

# COMMUNITY INVESTMENT MANAGEMENT U.S. PRIVATE CREDIT STRATEGY

*A Private Debt Strategy available through the VIP Program*

Access to affordable credit is critical to building resilience and unlocking opportunity for small businesses and low-income individuals: however, many lack access to responsible financial services. With greater availability of such services, underserved communities can weather emergencies, better manage income and expenses, and improve their livelihoods.

seeking to achieve **ATTRACTIVE** financial **RETURNS** by investing in **CREDITWORTHY**, underserved U.S. Communities

Community Investment Management (CIM) increases access to capital by providing strategic debt facilities to fintech companies scaling responsible lending innovations for underserved communities. CIM's U.S. strategy seeks to deliver attractive risk-adjusted returns and positive social impact by partnering with these fintechs.

CIM aims to have a catalytic effect on the broader lending (and credit) ecosystem by demonstrating to mainstream financial institutions and investors that responsible loan products can both be profitable and expand reach to underserved communities.

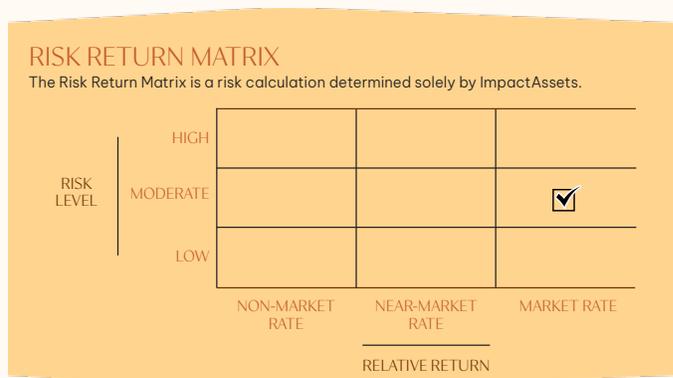
Since 2014, CIM has enabled over \$30 billion in credit to more than 17 million underserved borrowers including small businesses, low-income households, and students in the U.S. and emerging markets. As a percentage of the portfolio, CIM's U.S. strategy funds 2-3 times more woman-, minority-, and veteran-owned businesses than banks and financial institutions. As of October 2025, CIM has \$1.2 billion in assets under management.

This opportunity is best suited for an investor comfortable with moderate risk, who may prefer near-term liquidity while driving meaningful impact in the financial inclusion sector throughout the U.S.

## ABOUT COMMUNITY INVESTMENT MANAGEMENT

Community Investment Management (CIM) is a global institutional impact investment manager that provides strategic capital to scale and demonstrate responsible innovation in lending to small businesses and underserved borrowers in the United States and emerging markets. CIM partners with fintechs by providing customized debt facilities with structures that isolate bankruptcy risk and create substantial downside protection. CIM's advocacy work in the sector has centered on developing a set of responsible practices and codified behavior within fintech lending. CIM is a member of the Executive Committee of the Responsible Business Lending Coalition and MoreThanFair.

\*Investment options covered in this fact sheet are only available through the ImpactAssets Donor Advised Fund Investment Platform.



**INVESTMENT SPOTLIGHT: FINFIT**

FinFit offers an early wage access solution that provides workers with unsecured personal installment loans and lines of credit at affordable rates that can be paid back directly via payroll deduction. FinFit enables workers to improve their financial health through a proven set of diagnostic tools, educational materials, planning guides, and financial services. Many of these workers face precarious financial health conditions due to low savings, high debt burdens, and weak credit scores. The combination of services allows workers to pay down expensive credit card and medical debt, accumulate emergency savings, and access affordable financing. By accessing important financial health guidance and relevant credit and savings services, FinFit users can improve their overall financial wellness. In addition, employers that facilitate FinFit's services experience an improvement in employee retention, productivity, and reduction in 401(k) loans.



CIM's partnership with FinFit has allowed over 70,000 workers to access financing conveniently and affordably.

**STRATEGY SUMMARY**

<b>ASSET CLASS</b>	Private Debt
<b>STRATEGY SIZE</b>	\$983M AUM (as of January 2026)
<b>SECTOR</b>	Financial Inclusion
<b>TERM</b>	Evergreen
<b>TARGET RETURN</b>	8-10% net returns to investor
<b>REDEMPTION</b>	Monthly with 30 days notice and 2.5% fund-level gate
<b>MANAGER FEES</b>	<ul style="list-style-type: none"> <li>•1% management fee annually, paid monthly</li> <li>•6% Preferred Return to investors, 20% of fund profits above annual preferred return with a shared catch up</li> <li>•Expenses limited to 0.50% annually</li> </ul>
<b>INVESTMENT FEES</b>	This investment recommendation will incur an additional fee of 0.40%. The fee is calculated on the current asset balance.
<b>GEOGRAPHY</b>	United States
<b>INVESTMENT THESIS</b>	<ul style="list-style-type: none"> <li>•Provides strategic debt capital for responsible innovation in lending to underserved communities including small businesses, low-income households, and students in the U.S.</li> <li>•Customized debt facilities with structures that isolate bankruptcy risk and create substantial downside protection</li> </ul>
<b>IMPACT THESIS</b>	<ul style="list-style-type: none"> <li>•Commitment to responsible and transparent financing for small businesses and underserved demographics; as a percentage of the portfolio, CIM funds 2-3 times more woman-, minority-, and veteran-owned businesses than banks</li> <li>•Since inception, CIM has played an integral role in the development of responsible and transparent innovation in digital finance</li> </ul>
<b>STRENGTHS</b>	Attractive risk-adjusted returns, built-in liquidity feature, robust risk management, strong track record of deploying and returning capital, large pipeline of fintech partners, oversized market opportunity.
<b>RISKS</b>	Exposure to a developing fintech segment within traditional finance, where credit models and risk management practices are still maturing. This creates uncertainty around portfolio quality, particularly given mixed credit performance and the inherent risk of uncollateralized loans.

## ABOUT THE VENTURE IMPACT PROGRAM (VIP)

VIP is an innovative way for MCF donors to engage in impact investing through philanthropy. Via a partnership with ImpactAssets – a market leader in impact investing– VIP enables philanthropic dollars to be directed towards both non-profit and for-profit companies that are seeking to make positive social or environmental impact. For further information, contact Safia Kryger-Nelson at MCF, 415.464.2515 or skryger-nelson@marincf.org.

**IMPACTASSETS LEGAL AND PROGRAM DISCLAIMER:** This is not a solicitation to buy or sell securities, nor a private placement offering. It is an informational description of charitably oriented, social purpose investment options that have been approved by ImpactAssets only for use in its donor advised fund asset base. It is only for use by its donors. Any allocation to private debt and equity investment options may result in losses and illiquidity that will be borne solely by each donor advised fund account with investment in these options, as will associated program fees. Investment minimums apply. Grant making from the principal value will not be possible until distributions are returned to The ImpactAssets Donor Advised Fund.

There is no guarantee of any recovery of capital. The Fund Manager has not approved the information contained in this Fund profile, including the assignment of risk ratings contained herein. The Units may be offered solely to, and subscriptions will be accepted only from “Accredited Investors,” as defined in Rule 501(a) of Regulation D promulgated under the authority of the Act, who are also “Qualified Clients,” as defined in Rule 205-3 of the United States Investment Advisers Act of 1940, as amended.



<sup>1</sup>The Summary of Terms is a summary and not exhaustive. The Strategy’s Offering Circular contains additional details on strategy terms, disclosures, and risks. All investing involves risk of loss. Actual returns could differ materially and adversely from those expressed or implied in any forward-looking statements as a result of various factors. Any estimated future returns set forth herein are hypothetical and do not constitute a forecast. They have been prepared based on CIM’s view in relation to future events and various estimations and assumptions made by CIM, including estimations and assumptions about events that have not yet occurred. Such estimations and assumptions may require modification as additional information becomes available and as economic and market developments warrant. Any such modification could be either favorable or adverse. Targeted performance is not necessarily indicative of future results, and there can be no assurance that the applicable investment will achieve comparable results to those presented.

CIM prepared this portfolio information document and the calculations herein. None of the information in this document has been reviewed or audited by an independent accountant or other independent testing firm. CIM believes the data is correct but does not assume any liability or obligation to update the data if such data is incorrect. The data in this document may not be inclusive of the entire portfolio. CIM uses data inputs and reporting from its portfolio companies and conducts additional research to supplement the data where available, and therefore such reporting may be incomplete.