

COMMUNITY INVESTMENT MANAGEMENT U.S. PRIVATE CREDIT STRATEGY

A Private Debt Strategy Available Through the Venture Impact Program



Photos courtesy of Community Investment Management (CIM)

SEEKING TO ACHIEVE ATTRACTIVE FINANCIAL RETURNS BY INVESTING IN CREDITWORTHY, UNDERSERVED U.S. COMMUNITIES

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.

Community Investment Management (CIM) seeks to increase access to capital by providing strategic debt facilities to responsible financial technology companies (“fintechs”) to scale and demonstrate responsible innovation in lending for underserved communities. CIM’s U.S. strategy seeks to deliver attractive risk-adjusted returns and positive social impact by partnering with fintechs that are providing responsible and transparent credit solutions to underserved communities in the United States.

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 \$21 billion in credit to more than 13 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.

ABOUT COMMUNITY INVESTMENT MANAGEMENT

Community Investment Management (CIM) is a global institutional impact investment manager that provides strategic debt funding 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, MoreThanFair and Impact Capital Managers.

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.

INVESTMENT SPOTLIGHT: FINFIT

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 thanks 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 20,000 workers to access financing conveniently and affordably.



1 NO POVERTY



8 DECENT WORK AND ECONOMIC GROWTH



10 REDUCED INEQUALITIES



RISK RETURN MATRIX

The Risk Return Matrix is a risk calculation determined solely by ImpactAssets.

RISK LEVEL	HIGH			
	MODERATE			✓
	LOW			
		NON-MARKET RATE	NEAR-MARKET RATE	MARKET RATE
RELATIVE RETURN				

SUMMARY OF TERMS¹

ASSET CLASS	Private Debt
STRATEGY SIZE	\$829M AUM (as of January 2025)
SECTOR	Financial Inclusion
TERM	Evergreen
TARGET RETURN	6-8% net returns to investor (see summary of Manager Fees below)
REDEMPTION	Monthly with 30 days notice and 2.5% fund-level gate
MANAGER FEES	<ul style="list-style-type: none"> 1% management fee annually, paid monthly 6% Preferred Return to investors, 20% of fund profits above annual preferred return with a shared catch up Expenses limited to 0.50% annually
INVESTMENT FEES	This investment recommendation will incur an additional fee of 0.40%.
GEOGRAPHY	United States
INVESTMENT THESIS	<ul style="list-style-type: none"> Provides strategic debt capital for responsible innovation in lending to underserved communities including small businesses, low-income households, and students in the U.S. Customized debt facilities with structures that isolate bankruptcy risk and create substantial downside protection
IMPACT THESIS	<ul style="list-style-type: none"> 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 Since inception, CIM has played an integral role in the development of responsible and transparent innovation in digital finance
STRENGTHS	Attractive risk-adjusted returns, built-in liquidity feature, robust risk management, strong track record of deploying and returning capital, large pipeline of fintech partners, outsized market opportunity.
RISKS	Nascent fintech sector with mixed underlying credit performance, inherent credit risk in uncollateralized loan portfolio

¹ 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.

There is no guarantee that any projection, forecast or opinion around any given investment will be realized with respect to impact, performance or liquidity. Past performance does not guarantee future results.

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