CENTURY

SUSTAINABLE IMPACT NOTES

INVESTOR PRESENTATION 2025

DISCLOSURES

All information in this presentation is dated as of March 31, 2025. Fitch issued its rating on July 24, 2024. S&P issued its rating on July 26, 2024. This presentation is intended for use by registered financial professionals only and should not be forwarded to clients. This is not an offer to sell or a solicitation of an offer to buy any securities. Such an offer is made only by means of a current Prospectus (including any applicable Pricing Supplement) for each of the respective Century Housing Sustainable Impact Notes (the "Notes"). Such offers may be directed only to investors in jurisdictions in which the Notes are eligible for sale. Investors in such states should obtain a current Prospectus by visiting www.century.org/invest.

Investors are urged to review the current Prospectus before making any investment decision. No state or federal securities regulators have passed on or endorsed the merits of the offering of Notes. Any representation to the contrary is unlawful. The Notes will not be insured or guaranteed by the FDIC, SIPC, or other governmental agency.

RISK FACTORS

- The Notes are not secured by any assets of Century and will be subordinated to any existing or future secured indebtedness of Century.
- The interest paid or accrued on the Notes will be taxable as ordinary income to the investor in the earlier of the year it is paid or the year it is accrued, depending on the investor's method of accounting. Investors should consult with their tax advisor regarding any tax treatment of the Notes.
- No trust indenture has been or will be established, and no trustee has been or will be appointed.
- Century may have the right to redeem a Note, in whole or in part, at Century's option prior to the Note's stated maturity date.
- Century's consolidated affiliates have significant assets and revenue streams that should not be considered available for repayment of the Notes. Investors should look only to the assets and revenue streams held at and generated by Century when making their investment decision.
- Century's ability to repay the Notes is largely dependent on only a few revenue sources relating to Century's lending activities and on the health and economic success of California.
- The value of the Notes may be adversely affected by a decrease in the credit ratings assigned to Century or the Notes.

For a more complete description of the risks associated with Century and an investment in the Notes, please see the Risk Factors section of the Prospectus.

CENTURY HOUSING OVERVIEW

- California non-profit and 501(c)(3) organization focused solely on affordable housing lending
- U.S. Department of Treasury–certified Community Development Financial Institution (“CDFI”)
- Certified CDFI under the California Department of Insurance California Organized Investment Network (“COIN”)
- Member of Federal Home Loan Bank of San Francisco
- Scope of lending is in the state of California only

“Our mission is to finance exceptional affordable housing so that the people we serve may have a dignified home, a healthy and hopeful future, and attain economic independence.”

Since 1995, Century has deployed over $3.5 billion in loans, creating more than 63,000 units of affordable housing

TOP 25

Named four times as a Top 25 Affordable Housing Lender nationally by Affordable Housing Finance magazine[1]

Clients Include[2]:

Abode Communities
Affirmed Housing Group
Alliance Property Group
Cesar Chavez Foundation
Jamboree Housing Corp.
John Stewart Company
Meta Housing Corporation
Little Tokyo Service Center
National Community Renaissance
The Pacific Companies
ROEM Development Corp.
SRO Housing Corporation
USA Properties Fund
U.S.VETS
Alexandria Project
Kian Investment
LA Affordable Communities
Nacito Homes

Investors Include[2]:

California Municipal Finance Authority
Charles Schwab Bank
CREA
Federal Home Loan Bank of San Francisco
HSBC Bank USA
InspereX
JP Morgan Chase Bank
New York Life Investors, LLC
PNC
US Bank
US Department of Treasury CDFI Fund
Wells Fargo Bank

[1]Affordable Housing Finance Magazine, housingfinance.com/finance for the years 2014, 2015, 2016, and 2017 announced in March of 2015, 2016, 2017, and 2018
[2]Sampling of clients and investors taken from Century’s annual report at https://century.org/annual-report/

Source: Century Sustainable Impact Notes Prospectus

CENTURY SUSTAINABLE IMPACT

PURPOSE

In an environment of persistent social inequalities, compounded by economic dislocations caused by crises such as the current pandemic, demand for affordable housing is growing faster than supply.

Century Sustainable Impact Notes will provide additional resources to confront the chronic shortage of affordable housing.

Net proceeds will be used to fund lending activities related to the creation and preservation of housing targeting particularly vulnerable populations, including: seniors, veterans, single parent households, the physically and mentally disabled, emancipated and foster youth, and others.

Century's strong balance sheet with its relatively high levels of liquidity and net assets will support this note program, offering investors an attractive investment-grade option for contributing directly toward solving the shortage of affordable housing through the creation and preservation of sustainable homes where they are needed most.

2025 NOTES – SUMMARY OF KEY TERMS

PRELIMINARY TRANSACTION TERM SHEET

Obligor:	Century Housing Corporation ("Century" or "Century Housing")
Program:	Century Sustainable Impact Notes (the "Notes")
Ratings:	AA Stable (S&P); AA Stable (Fitch)*
Total Aggregate Offering:	$325 million
Minimum Investment:	$1,000
Maturities:	Various terms between six months and 20 years, as set forth in the relevant pricing supplement
Redemption Provisions:	If provided in the relevant pricing supplement, Century will have the right to redeem a Note, in whole or in part, at Century's option prior to the Note's stated maturity date. Otherwise, Century will not have the right to redeem a Note
Use of Net Proceeds:	(i) Support the financing of affordable housing through lending and investment activities (ii) Refinance certain existing debt obligations of Century, each as it relates to the development of multi-family rental housing in furtherance of Century's goals to provide secure and affordable housing for low and moderate income individuals and households
Security:	General unsecured obligation of Century Housing
Sole Lead Agent:	InspereX LLC

*Fitch rating as of July 24, 2024. S&P rating as of July 26, 2024. The Notes have been designated Sustainability Bonds by Sustainalytics due to the environmental and social impacts of the housing created by Century's financing of affordable housing. Please check the current pricing supplement for credit ratings assigned to Notes currently being offered for sale. An S&P or Fitch credit rating is not a recommendation to buy, sell or hold Notes and may be subject to suspension, reduction or withdrawal at any time. The sustainability designation and these credit ratings should not be the only factors investors rely on when assessing the merits and risk of this investment. Investors should rely on the information presented in the prospectus and the relevant pricing supplement.

Note: Investors should read the entire Prospectus carefully before making an investment decision.

KEY CREDIT CHARACTERISTICS

CENTURY SUSTAINABLE IMPACT NOTES

> Strong Ratings from Two Rating Agencies

- S&P: AA, Stable Outlook[1]
- Fitch: AA, Stable Outlook[1]

> Sustainability Bond Designation

- Supported by a second-party opinion from Sustainalytics[2]

CENTURY HOUSING CORPORATION[3]

> Experienced Management Team

> Focus on Risk Management

- Comprehensive underwriting policies for new loans and proactive monitoring of outstanding loans
- Highly collateralized loan portfolio
  - -As of March 31, 2025, 99.2% of Century's loan portfolio was secured by collateral
- Low risk loan portfolio
  - -98.56% of outstanding loans fall into Century's lowest risk categorization[4]
  - -Over 70% of Century's loans are to repeat borrowers, some with decades-long relationships with Century

> Strong and Growing Balance Sheet

> Solid liquidity with $135.5 million of unrestricted cash equivalents and investments

> Century is largely self-sufficient with respect to funding its operations and, while it has accepted some grants from the CDFI Fund, it does not rely on grant funding or contributions for any of its operating costs

[1] Fitch issued its rating on July 24, 2024. S&P issued its rating on July 26, 2024.
[2] Sustainalytics opinion was issued on May 19, 2021.
[3] Past performance is no guarantee of future results.
[4] Century has six ratings categories ranging from Pass (1.75% loss reserve) to Loss (100% loss reserve).
Source: Century Sustainable Impact Notes Prospectus

SUSTAINABLE IMPACT NOTES

CENTURY SUSTAINABLE IMPACT NOTES:

- Century Housing is offering the Century Sustainable Impact Notes to allow investors to purchase the Notes that provide Century Housing with funds to refinance and finance loans that support its affordable housing initiatives
- Aligned with the International Capital Market Association's 2018 Sustainability Bond Guidelines
- Supported by a second-party opinion from Sustainalytics

Proceeds Used to Fund Loans

- Affordable Housing
- Green Buildings & Energy Efficiency
- Transit-Oriented Development
  - Aligns with the United Nations Sustainable Development Goals, specifically SDGs 1, 7, 10 and 11

Project Evaluation and Selection

- Projects are selected in compliance with the eligibility criteria and existing loan approval policies
- All loans made will be for the purpose of affordable housing

Management of Proceeds

- 100% of net issuance proceeds will be used to fund affordable housing lending operations
- The application of the proceeds will be tracked through Century's internal corporate accounting systems

Reporting

- Century will provide allocation and impact reporting on its website on an annual basis, until full allocation
- Will include the share of loans used for new housing vs. retrofitting existing affordable homes and the share of financing allocated to green vs. social criteria

Source: Century Sustainable Impact Notes Prospectus

GOVERNANCE & MANAGEMENT

BOARD LEADERSHIP

Kristina Olson

Chair

Member Since 2014

- President, California Technology Council
- Director, The Midnight Mission Board
- Vice-President, Los Angeles Police Department Central Division Boosters with focus on Youth Programs

R. Steven Lewis

Vice Chair

Member Since 2013

- Principal of ZGF Architects based in Los Angeles
- Founder of Thinking Leadership
- Appointed by LA County Supervisor Mark Ridley-Thomas to the Urban Design Review Committee

EXECUTIVE MANAGEMENT

Jim Mather

Acting President & Chief Executive Officer

- 40 years experience in community development and affordable housing
- Former Chief Investment Officer at BRIDGE Housing
- Career has spanned local government, national banks, CDFIs, and nonprofit development

Josh Hamilton

Senior Vice President, Lending

- More than 20 years of experience in affordable housing finance
- Helped provide more than $1.5 billion in catalytic financing to affordable housing developments in CA
- Currently serves as a Planning Commissioner for Santa Monica

Rosa Menart

Senior Vice President, Finance and Treasury

- 26 years of experience in accounting and finance
- Manages the day-to-day activities of the Finance/Accounting department and Loan Servicing
- Responsible for helping to raise capital via the capital markets, lending institutions, and grants; has raised over $1 billion to date

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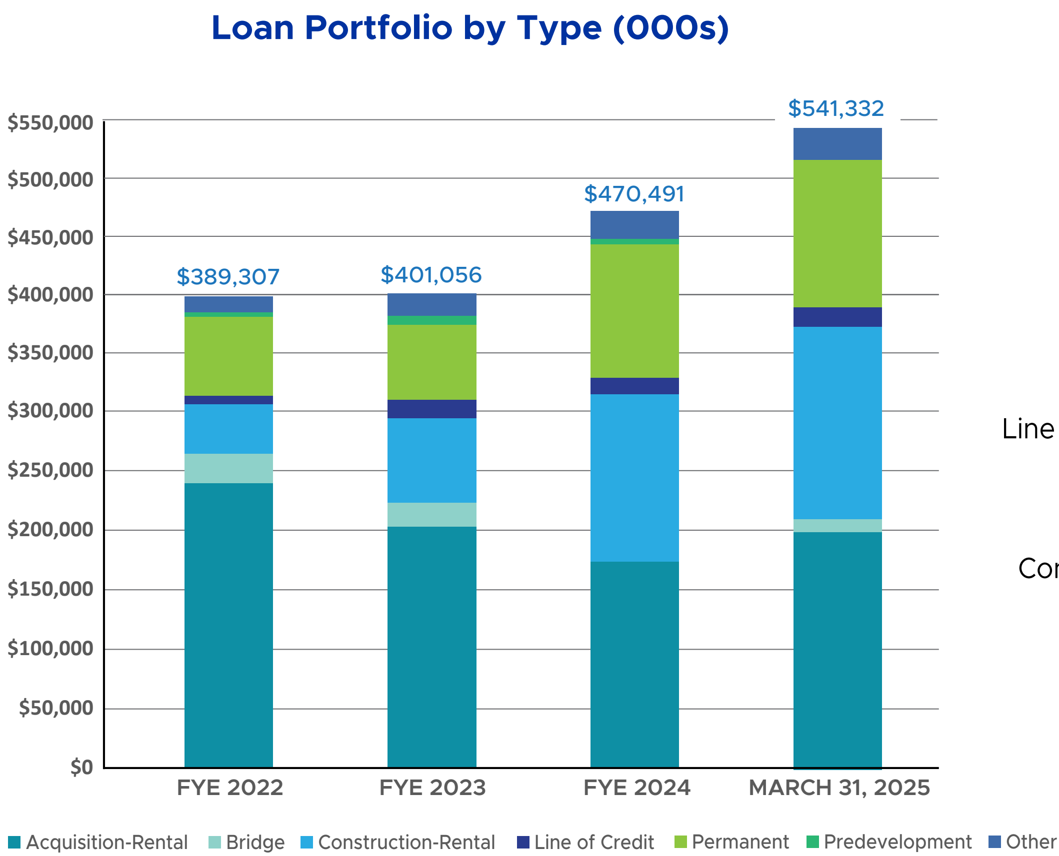
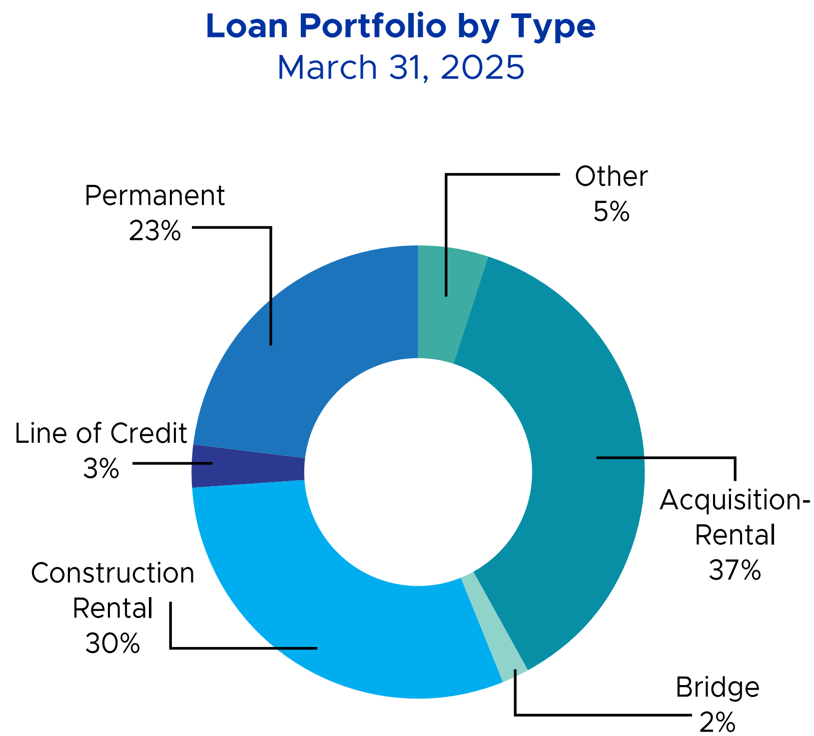
Century depends on the efforts of its senior management and staff, and loss of key personnel could adversely affect its operating performance and ability to pay interest and principal and interest under the Notes when due.

Source: Century Sustainable Impact Notes Prospectus; Pictures from https://century.org

LOAN PORTFOLIO OVERVIEW

- Century makes loans only to developers and preservers of affordable housing, including both nonprofit and for-profit organizations
- Century's main loan products are acquisition loans, bridge loans, constructions loans, and permanent loans
- In 2024, construction loans comprised the majority of loans closed, representing 66% of the total portfolio
- Loan closings were strong through the end of March



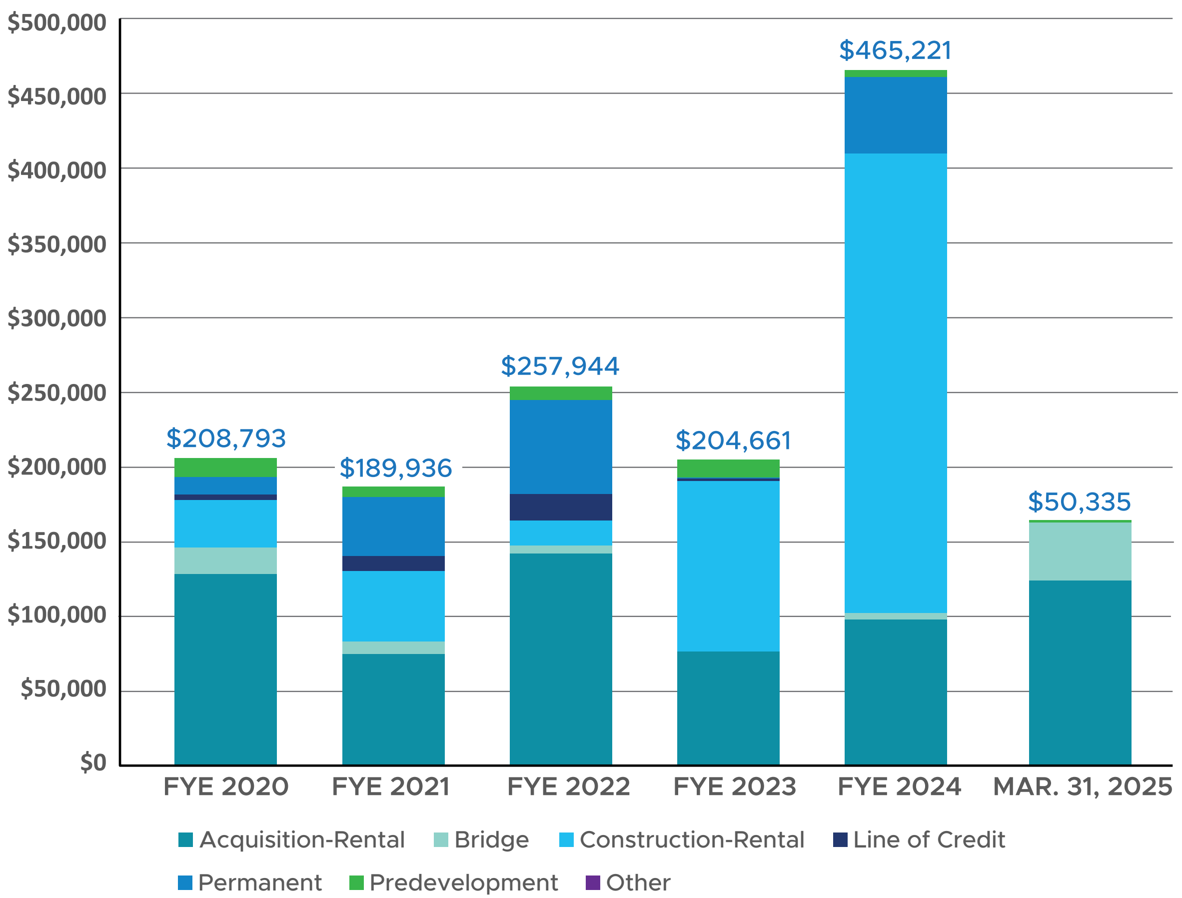


As a charitable organization, Century is willing and able to underwrite certain complex cash flows, often based on federal, state, and local programs, with which commercial lenders may have limited experience and which may not meet conventional lending standards.
Source: Century Sustainable Impact Notes Prospectus

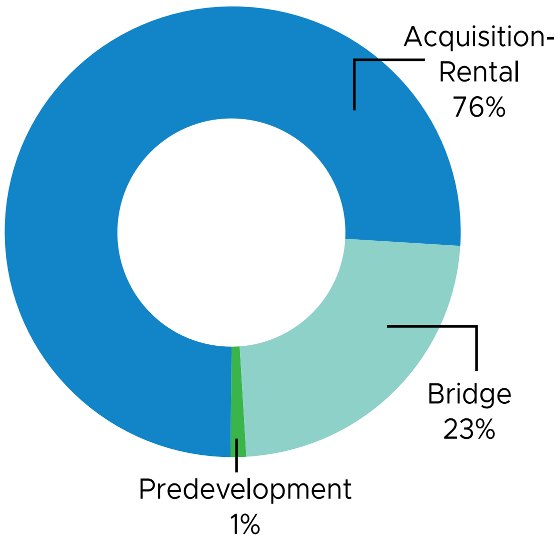
LOAN PORTFOLIO OVERVIEW

- From 2016 to 2024, Century grew its affordable housing origination loan volume by approximately 22%
- In 2024, Century originated $465.2 million in financing, creating or preserving 5,214 homes affordable to households earning just 59.5% of Area Median Income ("AMI") while creating 6,704 new jobs
- In the three months ended March 31, 2025, Century financed $50.3 million in new loans to create and preserve affordable housing

Loan Originations by Type (000s)



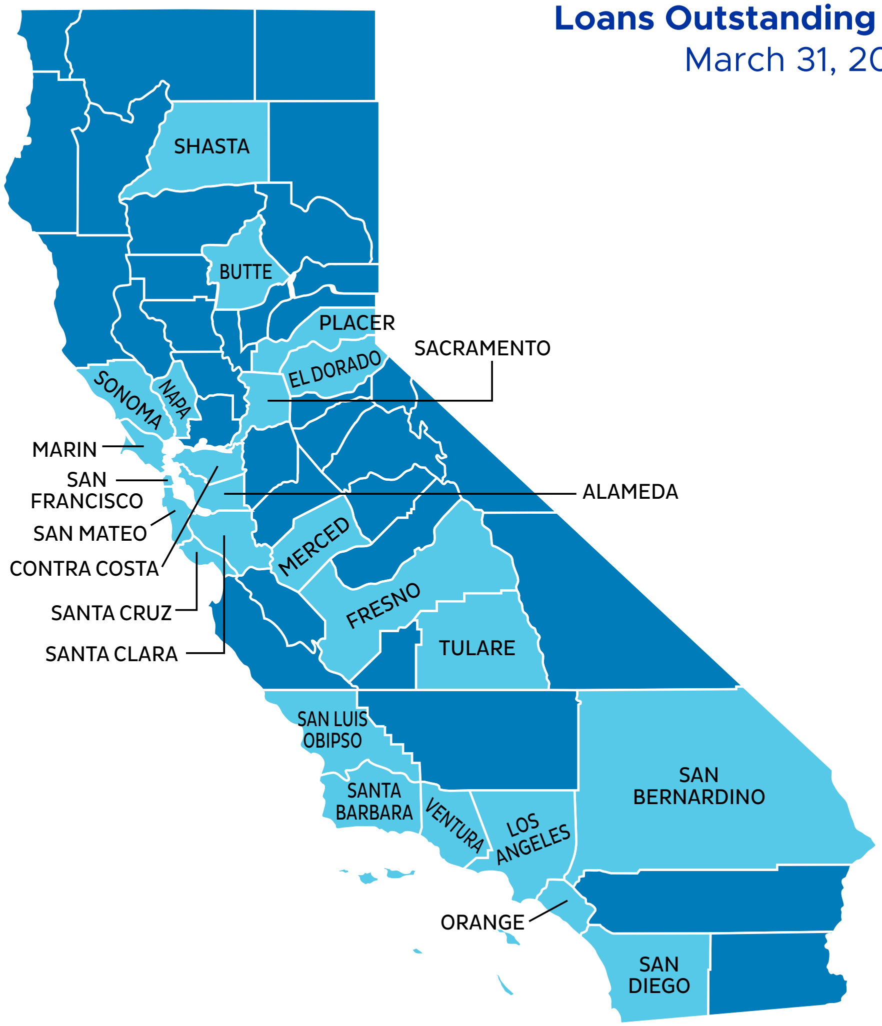
Loan Originations by Type
March 31, 2025



No construction-rental, line of credit, permanent, or other loans.

LOAN PORTFOLIO OVERVIEW

- From 2002 to 2024, Century's outstanding loans grew from $50.1MM to $439.0MM
- As of March 31, 2025 the weighted average maturity of loans receivable was 6.4 years with a weighted average interest rate of 6.57%



Loans Outstanding by County
March 31, 2025

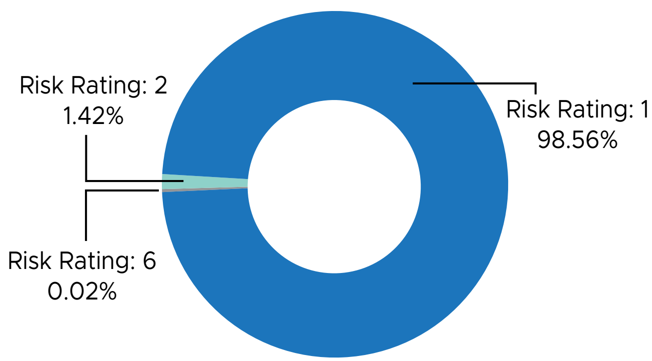
47.4%	LOS ANGELES
8.1%	ORANGE
5.7%	SANTA CRUZ
4.9%	SAN FRANCISCO
4.2%	ALAMEDA
3.3%	SANTA CLARA
2.9%	SAN DIEGO
2.5%	CONTRA COSTA
2.4%	TULARE
2.4%	MERCED
2.4%	SACRAMENTO
1.9%	BUTTE
1.8%	VENTURA
1.7%	SONOMA
1.6%	SAN LUIS OBISPO
1.4%	SAN MATEO
1.3%	MARIN
1.0%	FRESNO
0.9%	PLACER
0.7%	SANTA BARBARA
0.6%	NAPA
0.4%	SAN BERNARDINO
0.2%	EL DORADO
0.1%	SHASTA

- The majority of Century's outstanding loans were made for projects located in Los Angeles County
- Century's loans have been used to finance projects in 25 counties throughout the state of California
- Loans for projects in Kings County was paid in full prior to March 31, 2025

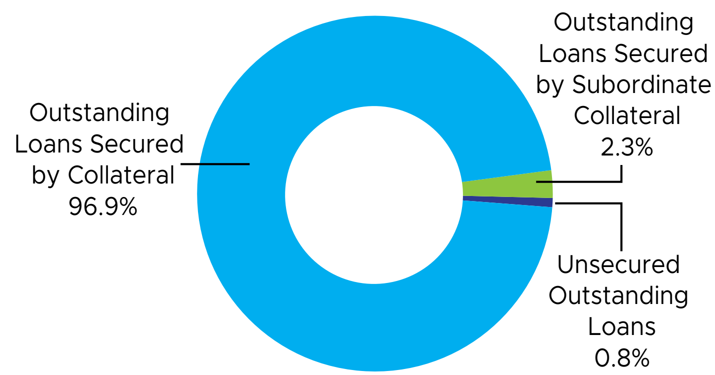
LENDING PRACTICES AND RISK MANAGEMENT

- Century's very low loss ratios, with two write-offs totaling $380,421 over the past five years through 2024, are directly related to its "high touch" approach to managing its clients
- Loan officers monitor credits on an ongoing basis and recommend changes to loan risk ratings
- Century has monitoring procedures for early risk detection and intervention, including a formal annual loan review for all loans and a quarterly review of loans with a higher potential risk of loss
- As the volume of loans has increased, Century has upgraded its information and loan tracking software accordingly

Risk Rating
at March 31, 2025 (Unaudited)



Loans by Security
at March 31, 2025 (Unaudited)



- At March 31, 2025, 98.56%[1] of Century's outstanding loans had an internal Century Risk Rating of 1 (See Risk Ratings scale at right)
- As of March 31, 2025, 99.2% of Century's loan portfolio was secured by collateral, with real property the most common form of collateral as well as individual or corporate guarantees as additional recourse for repayment
- Approximately 96.9% of loans in Century's portfolio held the first position (or shared first position) on loan collateral

RISK RATINGS

1. **Pass Excellent**
   Loan Reserve: 1.75%
2. **Watch**
   Loan Reserve: 3%
3. **Special Mention**
   Loan Reserve: 10%
4. **Substandard**
   Loan Reserve: 25%
5. **Doubtful**
   Loan Reserve: 50%
6. **Loss**
   Loan Reserve: 100%

[1]Outstanding loan Risk Rating percentages calculated based on the par amount of the loan.

Source: Century Sustainable Impact Notes Prospectus

DELINQUENCY OF LOANS OUTSTANDING

DELINQUENCY OF LOANS OUTSTANDING (000s)[1]

- **Over the five year period ending December 31, 2024, average delinquencies were 0.2%, significantly lower than the average for commercial banks[2]**
- At March 31, 2025, the loan loss reserve was 1.7% of loans outstanding

	12/31/22		12/31/23		12/31/24		3/31/25	
Days Past Due	Loan Amount	% of Loan Amount	Loan Amount	% of Loan Amount	Loan Amount	% of Loan Amount	Loan Amount	% of Loan Amount
Current	$433,539	99.9%	$432,743	97.2%	$496,170	98.5%	$565,320	98.4%
1-30 days	500	0.1%	12,666	2.8%	7,424	1.5%	1,691	0.3%
31-60 days	-	0.00%	-	0.00%	-	0.00%	7,424	1.3%
61-90 days	-	0.00%	-	0.00%	-	0.00%	-	0.00%
90+ days	-	0.00%	-	0.00%	-	0.00%	-	0.00%
TOTAL	**$434,039**	**100.0%**	**$445,409**	**100.0%**	**$503,594**	**100.0%**	**$574,435**	**100.0%**

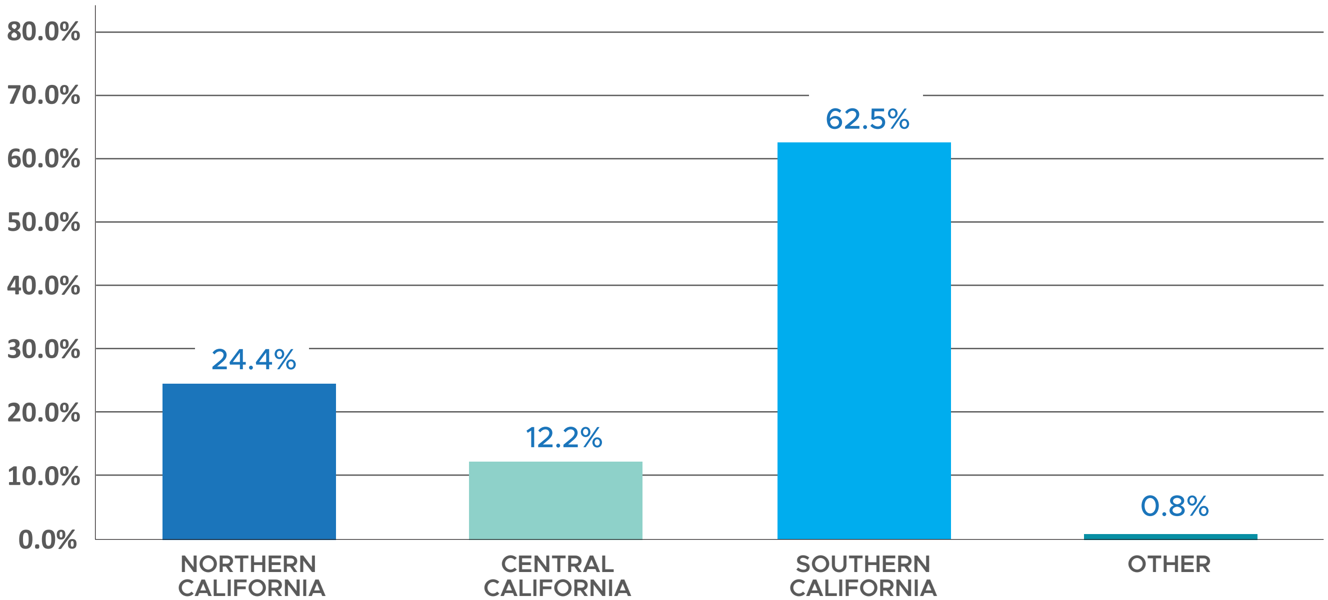
[1]Table was complied using parent-only financial information.
[2]Federal Reserve: https://www.federalreserve.gov/releases/chargeoff/delallsa.htm, Charge-Off and Delinquency Rates on Loans and Leases at Commercial Banks; Delinquency Rates, All Banks S.A.: 2020 through 2024: Residential: 2.09% and Commercial 0.99%; 2022 through 2024: Residential 1.79% and Commercial 1.03%.
Source: Century Sustainable Impact Notes Prospectus

SOCIAL IMPACT, GEOGRAPHY, AND DEMOGRAPHICS OF PROJECT LOCATIONS

Geography and Demographics, as of March 31, 2025

Region	Financing	(%) Hispanic	(%) African Americar	(%) Native American	(%) Asian	(%) Other	AMI Level 0% - 30% Extremely Low Income Affordability	AMI Level 30% - 60% Very Low Income Affordability	AMI Level 60% - 100% Low Income Affordability	AMI Level 100% - 120% Moderate Income Affordability	Total Number of Units
Southern California	$342,379,558	60.0%	14.8%	1.1%	17.8%	6.2%	993	3,719	1,237	55	6,004
Northern California	$133,667,027	44.7%	11.4%	0.8%	32.3%	10.8%	331	2,281	275	54	2,941
Central California	$66,887,887	80.2%	2.6%	0.8%	9.4%	7.0%	212	876	202	47	1,337
Other	$4,630,000	0.0%	0.0%	0.0%	0.0%	0.0%	-	-	-	-	-
TOTAL	**$547,564,472**										**10,282**

Loan Portfolio by Geography, as of March 31, 2025



Notes:
- Affordability is determined by the percentage of Area Median Income (AMI) that a household needs to earn to afford the rent, assuming that they should pay no more than 30% of their gross income on rent. “Extremely Low Income” is affordable to households with incomes between 0% and 30% of AMI; “Very Low Income” with incomes of 30% to 60% of AMI, “Low Income” with incomes of 60% to 100% of AMI and “Moderate Income” with incomes from 100% to 120% of AMI.
- The “Other” region does not have demographic data because they can operate throughout the state of California and we can’t pin point one set of demographics.

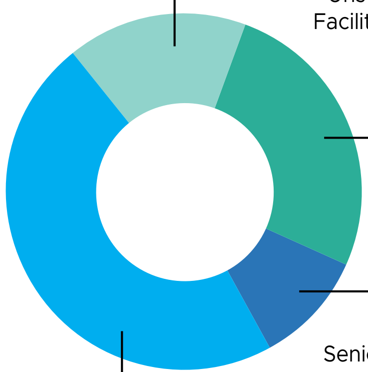
BORROWING PRACTICES

- **As of March 31, 2025, net debt liabilities payable totaled $378.1 million with a weighted average interest rate of 3.89% and an average term of 4 years and 4 months[1]**

Century Housing's Secured and Unsecured Debt Outstanding as of March 31, 2025 (000s)

	Debt Outstanding	Interest Rates
Series 2020 Sustainability Bonds[2]	$20,000	2.88%
Century Sustainable Impact Notes	79,176	2.00% – 5.40%
Tax-Exempt, 2021 Series A Sustainability Bonds (Par)	17,515	4.00%
Tax-Exempt, 2021 Series A Sustainability Bonds (Premium)	2,543	0.00%
New York Life Insurance Bonds	50,000	Fixed - - 2.39% – 2.98%
US Bank (Syndicated Bank Line)	21,000	SOFR + 180 BP
Charles Schwab Bank	25,000	4.75%
Federal Home Loan Bank San Francisco	38,000	2.82% – 4.54%
L.A. County Housing Innovation Fund (LACHIF)	3,330	Fixed - - 2.00%
Taxable Commercial Paper (Sustainability) Notes, Series 2022-A	100,000	4.75%
Jewish Commuity Federation of SF	1,500	1-MO SOFR minus 133 BP
Wells Fargo Bank	10,000	2.00%
US Bank (Racial Equity Term Bond)	10,000	SOFR + 40 BP
Total	**$378,064**	

- Century borrows primarily on an unsecured basis with full recourse to Century
- However, Century does participate in a credit program with the FHLBSF that generally offers favorable loan provisions, but requires that the obligation be secured
- Under this program, Century is required to provide a degree of overcollateralization, which it provides in the form of longer term loans financed by draws from the FHLB and some Treasury Inflation-Protected Securities held in its marketable securities portfolio



[1]Excluding the Federal Home Loan Bank of San Francisco, whose credit term is conditional upon continued membership in the bank
[2]$65MM of the Series 2020 bonds have been repaid in full.

Source: Century Sustainable Impact Notes Prospectus

BALANCE SHEET INFORMATION

- From 2020 to 2024, Assets increased $87 million or 16%, Liabilities increased $8 million or 3%, and Net Assets increased $79 million or 33%
  - The primary driver of the balance sheet growth has been increases in the size of the portfolio of loans receivable
  - This growth has mainly been attributable to increased access to capital at economic rates which has allowed the development of relationships with larger established developers
- **At March 31, 2025, Century had cash, cash equivalents and investments of $139.8 million, of which $135.5 million was unrestricted[1]**

Century Housing Parent-Only Statements of Financial Position (000s):

	Fiscal Year Ending December 31					(Unaudited)
ASSETS	2020	2021	2022	2023	2024	3/31/25
Cash and cash equivalents	$9,604	$3,027	$26,208	$3,955	$3,229	$2,009
Restricted cash	11,897	6,668	7,668	5,887	3,230	4,208
Accounts receivable, net	680	564	43	188	55	11
Investments	119,806	147,547	140,321	173,586	150,072	162,712
Interest receivable	5,521	5,996	7,430	8,544	9,278	9,947
Notes receivable, net	395,352	398,233	408,121	413,178	464,573	531,870
Prepaid expenses and other assets	142	102	77	26	31	63
Real estate held for investment, net	6,447	6,354	6,302	6,237	6,667	6,671
Furniture, fixtures and equipment, net	289	206	161	171	90	83
Total Assets	$549,738	$568,697	$596,331	$611,772	$637,225	$717,574
LIABILITIES AND NET ASSETS						
Accounts payable and accrued liabilities	$1,503	$1,755	$1,465	$1,947	$1,658	$2,193
Accrued interest	945	809	1,163	1,986	1,198	2,121
Fair value of interest rate swap liability	3,907	1,155	-	-	-	-
Bonds payable[2]	133,538	238,980	223,382	245,226	153,324	178,645
Notes payable and lines of credit[2]	161,535	52,108	65,779	51,200	101,902	98,830
Commerical paper	-	-	25,000	-	50,000	100,000
Other liabilities	5,317	6,796	10,036	9,458	7,022	8,046
Total Liabilities	$306,745	$301,513	$326,825	$309,817	$315,104	$389,835
NET ASSETS						
Controlling interest Without donor restriction	222,816	245,311	247,807	274,689	303,538	308,431
Controlling interest With donor restriction	20,177	21,873	21,698	27,266	18,583	19,308
Total Net Assets	242,993	267,184	269,505	301,955	322,121	327,739
Total Liabilities and Net assets	**$549,738**	**$568,697**	**$596,330**	**$611,772**	**$637,225**	**$717,574**

[1]Excludes investments in affiliates.
[2]Net of unamortized debt issuance costs.

STATEMENT OF ACTIVITIES

- Century Housing's revenue is derived primarily from four sources: 1) Income from notes receivable; 2) Residual receipts and contingent asset income; and 3) Grants and Contributions Revenue; and 4) Total Return in portfolio of marketable securities
- 71% of 2024 revenues were derived from income from loans

Century Housing Parent-Only Statements of Activities (000s):

	Fiscal Year Ending December 31					(Unaudited)
REVENUE	**2020**	**2021**	**2022**	**2023**	**2024**	**3/31/25**
Investment interest and dividends	2,219	1,642	3,303	3,933	5,144	842
Income from notes receivable	27,009	28,682	29,521	37,870	37,965	9,884
Residual receipts and contingent asset income	768	1,042	3,511	431	776	13
Grant & contribution revenue[1]	4,800	2,393	525	20,568	200	725
Net assets released from restriction	-	687	700	-	8,883	-
Other	206	369	182	481	513	43
Total Revenue and Contributions	**$35,002**	**$34,815**	**$37,742**	**$63,283**	**$53,481**	**$11,507**
EXPENSES						
Interest expense	7,851	6,180	7,280	10,896	12,215	3,585
Allocation of loan losses	903	7	(458)	47	2,834	1,203
Salaries and benefits professional fees	6,309	6,452	7,000	7,955	8,025	2,390
Business development[1]	437	287	422	15,529	445	53
General and administrative	773	913	1,028	1,188	1,124	279
Other	1,320	1,487	1,838	1,669	2,786	908
Total Expenses	**$17,593**	**$15,326**	**$17,110**	**$37,283**	**$27,429**	**$8,418**
OTHER INCOME AND (EXPENSES)						
Realized and unrealized losses on financial investments[2]	4,303	5,390	(17,611)	6,450	2,997	2,529
Total other income and (expenses)	4,303	5,390	(17,611)	6,450	2,997	2,529
Change in temporarily restricted net assets	-	(687)	(700)	-	(8,883)	-
Change in Net Assets	**$21,712**	**$24,192**	**$2,321**	**$32,450**	**$20,166**	**$5,618**

[1]Century received $4.8M in CMF funding in 2020; $557K in FA and $1.8M in Rapid Response Program in 2021; $525K in FA in 2022; $610K in FA and $4.9M in ERP in 2023; a one-time $15M grant from National Philanthropic Trust (transferred to an affiliate for further allocation); a $200K Cal IIP award in 2024; and $725K in FA in 2025.

[2]Overall investment performance can be volatile and can be driven by the economy, political climate, global economies or global unrest. Certain categories are more susceptible to volatility for example, equity investments.

Source: Century Sustainable Impact Notes Prospectus

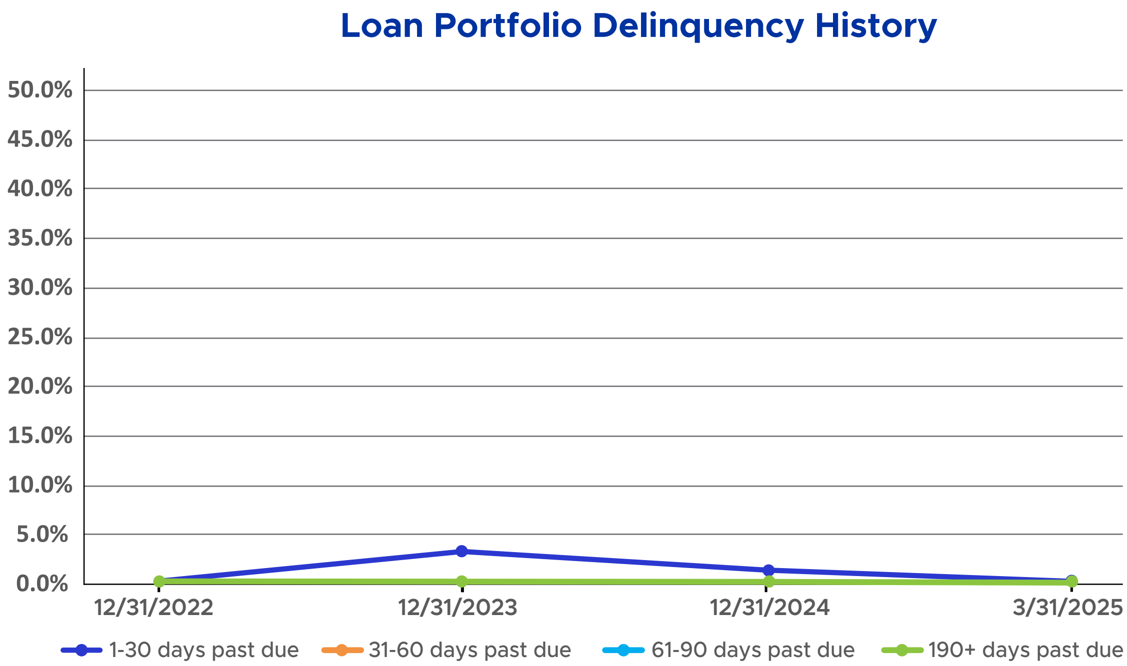
KEY EARNING INDICATORS (PARENT ONLY)

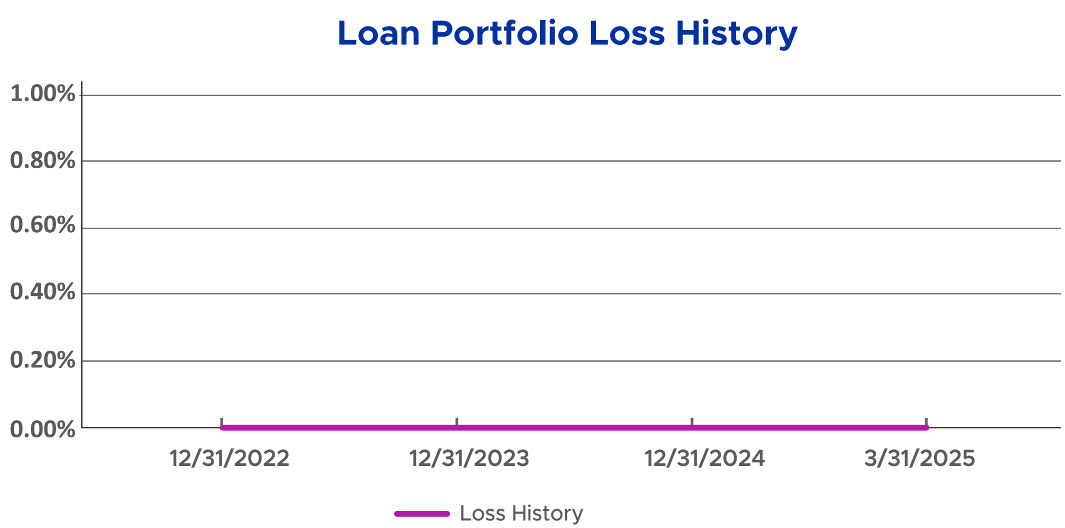
Indicator	FY 2022	FY 2023	FY 2024	March 31, 2025
Earned Revenue	$37,217,491	$42,715,503	$53,280,679	$10,782,005
Unrestricted Grants and Contributions	525,000	20,567,678	200,000	-
Total Revenue and Contributions	**$37,742,491**	**$63,283,181**	**53,480,679**	**10,782,005**
Financing Expenses	8,441,896	11,820,846	12,817,511	3,671,968
Loan Loss Allocation Expense	(458,172)	46,601	2,834,272	1,202,946
Operating Expenses	9,127,024	25,415,893	11,776,670	3,543,450
Total Expenses	**$17,110,748**	**$37,283,340**	**27,428,453**	**8,418,364**
Surplus (Deficit) from Operations	**$20,631,743**	**$25,999,841**	**26,052,226**	**2,363,641**
Net Margin	54.66%	41.08%	48.71%	21.92%
Loan Interest Earned/Average Loans Outstanding	7.23%	9.12%	8.53%	5.86%
Interest Expense/Avg Total Debt	2.76%	3.78%	4.21%	3.18%
Net Interest Margin	5.25%	6.41%	5.77%	3.77%

CAPITALIZATION (PARENT ONLY)

Debt & Net Assets Composition	As of 3/31/2025
Debt	
Revolving Lines of Credit	$84,000,000
Notes Payable	14,830,000
Commercial Paper	100,000,000
Bonds Payable	179,234,146
Total Debt	**$378,064,146**
Net Assets	
Without donor restriction	$308,431,587
With donor restriction	19,307,800
Total Net Assets	**$327,739,387**

RISK MANAGEMENT & ASSET QUALITY





KEY LIQUIDITY INDICATORS (PARENT ONLY)

Ratio	FY 2022	FY 2023	FY 2024	3/31/25
Cash and Marketable Securities	$138,666,208	$149,523,706	$125,288,885	$135,549,556
Cash and Marketable Securities over Debt	0.48	0.50	0.41	0.36
Cash and Marketable Securities over Total Liabilities	0.48	0.48	0.40	0.35
Quick Ratio	0.90	1.02	0.82	0.63
Current Ratio	2.35	2.75	2.22	1.76
Months of Operating Cash	101.3	63.9	36.2	50.6
Months of Unrestricted Cash	101.5	63.9	36.2	50.6
Net Assets Ratio	45.2%	49.4%	50.6%	45.7%

PROJECT EXAMPLES

Revitalizing Skid Row's Affordable Housing Stock

Three century-old buildings in Downtown LA's Skid Row are undergoing critical rehabilitation to safeguard housing for residents overcoming homelessness. Century Housing provided SRO Housing Corporation with construction financing to preserve 201 deeply affordable homes for individuals earning 30% of AMI. This investment supports local jobs, maintains affordability, and reinforces housing stability in a community with high rates of poverty and homelessness.

Fast-Tracking Supportive Housing Through Private Investment

Developed by Housing Diversity Corporation, Vida DTLA transformed an existing Downtown LA building into 147 permanent supportive homes for residents earning up to 50% of the area median income. Originally conceived as workforce housing, Vida DTLA pivoted to deeply affordable housing in response to evolving needs. Century Housing provided flexible acquisition financing to move the project forward.

Building Stronger Partnerships to Expand Affordable Housing

Strategic partnerships were central to Century's impact in 2024. One standout collaboration was Harvey West Studios in Santa Cruz, where Century served as the lead construction lender, alongside the Housing Accelerator Fund and Apple. Developed by Housing Matters and MidPen Housing, the project will deliver 120 apartments—making it the largest supportive housing community in Santa Cruz County for people who have experienced chronic homelessness.


CENTURY

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SUSTAINABLE IMPACT NOTES

INVESTOR PRESENTATION 2025

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Affordable Housing Is Our Mission

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