton NY MSA AA	Full-scope	Tioga County and portion of Broome County
Elmira NY MSA AA	Limited-scope	Portion of Chemung County
Ithaca NY MSA AA	Limited Scope	Tompkins County

Appendix B: Summary of MMSA and State Ratings

RATINGS Tioga State Bank, National Association			
Overall Bank:	Lending Test Rating*	CD Test Rating	Overall Bank/State/Multistate Rating
Tioga State Bank, National Association	Satisfactory	Satisfactory	Satisfactory
State:			
New York	Satisfactory	Satisfactory	Satisfactory

(*) The Lending Test and Community Development Test carry equal weight in the overall rating.

Appendix C: Definitions and Common Abbreviations

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

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

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

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

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

Community Development (CD): Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

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

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

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into ‘male householder’ (a family with a male householder’ and no wife present) or ‘female householder’ (a family with a female householder and no husband present).

Full-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

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

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

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

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income Individual: Individual income that is less than 50 percent of the area median income.

Low Income Geography: A census tract with a median family income that is less than 50 percent.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

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

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

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

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

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

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

Rating Area: A rated area is a state or multi-state metropolitan statistical area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

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

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

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

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

Appendix D: Tables of Performance Data

Content of Standardized Tables

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

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

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography **2021**

Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate
Binghamton NY MSA AA	217	32,652,314	82.8	5,853	3.0	6.5	2.5	10.5	7.4	10.7	55.2	63.6	51.1	31.4	22.6	35.7	0.0	0.0	0.0
Elmira NY MSA AA	11	1,417,997	4.2	196	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0
Ithaca NY MSA AA	34	6,233,530	13.0	2,073	0.0	0.0	0.0	12.2	35.3	10.5	70.6	64.7	68.6	17.0	0.0	19.7	0.2	0.0	1.2
Total	262	40,303,841	100.0	8,122	2.1	5.3	1.8	10.6	10.7	10.4	60.5	65.3	56.7	26.7	18.7	30.8	0.1	0.0	0.3

Source: 2015 ACS; 01/01/2021 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography **2022 -2023**

Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate
Binghamton NY MSA AA	359	46,759,122	82.5	3,110	1.2	2.0	1.4	13.2	12.8	16.2	48.0	60.7	42.9	37.5	24.2	39.3	0.1	0.3	0.3
Elmira NY MSA AA	29	3,774,639	6.7	120	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0
Ithaca NY MSA AA	47	8,228,550	10.8	1,129	0.0	0.0	0.0	12.3	27.7	12.8	69.6	63.8	66.6	17.7	6.4	19.8	0.4	2.1	0.9
Total	435	58,762,311	100.0	4,359	0.9	1.6	1.0	12.6	13.6	14.9	55.1	63.7	50.6	31.2	20.7	33.1	0.2	0.5	0.4

Source: 2020 U.S. Census; 01/01/2022 - 12/31/2023 Bank Data, 2023 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower **2021**

Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Binghamton NY MSA AA	217	32,652,314	82.8	5,853	21.6	5.1	7.0	16.9	14.3	19.6	21.4	25.3	22.6	40.1	41.0	35.6	0.0	14.3	15.1
Elmira NY MSA AA	11	1,417,997	4.2	196	16.8	0.0	5.1	23.5	27.3	19.4	21.1	9.1	24.0	38.6	45.5	30.1	0.0	18.2	21.4
Ithaca NY MSA AA	34	6,233,530	13.0	2,073	21.0	26.5	7.0	16.7	14.7	18.8	21.2	26.5	23.6	41.0	20.6	42.9	0.0	11.8	7.7
Total	262	40,303,841	100.0	8,122	21.3	7.6	7.0	17.1	14.9	19.4	21.3	24.8	22.9	40.3	38.6	37.3	0.0	14.1	13.4

Source: 2015 ACS ; 01/01/2021 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower **2022 - 2023**

Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Binghamton NY MSA AA	359	46,759,122	82.5	3,110	21.7	7.5	8.4	17.3	21.2	23.9	20.2	20.3	23.9	40.8	37.3	29.2	0.0	13.6	14.6
Elmira NY MSA AA	29	3,774,639	6.7	120	18.2	3.4	13.3	21.9	10.3	25.8	24.5	37.9	23.3	35.4	31.0	26.7	0.0	17.2	10.8
Ithaca NY MSA AA	47	8,228,550	10.8	1,129	19.8	12.8	10.4	19.6	36.2	20.6	20.8	21.3	23.8	39.8	23.4	37.5	0.0	6.4	7.7
Total	435	58,762,311	100.0	4,359	21.1	7.8	9.1	18.0	22.1	23.1	20.4	21.6	23.8	40.4	35.4	31.2	0.0	13.1	12.7

Source: 2020 U.S. Census ; 01/01/2022 - 12/31/2023 Bank Data, 2023 HMDA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography **2021**

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt
Binghamton NY MSA AA	27	3,441,481	44.3	3,617	10.5	0.0	7.8	12.8	14.8	13.1	54.0	63.0	57.8	22.8	22.2	20.9	0.0	0.0	0.4
Elmira NY MSA AA	0	0	0.0	77	0.0	0.0	17.7	0.0	0.0	13.4	100.0	0.0	41.1	0.0	0.0	27.7	0.0	0.0	0.1
Ithaca NY MSA AA	34	3,165,383	55.7	2,234	0.0	0.0	0.0	15.5	29.4	16.0	48.4	44.1	49.5	33.6	26.5	31.2	2.6	0.0	3.2
Total	61	6,606,864	100.0	5,928	6.7	0.0	6.8	13.5	23.0	14.1	52.7	52.5	52.8	26.2	24.6	25.1	0.9	0.0	1.2

Source: 2021 D&B Data; 01/01/2021 - 12/31/2021 Bank Data; 2021 CRA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography **2022 - 2023**

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt	% Businesses	% Bank Loans	Aggt
Binghamton NY MSA AA	26	4,540,248	96.3	3,338	12.2	7.7	7.9	15.0	3.8	15.8	40.3	69.2	43.9	31.4	19.2	31.1	1.2	0.0	1.2
Elmira NY MSA AA	1	14,055	3.7	81	0.0	0.0	14.1	0.0	0.0	19.6	100.0	100.0	43.6	0.0	0.0	22.3	0.0	0.0	0.4
Ithaca NY MSA AA	0	0	0.0	2,061	0.0	0.0	0.0	17.3	0.0	15.9	45.7	0.0	51.9	20.0	0.0	20.3	17.0	0.0	11.9
Total	27	4,554,303	100.0	5,480	7.8	7.4	6.5	15.6	3.7	16.5	43.0	70.4	46.3	26.9	18.5	26.4	6.7	0.0	4.3

Source: 2023 D&B Data; 01/01/2022 - 12/31/2023 Bank Data; 2022 CRA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues											2021
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans
Binghamton NY MSA AA	27	3,441,481	44.3	3,617	82.8	22.2	43.1	5.0	77.8	12.2	0.0
Elmira NY MSA AA	--	--	--	77	89.2	--	43.0	1.2	--	9.5	--
Ithaca NY MSA AA	34	3,165,383	55.7	2,234	84.6	70.6	53.8	4.0	29.4	11.4	0.0
Total	61	6,606,864	100.0	5,928	83.5	49.2	46.4	4.6	50.8	11.9	0.0
<i>Source: 2021 D&B Data; 01/01/2021 - 12/31/2021 Bank Data; 2021 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>											

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues											2022 - 2023
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans
Binghamton NY MSA AA	26	4,540,248	96.3	3,338	85.8	11.5	49.5	4.0	88.5	10.2	0.0
Elmira NY MSA AA	1	14,055	3.7	81	90.6	0.0	52.8	1.3	100.0	8.1	0.0
Ithaca NY MSA AA	--	--	--	2,061	87.5	--	48.3	3.1	--	9.4	--
Total	27	4,554,303	100.0	5,480	86.5	11.1	49.7	3.6	88.9	9.9	0.0
<i>Source: 2023 D&B Data; 01/01/2022 - 12/31/2023 Bank Data; 2022 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>											

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.