

**NEW YORK BUSINESS
DEVELOPMENT CORPORATION**



COMBINED FINANCIAL STATEMENTS

As of and for the years ended September 30, 2025 and 2024

NEW YORK BUSINESS DEVELOPMENT CORPORATION

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INDEPENDENT AUDITOR'S REPORT

Board of Directors and Stockholders
New York Business Development Corporation

Opinion

We have audited the accompanying combined financial statements of New York Business Development Corporation and affiliates ("Company") which comprise the combined statements of financial condition as of September 30, 2025 and 2024, and the related combined statements of operations, changes in equity and cash flows for the years then ended, and the related notes to the combined financial statements.

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the financial position of New York Business Development Corporation and affiliates as of September 30, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of New York Business Development Corporation and affiliates and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the combined financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of combined financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the combined financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the combined financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the combined financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the combined financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the combined financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the combined financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the combined financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

UHY LLP

Albany, New York
December 17, 2025

NEW YORK BUSINESS DEVELOPMENT CORPORATION
COMBINED STATEMENTS OF FINANCIAL CONDITION

	September 30	
	2025	2024
Assets		
Loans receivable	\$ 125,266,501	\$ 138,469,947
Less allowance for credit losses	<u>(5,056,968)</u>	<u>(5,453,850)</u>
Net loans receivable	120,209,533	133,016,097
Cash	1,895,464	895,628
Restricted cash	36,611,495	45,561,045
Accrued interest receivable	850,068	842,904
Investments	5,611,174	5,696,198
Deferred tax benefit	755,944	1,437,527
Related party receivables	3,952,864	4,769,912
Other receivables	1,025,181	1,256,822
Right of use asset	3,193,868	3,849,093
Other assets	<u>7,620,095</u>	<u>4,710,050</u>
	<u>\$ 181,725,686</u>	<u>\$ 202,035,276</u>
Liabilities and Equity		
Liabilities		
Notes payable:		
Members	\$ 15,590,000	\$ 15,000,000
New York State Common Retirement Fund	28,381,147	24,541,405
Bank and other lines of credit	8,472,222	22,544,444
PPP loans payable	1,753,615	6,256,360
Other obligations	<u>41,588,647</u>	<u>50,018,203</u>
Total notes payable	95,785,631	118,360,412
Accrued interest payable	458,989	485,154
Lease liability	3,441,248	3,967,002
Accrued expenses and other liabilities	<u>11,469,890</u>	<u>12,102,500</u>
Total liabilities	<u>111,155,758</u>	<u>134,915,068</u>
Commitments and Contingencies (Note 7)		
Equity		
Capital stock, no par value, authorized 474,461 shares; issued 215,829 shares; \$5 stated value per share	1,079,145	1,079,145
Paid-in capital	3,443,626	3,443,626
Retained earnings	<u>48,704,503</u>	<u>47,302,556</u>
	53,227,274	51,825,327
Less treasury stock at cost, 4,818 and 3,268 shares, as of September 30, 2025 and 2024, respectively	<u>(610,785)</u>	<u>(321,987)</u>
Total NYBDC stockholders' equity	<u>52,616,489</u>	<u>51,503,340</u>
Net assets of Empire State Certified Development Corporation	<u>17,953,439</u>	<u>15,616,868</u>
Total ESCDC net assets	<u>17,953,439</u>	<u>15,616,868</u>
Total equity	<u>70,569,928</u>	<u>67,120,208</u>
	<u>\$ 181,725,686</u>	<u>\$ 202,035,276</u>

See notes to combined financial statements.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
COMBINED STATEMENTS OF OPERATIONS

	Years Ended September 30	
	2025	2024
Interest income	\$ 10,040,299	\$ 9,186,115
Interest expense	2,693,823	2,685,886
Net interest income	7,346,476	6,500,229
Credit loss expense (recovery)	150,521	(1,333,105)
Net interest income after credit loss expense (recovery)	7,195,955	7,833,334
Investment related loss	(13,755)	(2,828,155)
Fees and other income	21,017,164	21,252,534
Income before operating expenses	28,199,364	26,257,713
Operating expenses:		
Salaries and employee benefits	15,299,148	16,296,283
Other expenses	7,561,438	7,985,070
Total operating expenses	22,860,586	24,281,353
Income before provision for income taxes	5,338,778	1,976,360
Provision for income taxes	1,600,260	535,041
Net income	\$ 3,738,518	\$ 1,441,319

See notes to combined financial statements.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
COMBINED STATEMENTS OF CHANGES IN EQUITY

	Years Ended September 30, 2025 and 2024						
	NYBDC				ESCDC	Total Combined Equity	
	Capital Stock	Paid-in Capital	Retained Earnings	Treasury Stock	Total Equity		Net Assets
Balance at October 1, 2023	\$ 1,079,145	\$ 3,443,626	\$ 48,605,030	\$ (321,987)	\$ 52,805,814	\$ 14,096,542	\$ 66,902,356
Impact of adopting ASC 326, Credit Losses	-	-	(1,190,913)	-	(1,190,913)	(32,554)	(1,223,467)
Net income (loss):							
New York Business Development Corporation	-	-	(111,561)	-	(111,561)	-	(111,561)
Empire State Certified Development Corporation	-	-	-	-	-	1,552,880	1,552,880
Balance at September 30, 2024	1,079,145	3,443,626	47,302,556	(321,987)	51,503,340	15,616,868	67,120,208
Purchase of Treasury Stock	-	-	-	(288,798)	(288,798)	-	(288,798)
Net income:							
New York Business Development Corporation	-	-	1,401,947	-	1,401,947	-	1,401,947
Empire State Certified Development Corporation	-	-	-	-	-	2,336,571	2,336,571
Balance at September 30, 2025	\$ 1,079,145	\$ 3,443,626	\$ 48,704,503	\$ (610,785)	\$ 52,616,489	\$ 17,953,439	\$ 70,569,928

See notes to combined financial statements.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
COMBINED STATEMENTS OF CASH FLOWS

	Years Ended September 30	
	2025	2024
Cash Flows From Operating Activities		
Net income	\$ 3,738,518	\$ 1,441,319
Adjustments to reconcile net income to net cash provided by operating activities:		
Unrealized and realized loss on investments	13,755	2,828,155
Depreciation	220,051	77,393
Loss on disposal of fixed assets	112,148	5,042
Provision (recovery) for credit losses	150,521	(1,333,105)
Noncash operating lease expense	129,471	64,692
Deferred tax income (expense)	681,583	(851,442)
Changes in:		
Accrued interest receivable	(7,164)	92,954
Other receivables	231,641	(200,365)
Other assets	(2,030,727)	(562,594)
Other liabilities	(658,775)	1,244,656
Net cash provided by operating activities	<u>2,581,022</u>	<u>2,806,705</u>
Cash Flows From Investing Activities		
Loans disbursed, net of participations	(20,033,800)	(30,427,909)
Loan payments received	32,689,843	31,923,301
Related party loans disbursed	(750,000)	-
Related party loan payments received	1,567,048	-
Purchase of investments	(769,594)	(63,853)
Proceeds from sale of investments	840,863	748,402
Changes in other obligations	(8,429,556)	(10,163,860)
Changes in other assets	(1,211,517)	(812,092)
Net cash provided by (used in) investing activities	<u>3,903,287</u>	<u>(8,796,011)</u>
Cash Flows From Financing Activities		
Purchase of Treasury Stock	(288,798)	-
Borrowings on bank and other lines of credit	65,497,222	63,006,000
Repayments on bank and other lines of credit	(79,569,444)	(46,906,000)
Borrowings under notes and loans	11,464,839	6,035,178
Repayments under notes and loans	(7,035,097)	(14,488,966)
Repayments related to PPP loans and NYC small business continuity fund	(4,502,745)	(12,948,202)
Net cash used in financing activities	<u>(14,434,023)</u>	<u>(5,301,990)</u>
Net change in cash	(7,949,714)	(11,291,296)
Cash and restricted cash, beginning of year	46,456,673	57,747,969
Cash and restricted cash, end of year	<u>\$ 38,506,959</u>	<u>\$ 46,456,673</u>
Reconciliation of Cash and Restricted Cash to the Statement of Financial Position		
Cash	\$ 1,895,464	\$ 895,628
Restricted Cash	36,611,495	45,561,045
	<u>\$ 38,506,959</u>	<u>\$ 46,456,673</u>
Supplemental Disclosures of Cash Flow Information		
Cash payments for:		
Interest	\$ 2,719,988	\$ 2,800,590
Income taxes	\$ 1,476,094	\$ 565,783
Supplemental Schedule of Noncash Financing Activities		
Right of use asset	\$ 175,144	\$ 2,286,835
Lease liability	\$ 175,144	\$ 2,286,835
Loans sold to NYBDC LDC in exchange for note receivable	\$ -	\$ 3,769,912

See notes to combined financial statements.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 1 — ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

Organization: In 1955, by a special act, the New York State Legislature created New York Business Development Corporation (NYBDC). In 1981, Empire State Certified Development Corporation (ESCDC), an affiliate of NYBDC through common management, was organized, pursuant to Section 402 of the Not-for-Profit Laws of the State of New York, to assist business concerns through financings under the U.S. Small Business Administration's Certified Development Company (Sections 504) Program.

Together, NYBDC and ESCDC act as a complement to banks in providing long-term working capital, equipment, and real estate loans to a variety of businesses located in the State of New York, either in participation with, or as an adjunct to, the banking industry. ESCDC operations include the states of New Jersey and Pennsylvania for certain loan programs. NYBDC's loans are generally disbursed in amounts up to \$2.0 million and are secured by borrower assets and, in some instances, U.S. Small Business Administration (SBA) guarantees. A borrower's creditworthiness is evaluated on a case-by-case basis, with the amount of collateral obtained based upon management's credit evaluation of the borrower. Interest rates are either fixed or variable, and maturities range up to 20 years, depending upon the purpose of the loan.

Prudent Lenders, LLC (Prudent), a wholly owned subsidiary of NYBDC, was organized as a limited liability company in the state of New York on May 23, 2012, for the purpose of providing lender services, including processing, closing, and servicing for loans under the United States Small Business Administration's ("SBA") 7a, 504, and Community Advantage loan programs.

On September 14, 2022, Pursuit SPE LLC (SPE) was organized as a limited liability company in the state of Delaware as a lending program administration conduit and is a wholly owned subsidiary of NYBDC.

Reporting Policy: The combined financial statements include the accounts of NYBDC, ESCDC, Prudent Lenders, SPE and other wholly owned subsidiaries of NYBDC which, from time to time, are utilized as real estate holding companies. These entities are collectively referred to as the "Company." All material intercompany accounts and transactions are eliminated in combination.

Loans and Allowance for Credit Losses: Loans receivable are stated at the amount of unpaid principal, reduced by an allowance for credit losses. Interest on loans is calculated utilizing the simple interest method. Accrual of interest is discontinued on a loan at such time as management believes, after considering economic/business conditions and collection efforts that the borrowers' financial condition is such that collection of interest is doubtful. Impaired loans, or loans for which it is probable the Company will be unable to collect all contractual principal and interest payments, are generally recorded at the present value of expected future cash flows, discounted at the loan's effective interest rate, or the fair value of the underlying collateral. Interest payments received on such loans are applied as a reduction of the loan principal balance.

The allowance for credit losses is an amount that management believes will be adequate to absorb losses on existing loans that may become uncollectible, based on evaluations of the collectability of loans, prior credit loss experience and reasonable and supportable forecasts. The evaluations take into consideration such factors as changes in the nature and amount of the loan portfolio, overall portfolio quality, review of specific problem loans, current economic conditions, collateral, and the extent of SBA guarantees.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 1 — ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Loans and Allowance for Credit Losses (Continued): Each portfolio segment calculates an allowance for credit loss utilizing the weighted average remaining maturity (WARM) method. Expected credit losses are estimated over the contractual term of loans, adjusted for expected prepayments when appropriate. The contractual term excludes expected extensions, renewals and modifications.

The allowance for credit losses consists of specific valuation allowances based on probable losses on specifically identified impaired loans, generally determined based on collateral values or the present value of estimated cash flows; and general valuation allowances based on net historical credit loss experience for similar loans with similar characteristics and trends adjusted as appropriate for risk factors specific to the respective loan types. This evaluation is inherently subjective as it requires the estimation and quantification of future events that are susceptible to significant revision as more certain information becomes available. Because of uncertainties inherent in the estimation process, management's estimate of future credit losses in the loan portfolio and the related allowance may change in the near term.

Restricted Cash: Restricted cash, which includes money market cash equivalents, is comprised, in part, of net draw downs and borrower loan payments pending disbursement under the New York State Common Retirement Fund Loan (see Note 4). Such cash, which approximates \$407,000 and \$235,000 at September 30, 2025 and 2024, respectively, is designated as the Uninvested Collateral Account and pledged against these borrowings. The Company also participates in the New York State Capital Access Program (CAP), a program that provides certain matching funds to financial institutions for credit loss reserves as an incentive to increase small business lending. Under the CAP program, certain state, borrower and lender contributions are funded at closing and held in a restricted cash account until such time that they may be required to fund CAP related credit losses. The restricted cash held by the Company under the CAP program, which approximated \$1,008,000 and \$1,007,000 at September 30, 2025 and 2024, respectively, has been charged with cumulative CAP related credit losses amounting to approximately \$237,800 as of September 30, 2025. Additionally, at September 30, 2025 and 2024, restricted cash includes required borrower deposits of \$7,000 and \$10,000, respectively, which relate to certain acquired loans and other required borrower payments. During 2020, the Company became a participating member of a financial institution's program to assist small businesses owned by veterans. There was no restricted cash held by the Company under this program at both September 30, 2025 and 2024. Restricted cash related to the Company's facilitation of the Paycheck Protection Program ("PPP"), NYC LMI Small Business Restart fund and administration of the NYC Small Business Continuity Fund (see Notes 4 and 9) totaled \$1,000, \$373,000 and \$38,000 respectively, at September 30, 2025 and \$2,000, \$654,000 and \$396,000, respectively, at September 30, 2024. The Company had restricted cash of approximately \$34,063,000 and \$43,043,000 related to the Taxi Medallion Relief Grant Program (see Note 4) as of September 30, 2025 and 2024, respectively. Additionally, restricted cash includes approximately \$211,000 and \$202,000 of which relate to certain loans sold and other required deposits at September 30, 2025 and 2024, respectively. Restricted cash also includes approximately \$13,000 of funds associated with New York State Common Retirement Fund for both years ended September 30, 2025 and 2024.

Investments: Investments consist of equity securities of publicly traded companies and partnership interests in privately held investment funds (see Note 3) recorded at fair value. Investments in privately held funds generally require future capital commitments which as of September 30, 2025, the Company had invested approximately \$1,237,000 out of a total commitment of \$1,250,000, leaving a commitment of \$13,000.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 1 — ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Assets: Other assets include furniture and equipment, prepaids, and certain other assets, including other real estate owned (OREO) and other similar accounts. Generally, OREO properties are acquired through loan foreclosure and held for sale. These properties are initially recorded at the lower of the carrying amount of the related loan or the asset's fair value, less estimated costs to sell. After foreclosure, valuations are periodically performed by management and the assets are carried at the lower of carrying amount or fair value, less estimated costs to sell. There was one OREO property as of September 30, 2025 totaling approximately \$616,000 and one OREO property as of September 30, 2024 totaling approximately \$594,000.

Fees and Other Income: Fees and other income are principally derived from servicing and processing fees (approximating \$16,154,000 and \$16,402,000 in the fiscal years ended September 30, 2025 and 2024, respectively), gains on the sale of loans (approximating \$449,000 and \$393,000 in the fiscal years ended September 30, 2025 and 2024, respectively), and certain other income. Fees are recognized as revenue at the time the related services are performed (see Note 9 for accounting for PPP loan processing fees).

Income Taxes: Income taxes are provided for the tax effects of transactions reported in the financial statements and consist of taxes currently due and deferred taxes using the asset and liability method of accounting for income taxes (see Note 5). Deferred taxes are recognized for differences between the basis of assets and liabilities for financial statement and income tax reporting purposes. These differences, which primarily relate to the future tax benefits associated with recording credit losses, also include amounts attributable to certain employee benefits and deferred compensation. Deferred tax benefit (an asset account) represents the net future tax return consequences of those differences, which will either be deductible or taxable when the assets and liabilities are recovered or settled. The effect on deferred income tax assets and liabilities of a change in tax rates is recognized in income in the period that includes the enactment date.

Leases: The Company determines if an arrangement is a lease at inception. Operating leases are included in right of use ("ROU") assets, current portion of lease liabilities, and lease liabilities in the combined balance sheets. Finance leases are included in property and equipment and finance lease liabilities in our combined statement of financial position.

ROU assets represent the right to use an underlying asset for the lease term and lease liabilities represent the obligation to make lease payments arising from the lease. ROU assets and lease liabilities are recognized at commencement date based on the present value of lease payments over the lease term. The Company uses the risk-free rate available at the lease commencement date, in determining the present value of lease payments. The ROU asset also includes any lease payments made and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that we will exercise that option. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

The Company elected the practical expedient that allows lessees to choose to not separate lease and non-lease components by class of underlying asset. The Company have also elected the practical expedient package to not reassess at adoption (i) expired or existing contracts for whether they are or contain a lease, (ii) the lease classification of any existing leases or (iii) initial indirect costs for existing leases.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 1 — ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates and Assumptions: The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses. Actual results could differ from those estimates.

Reclassifications: Certain items in the 2024 financial statements have been reclassified to conform with the current year presentation.

Subsequent Events: Subsequent events have been evaluated through December 17, 2025, the date the financial statements were available to be issued.

NOTE 2 — LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES

Loans receivable, as presented on the Combined Statements of Financial Condition, consist of the following:

	September 30	
	2025	2024
Loans receivable	\$ 180,758,744	\$ 193,249,683
Paycheck Protection Program	1,589,116	3,281,577
New York City Small Business Continuity Fund	77,305	2,980,393
Less fees, net of origination costs	(374,992)	(643,778)
Less participations sold	<u>(56,783,672)</u>	<u>(60,397,928)</u>
Loans receivable	125,266,501	138,469,947
Less allowance for credit losses	<u>(5,056,968)</u>	<u>(5,453,850)</u>
Loans receivable, net	<u><u>\$ 120,209,533</u></u>	<u><u>\$ 133,016,097</u></u>

The Company did not record a credit loss provision for the Paycheck Protection Program or the New York City Small Business Continuity Fund loans (See Note 9).

The allowance for credit losses (a contra-asset account) is periodically increased by a provision for credit losses, which is charged to expense, and reduced by losses, net of recoveries and other adjustments. Because of uncertainties inherent in the estimation and quantification of future events, management's estimate of future credit losses in the loan portfolio and the related allowance is subject to change in future years, and the amount of such change is not reasonably possible to estimate.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 2 — LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Changes in the allowance for credit losses account is as follows:

	September 30	
	2025	2024
Balance, beginning of year	\$ 5,453,850	\$ 6,023,545
Impact of adopting ASC 326	-	1,223,467
Provision (recovery) for loan losses	150,521	(1,333,105)
Recoveries credited to the allowance	93,245	82,161
Losses charged to the allowance	(670,629)	(13,604)
Other adjustments*	29,981	(528,614)
Balance, end of year	<u>\$ 5,056,968</u>	<u>\$ 5,453,850</u>

* Other adjustments represent reserve activity related to participation in various loan-enhancement programs. For the year ended September 30, 2024, adjustments include approximately \$278,000 related to the sale of the Community Advantage Lending Program, as described in Note 8.

The following table presents the balance in the allowance for credit losses and the recorded investment in loans receivable based on impairment evaluation method:

	September 30	
	2025	2024
<u>Loans</u>		
Individually evaluated for impairment	\$ 28,353,347	\$ 13,206,907
Collectively evaluated for impairment	96,913,154	125,263,040
Balance, end of year	<u>\$ 125,266,501</u>	<u>\$ 138,469,947</u>
<u>Allowance for credit losses</u>		
Individually evaluated for impairment	\$ 1,099,000	\$ 1,390,000
Collectively evaluated for impairment	3,957,968	4,063,850
Balance, end of year	<u>\$ 5,056,968</u>	<u>\$ 5,453,850</u>

The following tables present information about impaired loans:

September 30, 2025		
Unpaid Principal Balance	Related Allowance	Average Recorded Investment
<u>\$ 4,143,868</u>	<u>\$ 1,099,000</u>	<u>\$ 4,170,693</u>

September 30, 2024		
Unpaid Principal Balance	Related Allowance	Average Recorded Investment
<u>\$ 4,197,517</u>	<u>\$ 1,390,000</u>	<u>\$ 4,927,607</u>

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 2 — LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Interest income recognized for the time that loans were impaired during 2025 and 2024 was not significant.

The following tables present loan balance information with regard to past due, non-accrual, and current loans:

September 30, 2025						
30-59 Days Past Due	60-89 Days Past Due	90 Days or More Past Due	Total Past Due	Non- Accrual	Current	Total Loans
\$ 144,701	\$ 775,001	\$ 1,147,047	\$ 2,066,749	\$ 12,774,260	\$ 110,425,492	\$ 125,266,501

September 30, 2024						
30-59 Days Past Due	60-89 Days Past Due	90 Days or More Past Due	Total Past Due	Non- Accrual	Current	Total Loans
\$ 533,225	-	\$ 2,108,497	\$ 2,641,722	\$ 11,172,050	\$ 124,656,175	\$ 138,469,947

Loans are placed on nonaccrual status when timely collection of principal and interest in accordance with contractual terms is doubtful. Loans are transferred to nonaccrual status generally when principal or interest payments become ninety days delinquent, unless management has indications that nonaccrual status is not yet appropriate based on known borrower circumstances. When a loan is transferred to nonaccrual status, interest income previously accrued but not collected is reversed.

If ultimate repayment of a nonaccrual loan is expected, any payments received are applied in accordance with contractual terms. If ultimate repayment of principal is not expected, any payment received on a nonaccrual loan is applied to principal until it returns to accrual status. Nonaccrual loans are returned to accrual status when they become current as to principal and interest and demonstrate a period of performance under the contractual terms and, in the opinion of management, are fully collectible as to principal and interest. When in the opinion of management the collection of principal appears unlikely, the loan is subject to a loan loss.

Loans on nonaccrual status approximated \$12,774,000 (or \$8,255,000, net of SBA guarantees) and \$11,172,000 (or \$9,253,000, net of SBA guarantees) at September 30, 2025 and 2024, respectively.

The Company has an internal grading system to help evaluate and quantify its loan portfolio with respect to credit quality and risk. Management reviews loans on a regular basis and categorizes them into risk categories based on relevant information about the ability of borrowers to service debt. When evaluating the ability of borrowers to service debt, consideration is given to items such as current financial information, historical payment experience, credit documentation, public information, and current economic trends, among other factors.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 2 — LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

The Company provides for the classification of loans which are considered to be of lesser quality as substandard, doubtful, or loss (classified loans). Loans are considered substandard if they are inadequately protected by the current net worth and paying capacity of the borrower or of the collateral pledged, if any. Substandard loans, which have a well-defined weakness that jeopardizes liquidation of the loan, include those loans where there is the distinct possibility that the Company will sustain some loss of principal if the deficiencies are not corrected. Loans classified as doubtful have all of the weaknesses inherent in loans classified as substandard but also have the added characteristic that the weaknesses present make collection or liquidation in full, on the basis of currently existing facts, conditions, and values, highly questionable and improbable. Loans classified as loss are those considered uncollectible and of such little value that their continuance as an asset is not appropriate and the uncollectible amounts are written off as uncollectible. Loans that do not expose the Company to risk sufficient to warrant classification in one of the aforementioned categories, but which possess some weakness and deserve management attention, are designated as special mention.

These potential loan weaknesses, if not corrected, may result in deterioration of the repayment prospects for the asset or in the Company's credit position at some future date. Special mention assets are not adversely classified and do not expose the Company to sufficient risks to warrant classification. Commercial loans not meeting the above criteria are rated as pass.

The following table presents information pertaining to the credit risk profile of loans:

Risk Category	September 30	
	2025	2024
Pass	\$ 84,003,594	\$ 92,411,110
Special Mention	28,412,161	32,481,764
Substandard	12,586,372	13,193,744
Doubtful	264,374	383,329
Total	<u>\$ 125,266,501</u>	<u>\$ 138,469,947</u>

The 504 program loans ESCDC services for the SBA have no credit loss exposure and are not included in the accompanying Combined Statements of Financial Position. The unpaid principal balance on these loans approximated \$1.567 billion and \$1.496 billion at September 30, 2025 and 2024, respectively.

In 2025 and 2024, the Company entered into a series of transactions which provided for the sale (to unrelated parties) of the SBA guaranteed portion of certain of its loans. The Company retained the non-guaranteed portion of these loans and the related servicing rights on the entire loan portfolio. These transactions included 12 and 15 loans in 2025 and 2024, respectively, with an average interest rate approximating 10.0% and 12.0% at September 30, 2025 and 2024, respectively. The transactions were recorded utilizing discounted present value factors to determine the fair value of the guaranteed portion of the loans and resulted in gains of approximately \$433,000 and \$381,000 for the years ended September 30, 2025 and 2024, respectively. The gains are included as a component of other income on the Company's Combined Statements of Operations. These transactions, together with transactions entered into in previous years, also resulted in the computed value of the continuing service rights (on the loans sold) to be recorded as an other asset of approximately \$325,000 and \$311,000 in 2025 and 2024, respectively, which will be amortized over the term of the underlying loans.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 2 — LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

In 2022, the company purchased a loan portfolio including financial assets with credit deterioration for approximately \$391,000. The total principal balance of the portfolio was approximately \$1,830,000 and was valued at approximately \$391,000. The allowance for credit losses at the date of acquisition was approximately \$1,432,000. The principal balance of these loans was approximately \$80,000 and \$155,000 at September 30, 2025 and 2024, respectively.

NOTE 3 — INVESTMENTS

Generally Accepted Accounting Principles for fair value measurements defines fair value, establishes a framework for measuring fair value, and provides disclosures about fair value measurements. Fair value measurements emphasize that fair value is a market-based measurement, not an entity-specific measurement, and states that a fair value measurement should be determined based on assumptions that market participants would use in pricing an asset or liability.

Fair value measurement accounting establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. The hierarchy is classified into three general levels: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs include data points that are observable, such as quoted prices for similar assets in active markets and quoted prices for identical assets or similar assets in markets that are not active; and Level 3 inputs are unobservable data points for the asset, and include situations where there is little, if any, market activity for the asset.

Investments are stated at fair value and include both marketable equity securities and partnership interests in certain privately held investment funds. Since there is no active market which provides for the redemption of the Company's privately held investments, they are classified as Level 3 in the fair value hierarchy.

Marketable securities, which are principally held as a funding offset for certain Company benefit plans, include approximately \$2,320,000 in marketable debt and equity securities valued at quoted market prices. At both September 30, 2025 and 2024, the fair value of the Company's marketable securities approximated the corresponding liability under these plans. The corresponding liability is included in accrued expenses and other liabilities on the Company's Combined Statements of Financial Condition. Accordingly, the Company bears no material risk of loss in holding its marketable securities.

Investments consist of the following:

	September 30	
	2025	2024
Marketable securities (classified as Level 1)	\$ 2,320,054	\$ 2,235,695
Non-marketable equity securities (classified as Level 3)	3,291,120	3,460,503
	<u>\$ 5,611,174</u>	<u>\$ 5,696,198</u>

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 4 — NOTES PAYABLE

Member Borrowings

Members consist principally of banks, many of which are also stockholders of NYBDC. Note proceeds are obtained from members who, at the time they become members, agree to lend money to NYBDC upon call, subject to limits provided in the basic legislation which established the Company. The loan limit available from members was approximately \$63.0 million at September 30, 2025.

Borrowings from members mature in one year with the September 30, 2025 outstanding loan balances maturing August 1, 2026. Interest is payable twice a year, on February 1 and August 1. At September 30, 2025, the interest rates paid for member borrowings ranged from 5.27% to 7.50%. Note payable Members, were \$15,590,000 and \$15,000,000 at September 30, 2025 and 2024, respectively, are unsecured.

New York State Common Retirement Fund Borrowings

NYBDC has four loan agreements with the New York State Common Retirement Fund (the "Fund") under which the Fund has made available to NYBDC an aggregate principal amount not to exceed \$400 million. The proceeds of these loans may be used by NYBDC to extend credit to small businesses operating in the State of New York.

Under the agreements, borrowings under the loans bear interest at the following annual rate: (i) the aggregate of the 30-day net yield on the "Vision Treasury Money Market Fund" on uninvested funds and (ii) between 0.50% and 1.50% (principally dependent upon the nature of the SBA involvement) over the applicable treasury note rate for comparable original maturities, on the principal amount of each outstanding loan. At September 30, 2025, the interest rates paid to the Fund ranged from 1.40% to 6.57%.

At September 30, 2025 and 2024, the outstanding balances on these loans were approximately \$28,381,000 and \$24,541,000, respectively. Principal payments on the loans generally parallel the underlying loan repayments between NYBDC and its borrower (over a maximum of 15 years).

Loans are collateralized by NYBDC's right, title and interest in the Uninvested Collateral Account. In addition, loan agreements provide for various restrictive covenants, such as restrictions on incurring new secured indebtedness or liens (except for certain office equipment and furniture), restrictions on the payment of dividends, and restrictions on providing any guarantees.

Bank and Other Lines of Credit Borrowings

NYBDC has available lines of credit with numerous banks (all of which are members and stockholders), other economic development agencies, and certain other lenders totaling approximately \$35.3 million at September 30, 2025. The amounts outstanding on these lines of credit at September 30, 2025 and 2024 were approximately \$3,472,000 and \$17,554,000, respectively. Line of credit agreements, all of which are unsecured, renew annually and generally provide for interest at LIBOR or SOFR based index rates. At September 30, 2025, the interest rates under available lines of credit ranged from 5.27% to 7.44%.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 4 — NOTES PAYABLE (Continued)

Paycheck Protection Act and NYC Small Business Continuity Fund

In June 2020, NYBDC entered into a loan agreement with the Federal Reserve to borrow up to an amount equal to the PPP loans pledged as collateral on an as-needed basis to support PPP related activities. The agreement has a stated interest rate of 0.35%. Maturity mirrors the underlying PPP loans, accelerated by loan forgiveness. Approximately \$1.7 million and \$2.9 million is outstanding at September 30, 2025 and 2024, respectively.

In April 2020, the NYBDC entered an agreement to administer the NYC Small Business Continuity Fund, a program designed to assist small businesses in their recovery from the COVID-19 pandemic. NYBDC borrowed a total of \$24.0 million in notes from three unrelated parties. Each underlying note is interest free and has a stated maturity date of October 8, 2025. Approximately \$77.0 thousand and \$3.3 million is outstanding at September 30, 2025 and 2024, respectively.

Other Obligations

Other obligations includes an escrow reserve fund resulting from the Company's purchase of Statewide's performing loan portfolio. This escrow, which was established to fund any future Company losses and related costs arising from loans purchased under the Statewide transaction, amounted to approximately \$258,000 at both September 30, 2025 and 2024. In addition, other obligations includes a payable to the New York City Economic Development Corporation for funds related to the NYC LMI Small Business Restart fund. The funds were provided to administer a program to fund loans to assist eligible small businesses in New York City in restarting their operations and continuing to operate in their communities. The payable for the program amounted to approximately \$1,923,000 at both September 30, 2025 and 2024. Other obligations also includes funds payable for the Taxi Medallion Relief Grant Program, which provides relief to economically distressed individual medallion owners in New York City and surrounding areas. The total payable for the program amounted to approximately \$34,063,000 and \$43,043,000 at September 30, 2025 and 2024. Other obligations additionally includes approximately \$1,750,000 at September 30, 2025 related to providing financing to small businesses owned by military veterans, originated by NYBDC Local Development Corporation (See Note 8). Additionally, the Company has a line of credit with NYBDC Local Development Corporation which had a balance of approximately \$3,595,000 and \$2,636,000 at September 30, 2025 and 2024 (See Note 8).

NOTE 5 — INCOME TAXES

The components of income tax expense (benefit) are as follows:

	September 30	
	2025	2024
Current taxes		
Federal	\$ 649,281	\$ 1,024,989
State and city	269,396	361,494
Deferred taxes	681,583	(851,442)
Net expense	<u>\$ 1,600,260</u>	<u>\$ 535,041</u>

As of September 30, 2025 and 2024, net deferred tax assets, principally related to the allowance for credit losses and deferred compensation, approximated \$756,000 and \$1,438,000, respectively.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 5 — INCOME TAXES *(Continued)*

Effective tax rates for the years ended September 30, 2025 and 2024 are 30.0% and 27.1%, respectively. The differences between income taxes computed under federal statutory rates and effective rates is primarily attributable to state and city taxes, and certain tax adjustments.

NYBDC accounts for uncertain tax positions according to guidance issued by the Financial Accounting Standards Board. This guidance clarifies the accounting for income taxes by prescribing the minimum recognition threshold which an income tax position is required to meet before being recognized in the financial statements and applies to all tax positions. Each income tax position is assessed using a two-step process. A determination is first made as to whether it is more likely than not that the income tax position will be sustained, based upon technical merits, upon examination by the taxing authorities. If the income tax position is expected to meet the more likely than not criteria, the benefit recorded in the financial statements equals the largest amount that is greater than 50% likely to be realized upon its ultimate settlement.

NYBDC believes that there are no tax positions taken or to be taken that would significantly increase or decrease unrecognized tax benefits within twelve months of the reporting date. None of NYBDC's or ESCDC's income tax returns are currently under examination by the Internal Revenue Service or state authorities.

NOTE 6 — EMPLOYEE BENEFIT PLANS

The Company maintains a salary reduction 401(k) plan and a Supplemental Executive Retirement Plan (SERP).

The salary reduction 401(k) plan allows employees to defer and contribute a portion of their salary into the plan with the employer matching the employees' contributions up to 6% and providing for certain profit sharing contributions, subject to limitations imposed by the Internal Revenue Service. The plan is funded on a current basis. The net expense for the plan was approximately \$483,000 and \$1,059,000 for the years ended September 30, 2025 and 2024, respectively.

The SERP, a non-qualified plan, is intended to provide supplemental retirement benefits due to limitations imposed under the Internal Revenue Code. The computed benefit under the SERP, a component of accrued expenses on the Company's Combined Statements of Financial Condition, approximated \$35,000 at September 30, 2025.

The expense for the SERP, a component of operating expenses on the Company's Combined Statements of Operations, was \$27,000 and \$8,000 for the years ended September 30, 2025 and 2024, respectively.

The total expense for all Company employee benefit plans was approximately \$510,000 and \$1,067,000 for the years ended September 30, 2025 and 2024, respectively.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 7 — COMMITMENTS AND CONTINGENCIES

Commitments with Off-Balance-Sheet Risk

In the normal course of business, NYBDC provides commitments to extend credit in order to meet the financing needs of its customers. These commitments involve, to varying degrees, elements of credit risk in excess of the amount recognized in the Combined Statements of Financial Condition.

Loan commitments, excluding SBA 504 Program loan commitments, at September 30, 2025 are as follows:

	<u>Number of Loans</u>	<u>Amount</u>
Loans authorized, but not fully disbursed to borrowers	15	\$ 12,345,764
Less estimated bank participations on loan commitments	-	(1,371,000)
Net outstanding loan commitments	<u>15</u>	<u>\$ 10,974,764</u>

Commitments to extend credit represent obligations to lend to a customer as long as there is no violation of any condition established under the loan approval. Commitments generally have fixed expiration dates or other termination clauses. Since commitments may expire without being drawn upon, the total commitment amounts do not necessarily represent future cash requirements.

At September 30, 2025, ESCDC's outstanding SBA 504 Program loan commitments, approved by the Company's Board of Directors, approximate \$430.9 million. However, commitments under the SBA 504 Program do not expose the Company to any material losses.

Concentration of Credit Risk

The Company's loan portfolio consists primarily of real estate and similarly secured loans to small business borrowers throughout New York State. The borrower's ability to honor their loan agreements is, in part, dependent upon the State's economy.

Statewide Contingency

In September 2013, Statewide Zone Capital Corporation (Statewide), a privately owned loan and investment fund, adopted a plan of dissolution as a consequence of certain changes to its enabling legislation under New York State Law. The operations of Statewide are managed by NYBDC, which also owns approximately 9.4% of Statewide's outstanding common stock. Concurrent with the adoption of the plan, the Company and Statewide (which is not combined in the accompanying financial statements) entered into a Loan Purchase and Sale Agreement under which all of Statewide's performing loans, approximating \$15.3 million, were purchased by the Company in an amount equal to the principal portion of all loans and unpaid interest, net of an escrow reserve fund in the amount of \$3.0 million. The transaction provided for the holdback of the escrow reserve, which was intended to fund any future Company losses and related costs arising from loans purchased under the Agreement, to be held by the Company in an unrestricted account. Statewide may be entitled to periodic distributions from the escrow reserve as the aggregate principal balance of the purchased loans declines to an amount which is less than the amount remaining in the escrow reserve.

The balance of NYBDC's purchased Statewide loans approximated \$229,000 and \$272,000 at September 30, 2025 and 2024, respectively.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 8 — RELATED PARTIES

As a result of common management and operational support, NYBDC Local Development Corporation d/b/a Pursuit Community Finance (“PCF”), and Excelsior Local Development Corporation (“ELDC”) are considered affiliates of the Company. The Company charges each affiliate for its share of staffing, certain shared operating expenses, and expenses paid on the affiliates’ behalf, or based on an agreed-upon billing structure based on services provided. In addition, the Company has entered into a Loan Agreement with each affiliate, individually, and occasionally makes additional advances in support of operations.

PCF

During the years ended September 30, 2025 and 2024, NYBDC charged PCF approximately \$3,118,000 and \$2,730,000 for reimbursement of staff time and certain operating expenses.

In October 2018, the Company and PCF entered into a Loan Agreement with a stated interest rate of the Company’s internal cost of funds. The line of credit matures September 30, 2026, with automatic renewal options. For the years ended September 30, 2025 and 2024, the Company recognized interest expense of approximately \$129,000 and \$130,000, respectively. For the year ended September 30, 2025, the Company recognized interest income of approximately \$1,000. At September 30, 2025 and 2024, the Company owed PCF approximately \$3,595,000 and \$2,636,000, respectively, and is presented with other obligations on the Combined Statement of Financial Condition. Effective August 31, 2021, NYBDC sold a 100% participation in approximately 500 Paycheck Protection Program (“PPP”) loans to PCF totaling approximately \$28.0 million through a non-cash transaction. The amount owed by PCF will be reduced as the underlying PPP loans are paid off or forgiven (\$18 thousand at September 30, 2024). The amount owed by PCF was reduced to zero at September 30, 2025. NYBDC charged PCF an annual interest rate of 0.675%, billed monthly.

During the year ended September 30, 2024, ESCDC sold a portfolio of loans associated with the Community Advantage Lending Program. The portfolio consisted of 107 loans totaling approximately \$3.8 million, sold at par and funded with a loan payable to ESCDC with an interest rate equal to the internal cost of funds of NYBDC and the term of the agreement between the entities is effective for a five year period and automatically extended for an additional year absent of any termination by either party.

During the year ended September 30, 2024, the PCF entered into a loan agreement with the Company to provide funding to make veteran loans in the amount of \$1,000,000 at a fixed rate of 2.75% with the option to request additional advances of no more than \$2,500,000 any time before May 21, 2026. During the year end September 30, 2025, PCF requested an additional advance in the amount of \$750,000. As of September 30, 2025, the loan totaled \$1,750,000.

ELDC

In October 2019, ELDC was created to assist both new and existing small businesses in the State of New York by providing financing for the acquisition of real property and construction and renovation projects. During the year ended September 30, 2025 and 2024, NYBDC charged ELDC approximately \$20,000 and \$18,000, respectively, for reimbursement of staff time. In addition, the Company and ELDC entered into a Loan Agreement with a stated interest rate of the Company’s internal cost of funds. The line of credit matures September 30, 2024, with automatic renewal options. For the year ended September 30, 2025 and 2024, the Company recognized interest income of approximately \$7,000 and \$60,000, respectively. For the year ended September 30, 2025 and 2024, the Company recognized interest expense of approximately \$101,000 and \$2,000, respectively. The outstanding balance on the line was approximately \$1,548,000 payable and \$2,659,000 receivable at September 30, 2025 and 2024, respectively, and is presented with other obligations and loans receivable on the Combined Statements of Financial Condition.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 9 — COVID-19

Paycheck Protection Program

Section 1103 of the Coronavirus Aid, Relief and Economic Security Act (“CARES Act”) created the PPP, a program administered by the SBA to provide loans to small business for payroll and other basic expenses during the COVID-19 pandemic. The Company has participated in the PPP as a lender. Loans made under the PPP are fully guaranteed by the SBA, whose guarantee is backed by the full faith and credit of the United States. The SBA will reimburse PPP lenders for any amount of a PPP covered loan that is forgiven, and PPP lenders will not be held liable for any representations made by the PPP borrowers in connection with their requests for loan forgiveness. Lenders receive pre-determined fees for processing and servicing PPP loans. Fees, net of origination costs, are recognized in interest income over the life of the loan using the effective yield method or once forgiven. The Company recognized approximately \$30,000 and \$156,000 of net fees in interest income on the Combined Statement of Operations during the years ended September 30, 2025 and 2024. There is no remaining balance of deferred interest income at September 30, 2025.

The PPP commenced on April 3, 2020 and was available to qualified borrowers through August 8, 2020. The Economic Aid to Hard-Hit Small Businesses, Non-Profits, and Venues Act extended the authority to make PPP loans through a second drawing throughout 2021. The Company began accepting applications from qualified borrowers on April 3, 2020 and as of September 30, 2025 and 2024 approximately \$1.6 million and \$3.3 million, respectively, was outstanding. PPP loans are considered to be pass rated loans. The loans have an interest rate of 1.0%, a two-year or five-year loan term to maturity, and a principal and interest payments deferred until the lender receives the notice of forgiveness or ten months after the period the business has used such funds.

New York City (“NYC”) was offering zero percent interest loans of up to \$75,000 to businesses located within one of the five boroughs of NYC, with fewer than 100 employees whose sales have decreased by 25% or more due to COVID-19. As of September 30, 2025, the Company had approximately 16 loans totaling over \$77 thousand outstanding. Fees, net of origination costs, are recognized in interest income over the life of the loan using the effective yield method. The Company recognized approximately \$113,000 of net fees in interest income on the Combined Statement of Operations during the year ended September 30, 2024. Due to the overwhelming interest, the program stopped accepting applications on April 8, 2020.

NYC LMI Storefront Loan Program

New York City (“NYC”) was offering zero percent interest loans up to \$100,000 to businesses located within designated neighborhoods of NYC with fewer than 100 employees and that are able to demonstrate the ability to repay the loan. As of September 30, 2025, the Company had approximately 165 loans totaling over \$2.0 million outstanding. Fees are recognized in interest income over the life of the loan. The Company recognized approximately \$229,000 of net fees in interest income on the Combined Statement of Operations during the year ended September 30, 2025. The remaining balance of approximately \$335,000 at September 30, 2025 is deferred and is included as an offset to loans receivable on the Combined Statement of Financial Condition. Due to overwhelming interest, the program stopped accepting applications on November 22, 2021.

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
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NOTE 10 — LEASE OBLIGATIONS

The following table presents the components of our right-of-use assets and liabilities related to leases and their classification in our combined balance sheets at September 30, 2025 and 2024:

Components of lease balances		
	2025	2024
Operating Leases		
Right of use asset	<u>\$ 3,193,868</u>	<u>\$ 3,849,093</u>
Current portion of lease liabilities	\$ 675,417	\$ 701,774
Operating lease liabilities, net of current portion	<u>2,765,831</u>	<u>3,265,228</u>
Total operating lease liabilities	<u>\$ 3,441,248</u>	<u>\$ 3,967,002</u>

The Company's real estate lease agreements typically have initial terms of five or more years. Leases with an initial term of 12 months or less ("short-term leases") are not recorded in the Combined Statement of Financial Position.

Real estate leases may include one or more options to renew, with renewals that can extend the lease term, usually for five years. The exercise of lease renewal options requires regulatory approval. Therefore, renewal options are generally not recognized as part of the right of use assets and lease liabilities.

Cash flow and other information related to leases is included in the following table:

	2025	2024
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash outflows for operating leases	<u>\$ 930,477</u>	<u>\$ 999,108</u>

The weighted-average lease terms and discount rates for operating leases are presented in the following table:

	September 30, 2025	September 30, 2024
Weighted-average remaining lease term (years)		
Operating Leases	7.16	7.23
Weighted-average discount rate		
Operating Leases	6.10%	5.87%

NEW YORK BUSINESS DEVELOPMENT CORPORATION
NOTES TO COMBINED FINANCIAL STATEMENTS
September 30, 2025 and 2024

NOTE 10 — LEASE OBLIGATIONS

Future maturities of operating lease liabilities at are presented in the following table:

2026	\$ 856,930
2027	632,646
2028	425,948
2029	355,776
2030	335,091
Thereafter	<u>1,550,685</u>
Total lease payments	4,157,076
Less: Imputed interest	<u>715,828</u>
Total lease obligation	3,441,248
Less: Current portion	<u>675,417</u>
Long-term lease obligation	<u><u>\$ 2,765,831</u></u>