



Community Reinvestment Act Statement

Approved by:

BOARD OF DIRECTORS – April 12, 2023

Reviewed and edited by: Scott Auen, EVP, Retail Lending

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COMMUNITY REINVESTMENT ACT STATEMENT

This policy has been prepared for our depositors, loan customers and members of the community. There are four parts to this policy, and each serves a separate purpose. Part I is entitled "Delineation of Community". It contains a map and a description of the approximate area, which we regard as our basic lending community. Our lending community includes all types of neighborhoods and districts, and persons of all income levels and races. Designation of our community does not mean that we make no loans outside of our community, we sometimes do. Also, there may be parts of our community where, for various reasons, we have been more active than in other areas. The delineation of community merely sets forth the general area of operation of our institution. The concept of our basic lending community is subject to change over time, as patterns of commercial development change and populations shift. We will regularly adjust our delineation of community to reflect these changes.

Part II of this policy consists of a list of the general types of credit, which we offer, and an explanation of how the availability of certain types of credit can vary. Due to limitations of space, this listing cannot contain all of the terms and conditions, which affect our ability to grant credit. A loan officer will be pleased to provide you with detailed information upon request. Other services offered by the Bank are also listed in this section.

Part III of the policy is an important notice about the operation of the Community Reinvestment Act.

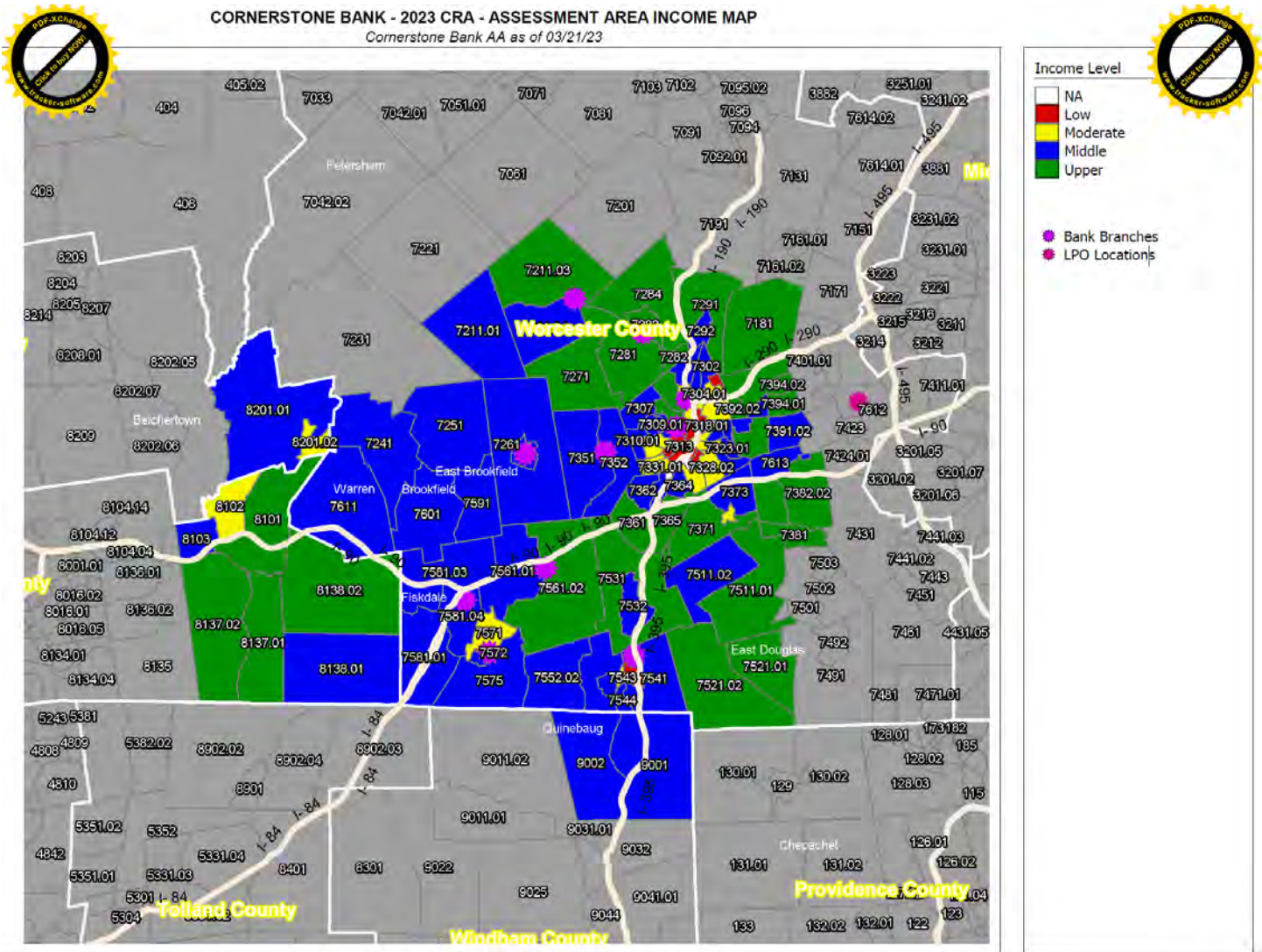
Finally, Part IV of this policy contains a brief description of some of the activities in which Cornerstone Bank has been engaged in order to ascertain and meet the credit needs of our community.

We hope that the information contained in this policy is useful to you. If you have any questions, do not hesitate to speak with one of our officers.

Yours truly,

Todd Tallman
Chief Executive Officer

PART I: Delineation of Community CRA Assessment Area Income Map



Cornerstone Bank Main Office: 176 Main Street, Spencer, MA 01562

Branch Offices:

- Charlton Branch, 2 Center Depot Road, Charlton, MA 01507
- Holden Branch, 1073 Main Street, Holden, MA 01520
- Leicester Branch, 121 South Main Street, Leicester, MA 01524
- Rutland Branch, 93 Main Street, Rutland, MA 01543
- Southbridge Branch: 253-257 Main Street, Southbridge, MA 01550
- Sturbridge Branch, 200 Charlton Road, Sturbridge, MA 01566
- Webster Branch, 86 Worcester, Road, Webster, MA 01570
- Worcester Branch, 70 W. Boylston Street, Worcester, MA 01606
- Worcester Branch, 230 Park Avenue, Worcester, MA, 01609

Cornerstone Bank has concentrated its marketing and lending efforts in our town and the principal surrounding towns and, to a more limited extent, in parts of other counties.

CORNERSTONE BANK

PART II:

SOME THINGS YOU SHOULD KNOW ABOUT THE TYPES OF LOANS WE CAN MAKE

Listed below are types of loans that Cornerstone Bank makes in the community. The kinds of credit we can make available are limited by law and government regulations. Some of these regulations operate by tying the volume of lending in certain categories to deposits we have and other variables. Since these can change from time to time, we may be temporarily "out of the market" for certain types of loans at certain times. Also, changes in economic conditions sometimes make it impossible or impractical to make a certain type of loan. Also, every financial institution must, as a matter of law and good practice, maintain a mix of different types of loans and investments. For these reasons, an institution may have to plan to devote its funds to many kinds of loans. This can result in certain types of credit being unavailable at a given time.

You should also know that there are many different types of financial institutions. Some specialize in specific types of loans. This allows them to offer better and more efficient service.

The availability and the terms and conditions of credit in a specific instance are always decided on a case-by-case basis. The creditworthiness of the borrower and the collateral are both carefully evaluated.

Retail Lending Products and Services

- Real Estate Mortgages
- MHP One Mortgage
- Down Payment Assistance Programs: Mass Dream & Equity Builder
- FHA Loans
- Automobile Loans
- Collateral Loans
- Construction Mortgage Loans
- Home Equity Lines of Credit with Fixed Rate Loan Advances
- Mass Save – HEAT Loans
- Unsecured Personal Loans and Lines
- Automatic Loan Payments

Commercial Products and Services

Loan Products

- Commercial Real Estate Financing
- Investment Real Estate Financing
- Equipment & Vehicle Financing
- Business Term Loans
- Lines of Credit
- U.S. Small Business Administration (SBA) Loans
- Working Capital Lines of Credit

Commercial Deposit Products and Services

- Merchant Credit Card Processing Services
- Business Checking and Savings Deposit Products
- Business Money Markey
- IOLTA Accounts (Interest on Lawyers Trust Accounts)
- Nonprofit Checking and Savings
- Business Online Banking & Bill Pay
- Mobile Banking App
- Electronic Funds Transfer (ACH)
- Lockbox Services
- Business Credit Card
- Business Debit Card
- Sweep Services – i.e., zero balance account, sweep to line of credit and Target balance sweep
- Remote Deposit Services
- Wire Transfers
- Nightly Depository Services
- Positive Pay & Account Reconciliation

Retail Deposit Products

Checking Accounts*

- **RITE Premium Checking** – \$8 Monthly Maintenance Service Charge. Monthly Service Charge can be waived with a \$1000 daily balance. Free online, mobile banking, debit card, bill pay, Zelle, e-statements and early direct deposit and unlimited ATM fee rebates. Account also offers Roadside Assistance, Health Savings, Cell Phone Protection, Id Theft Aid, Buyers Protection, Local Discounts and Travel Accidental Death Coverage through Bazing.com.
- **RITE Extra Checking** - \$6 Monthly Maintenance Service Charge. Free online, mobile banking, debit card, bill pay, Zelle, e-statements and early direct deposit and unlimited ATM fee rebates. Account also offers Roadside Assistance, Health Savings, Cell Phone Protection, Id Theft Aid, Buyers Protection, Local Discounts and Travel Accidental Death Coverage through Bazing.com.
- **Basic Checking** – Offers early direct deposit. Monthly Maintenance Service Charge of \$7. Monthly service charge can be waived for customers with a \$100 daily minimum balance or recurring direct deposits. Free for customers under age 18 or over age 65.
- **Bank on Checking** – **Non-interest bearing account designed to be offered to the unbanked, that is only offered through referrals from partners with Worcester Community Action Council.**
- **Non-Profit Checking** – Non-interest bearing account designed to meet the unique needs of non-profit organizations.

**ODP Limit up to \$750 and Debit Card Rewards program available for all qualified checking accounts. Overdraft protection program also available by linking savings account to checking account.*

Savings Accounts

- **Statement Savings** – A basic savings account that pays interest.
- **Holiday Savings Plan** – Our Holiday Savings Plan is designed to help you save up for the holidays...a time of the year when money is needed most.
- **Moola Savings Account** – a savings account for minors designed to teach young people to save by offering higher interest on balances less than \$500.00 and membership in the Cornerstone Bank kids club. Minors are able to earn points for saving and banking activity to redeem for prizes.
- **Personal Money Market Account and Signature Money Market**– Higher yielding interest account with specific limits on third party transactions.
- **Premier Money Market Account**
- **Certificates of Deposit**
- **IRA Savings Account**

Retail Deposit Services

- ACH (electronic funds transfers), Auto Payments and Transfers
- ATM- No charges for SUM members. Debit MasterCard and ATM cards available based upon account type.
- Bank by Mail, Phone, ATM or Internet
- Cashier Checks
- ClickSwitch
- Debit Card Rewards Program - Awards points for using debit cards for POS payments that can be redeemed for products, On-Line Merchant Rewards Program included.
- Direct Deposit
- Electronic Statement with Imaged Checks
- Online Banking and Bill Pay – No charge to bank 24 hours a day, 365 days a year. Bill pay included with all checking products.
- MasterCard Debit Card
- Medallion Signature Guaranty up to \$1,000,000 – must be customers in good standing for at least 6 months
- Mobile Banking App
- Mobile Deposit
- Money Orders
- Notary Public Services
- Online Deposit Account Opening – service that allows certain retail deposit accounts to be opened online
- Overdraft Privilege
- Overdraft Protection
- Safe Deposit Boxes (select locations)
- Currency exchange services

PART III:

**COMMUNITY REINVESTMENT ACT NOTICE
CORNERSTONE BANK – MAIN OFFICE**

Under the Community Reinvestment Act (CRA), the Commissioner of Banks (Commissioner), and the Federal Reserve Board (Board), evaluates our record of helping to meet the credit needs of this community consistent with safe and sound operations. The Commissioner and Board also takes this record into account when deciding on certain applications submitted by us.

Your involvement is encouraged.

You are entitled to certain information about our operations and our performance under the CRA, including, for example, information about our branches, such as their location and services provided at them; the public section of our most recent CRA Performance Evaluation, prepared by the Massachusetts Division of Banks and the Federal Reserve Bank of Boston (Reserve Bank); and comments received from the public relating to our performance in helping to meet community credit needs, as well as our responses to those comments. You may review this information today.

At least 30 days before the beginning of each quarter, the Commissioner and Federal Reserve System publishes a list of the banks that are scheduled for CRA examination by the Commissioner and the Reserve Bank in that quarter. This list is available from:

Commissioner of Banks 1000 Washington St., 10 th floor Boston, MA 02118-6400	and	Officer in Charge of Supervision Federal Reserve Bank of Boston 600 Atlantic Avenue Boston, MA 02210
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You may send written comments about our performance in helping to meet community credit needs to Scott L. Auen, Executive Vice President / CRA Officer, Cornerstone Bank, 176 Main Street, Spencer, MA 01562, and the Commissioner of Banks and the Officer in Charge of Supervision, Federal Reserve Bank of Boston.

Your letter, together with any response by us, will be considered by the Commissioner and Federal Reserve System in evaluating our CRA performance and may be made public.

You may ask to look at any comments received by the Commissioner and the Reserve Bank. You may also request from the Commissioner and the Reserve Bank an announcement of our applications covered by the CRA filed with the Commissioner and Reserve Bank. We are an affiliate of SSB Community Bancorp, MHC, a bank holding company. You may request from the Officer in Charge of Supervision, Federal Reserve Bank of Boston, an announcement of applications covered by the CRA filed by bank holding companies.

COMMUNITY REINVESTMENT ACT NOTICE

CORNERSTONE BANK – BRANCH OFFICES

Under the Community Reinvestment Act (CRA), the Commissioner of Banks (Commissioner), and the Federal Reserve Board (Board), evaluates our record of helping to meet the credit needs of this community consistent with safe and sound operations. The Commissioner and Board also takes this record into account when deciding on certain applications submitted by us.

Your involvement is encouraged.

You are entitled to certain information about our operations and our performance under the CRA. You may review today the public section of our most recent CRA Performance Evaluation, prepared by the Massachusetts Division of Banks and the Federal Reserve Bank of Boston, at 176 Main Street, Spencer, MA 01562. You may also obtain a list of services provided at this branch. You may also have access to the following additional information, which we will make available to you at this branch within five calendar days after you make a request to us: (1) a map showing the assessment area containing this branch, which is the area in which the Commissioner and Board evaluates our CRA performance in this community; (2) information about our branches in this assessment area; (3) a list of services we provide at those locations; (4) data on our lending performance in this assessment area; and (5) copies of all written comments received by us that specifically relate to our CRA performance in this assessment area, and any responses we have made to those comments. If we are operating under an approved strategic plan, you may also have access to a copy of the plan.

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PART IV:
COMMUNITY REINVESTMENT ACT STATEMENT

1. In order to help meet community credit needs, the Bank has instructed its contact personnel that it shall be the Bank's policy:
 - A. To accept applications for all types of loans offered by the Bank at all its branch offices.
 - B. To instruct all appropriate officers and employees that the Bank does make loans which meet credit policy standards in all geographical areas within the delineated market area.
 - C. To maintain a record of all applications for residential loans or home mortgage within the delineated CRA market area.
 - D. To meet with community groups which so request to discuss the Bank's lending policy.
 - E. To take affirmative steps to ensure that realtors and real estate brokers are made aware of the institution's policies for making funds available for sound mortgage loans within the delineated CRA market area, provided the Bank has long term loanable funds available.

2. The following efforts have been or are being taken by the Bank to ascertain the credit needs of the delineated CRA market area:
 - A. Discussions with local real estate brokers and other community / business leaders.
 - B. Memberships in local business and community organizations.
 - C. Sponsorship and participation in Home Buyers Seminars or other loan related seminars.
 - D. Member Federal Home Loan Bank Boston.