

Century Housing Corporation and Affiliates

**Consolidated Financial Statements with Report of Independent Auditors
December 31, 2025 and 2024**

CENTURY HOUSING CORPORATION AND AFFILIATES

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Report of Independent Auditors

To the Board of Directors of
Century Housing Corporation and Affiliates:

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Century Housing Corporation, a California nonprofit public benefit corporation, and Affiliates (“Century”), which comprise the consolidated statements of financial position as of December 31, 2025 and 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Century as of December 31, 2025 and 2024, and the changes in its net assets 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 (“GAAS”). Our responsibilities under those standards are further described in the Auditors’ Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Century 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.

Prior Period Financial Statements

The consolidated financial statements of Century Housing Corporation and Affiliates as of and for the year ended December 31, 2024 were also audited by us in accordance with *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement. Our report dated April 30, 2025 expressed an unmodified opinion on those consolidated financial statements.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 GAAS 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 consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 consolidated 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 Century'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Century'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.

Novogradac & Company LLP

Plantation, Florida
April 30, 2026

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash and cash equivalents	\$ 57,413,248	\$ 33,073,184
Cash equivalents (restricted)	48,429,671	37,213,730
Accounts receivable, net	2,811,885	1,416,927
Contributions receivable	1,350,000	-
Investments	141,385,040	122,060,469
Interest receivable	4,220,761	2,600,823
Prepaid expenses and other assets	2,510,835	1,209,762
Notes receivable, net	706,267,264	431,128,377
Other notes receivable	13,079,456	14,731,039
Real estate held for investment, net	665,900,681	630,412,047
Furniture, fixtures and equipment, net	8,805,827	5,357,588
Assets held for sale, net	28,038,488	-
Deferred charges, net	780,677	671,911
Fair value of derivative financial instrument	522,606	464,877
	<u>\$ 1,681,516,439</u>	<u>\$ 1,280,340,734</u>
Total assets	\$ 1,681,516,439	\$ 1,280,340,734
LIABILITIES AND NET ASSETS		
Accounts payable and accrued liabilities	\$ 7,341,101	\$ 4,913,854
Accounts payable - construction	22,558,009	32,729,563
Accrued interest	19,590,167	15,281,529
Tenant security deposits	1,902,829	1,815,907
Deferred income	2,138,572	1,329,923
Deferred development fee income	4,566,225	3,804,433
Bonds payable, net	145,705,738	146,094,980
Notes payable, net	723,618,853	480,845,678
Commercial paper	100,000,000	50,000,000
Other liabilities	8,080,569	6,767,016
Total liabilities	<u>1,035,502,063</u>	<u>743,582,883</u>
Net assets:		
Without donor restriction		
Controlling interest	472,156,673	399,118,329
Non-controlling interest	142,953,284	101,135,824
Total net assets without donor restriction	<u>615,109,957</u>	<u>500,254,153</u>
With donor restriction - controlling interest		
Century Housing	11,460,412	18,582,800
CADI and affiliates	19,444,007	17,920,898
Total net assets	<u>646,014,376</u>	<u>536,757,851</u>
Total liabilities and net assets	\$ 1,681,516,439	\$ 1,280,340,734

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Lending revenue		
Income on notes receivable	\$ 45,225,060	\$ 36,507,493
Net assets released from restrictions	8,025,000	8,883,265
Other income	167,662	51,999
Total lending revenue	<u>53,417,722</u>	<u>45,442,757</u>
Housing revenue and support		
CVC, CADI and other real estate operations		
Rental property income	36,786,018	31,022,455
Other real estate income	81,788	88,022
Gain on sale of fixed assets	-	1,653,069
Grant income	514,800	632,097
Income from certificated state credits	3,048,024	98,943
Contributions and fundraising income	28,127,405	7,632,351
Net assets released from restrictions	818,169	2,253,705
Total housing revenue and support	<u>69,376,204</u>	<u>43,380,642</u>
Corporate revenue		
Residual receipts and contingent asset income	9,855,382	1,675,584
Corporate office building rental income	176,381	171,241
Total corporate revenue	<u>10,031,763</u>	<u>1,846,825</u>
Total revenue	<u>132,825,689</u>	<u>90,670,224</u>
Lending expenses		
Allocation for loan losses	5,086,745	3,031,147
Borrowing and bond fees	896,528	601,348
Interest expense	18,627,624	12,248,038
Salaries and employee benefits	2,706,474	2,565,560
Direct lending expenses	270,252	351,300
Total lending expenses	<u>27,587,623</u>	<u>18,797,393</u>
Housing expenses		
CVC, CADI and other real estate operations		
Rental property expenses	18,508,528	17,465,991
Other real estate expenses	568,189	302,009
Property depreciation and amortization	17,392,840	13,600,260
Interest expense	12,147,569	7,118,871
Housing salaries and employee benefits	13,144,924	12,303,932
Development fee salary offset	(7,628,705)	(8,028,001)
Other program support	98,778	135,288
Total housing expenses	<u>54,232,123</u>	<u>42,898,350</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Corporate expenses		
Salaries and employee benefits	6,937,138	5,459,388
Professional fees	1,076,748	453,921
Business development expenses	433,699	232,232
General and administrative expenses	1,218,243	1,051,237
Depreciation	170,192	181,895
Total corporate expenses	<u>9,836,020</u>	<u>7,378,673</u>
 Total expenses	 <u>91,655,766</u>	 <u>69,074,416</u>
 Other income and (expenses)		
Investment interest and dividends	5,901,220	6,246,173
Reorganization expense	(1,355,288)	(1,377,922)
Other program support	(464,282)	(257,650)
Income tax expense for LLCs	(66,995)	(63,879)
Total other income and (expenses)	<u>4,014,655</u>	<u>4,546,722</u>
 Increase in net assets without donor restriction before realized and unrealized gains (losses) on investments	 45,184,578	 26,142,530
 Realized and unrealized gains (losses) on investments		
Realized and unrealized gains on investments	8,228,036	2,997,166
Realized and unrealized (loss) gains on interest rate swaps	(146,169)	196,155
Total realized and unrealized gains (losses) on investments	<u>8,081,867</u>	<u>3,193,321</u>
 Increase in net assets without donor restriction from operations	 53,266,445	 29,335,851
 Contributions from non-controlling interest	61,972,114	1,220,478
Syndication costs paid by non-controlling interest	(382,755)	(196,300)
Increase in net assets without donor restriction	<u>114,855,804</u>	<u>30,360,029</u>
 Change in net assets with donor restriction		
Contributions - Lending	902,612	200,000
Net assets released from restrictions - Lending	(8,025,000)	(8,883,265)
Contributions - Housing	2,341,278	-
Net assets released from restrictions - Housing	(818,169)	(2,253,705)
Change in net assets with donor restriction	<u>(5,599,279)</u>	<u>(10,936,970)</u>
 Increase in net assets	 109,256,525	 19,423,059
 Net assets at beginning of year	 <u>536,757,851</u>	 <u>517,334,792</u>
 Net assets at end of year	 <u>\$ 646,014,376</u>	 <u>\$ 536,757,851</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2025

	Program	Administrative	Fundraising	Total
Lending expenses				
Allocation for loan losses	\$ 5,086,745	\$ -	\$ -	\$ 5,086,745
Borrowing fees	896,528	-	-	896,528
Bond fees	-	-	-	-
Interest expense	18,627,624	-	-	18,627,624
Salaries and employee benefits	2,706,474	-	-	2,706,474
Direct lending expenses	270,252	-	-	270,252
Total lending expenses	<u>27,587,623</u>	<u>-</u>	<u>-</u>	<u>27,587,623</u>
Housing expenses				
CVC, CADI and other real estate operations				
Rental property expenses	18,429,142	-	79,386	18,508,528
Other real estate expenses	568,189	-	-	568,189
Property depreciation and amortization	17,392,840	-	-	17,392,840
Interest expense	12,147,569	-	-	12,147,569
Housing salaries and employee benefits	9,745,353	3,399,571	-	13,144,924
Borrowing fees	98,778	-	-	98,778
Total housing expenses	<u>58,381,871</u>	<u>3,399,571</u>	<u>79,386</u>	<u>61,860,828</u>
Corporate expenses				
Salaries and employee benefits	-	6,937,138	-	6,937,138
Professional fees	1,076,748	-	-	1,076,748
Business development expenses	433,699	-	-	433,699
General and administrative expenses	-	1,218,243	-	1,218,243
Depreciation and amortization expense	-	170,192	-	170,192
Total corporate expenses	<u>1,510,447</u>	<u>8,325,573</u>	<u>-</u>	<u>9,836,020</u>
Total	87,479,941	11,725,144	79,386	99,284,471
Other expenses				
Other program support	464,282	-	-	464,282
Income tax expense for LLCs	66,995	-	-	66,995
Reorganization expense	-	1,355,288	-	1,355,288
Realized and unrealized losses on investments	146,169	-	-	146,169
Total other expenses	<u>677,446</u>	<u>1,355,288</u>	<u>-</u>	<u>2,032,734</u>
Total expenses	<u>\$ 88,157,387</u>	<u>\$ 13,080,432</u>	<u>\$ 79,386</u>	<u>\$ 101,317,205</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Program	Administrative	Fundraising	Total
Lending expenses				
Allocation for loan losses	\$ 3,031,147	\$ -	\$ -	\$ 3,031,147
Borrowing fees	601,348	-	-	601,348
Bond fees	-	-	-	-
Interest expense	12,248,038	-	-	12,248,038
Salaries and employee benefits	2,565,560	-	-	2,565,560
Direct lending expenses	<u>351,300</u>	<u>-</u>	<u>-</u>	<u>351,300</u>
Total lending expenses	<u>18,797,393</u>	<u>-</u>	<u>-</u>	<u>18,797,393</u>
Housing expenses				
CVC, CADI and other real estate operations				
Rental property expenses	17,379,322	-	86,669	17,465,991
Other real estate expenses	302,009	-	-	302,009
Property depreciation and amortization	13,600,260	-	-	13,600,260
Interest expense	7,118,871	-	-	7,118,871
Housing salaries and employee benefits	9,226,438	3,077,494	-	12,303,932
Other program support	<u>135,288</u>	<u>-</u>	<u>-</u>	<u>135,288</u>
Total housing expenses	<u>47,762,188</u>	<u>3,077,494</u>	<u>86,669</u>	<u>50,926,351</u>
Corporate expenses				
Salaries and employee benefits	-	5,459,388	-	5,459,388
Professional fees	453,921	-	-	453,921
Business development expenses	232,232	-	-	232,232
General and administrative expenses	-	1,051,237	-	1,051,237
Depreciation	<u>-</u>	<u>181,895</u>	<u>-</u>	<u>181,895</u>
Total corporate expenses	<u>686,153</u>	<u>6,692,520</u>	<u>-</u>	<u>7,378,673</u>
Total	67,245,734	9,770,014	86,669	77,102,417
Other expenses				
Other program support	257,650	-	-	257,650
Income tax expense for LLCs	63,879	-	-	63,879
Reorganization expense	<u>-</u>	<u>1,377,922</u>	<u>-</u>	<u>1,377,922</u>
Total other expenses	<u>321,529</u>	<u>1,377,922</u>	<u>-</u>	<u>1,699,451</u>
Total expenses	<u>\$ 67,567,263</u>	<u>\$ 11,147,936</u>	<u>\$ 86,669</u>	<u>\$ 78,801,868</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Increase in net assets	\$ 109,256,525	\$ 19,423,059
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Contributions from non-controlling interest	(61,972,114)	(1,220,478)
Syndication costs paid by non-controlling interest	382,755	196,300
Interest expense - debt issuance costs	1,459,642	1,006,827
Interest expense - bond premium amortization	(672,419)	(672,419)
Depreciation and amortization expense	17,563,032	13,782,155
Gain from sale of real estate held for investment	-	(1,653,069)
Allocation for loan losses	5,086,745	3,031,147
Bad debt expense	115,975	862,806
Realized and unrealized gains on financial investments	(8,228,036)	(2,997,166)
Unrealized loss (gains) on interest rate swap	146,169	(196,155)
(Increase) decrease in assets		
Accounts receivable, net	(1,510,933)	(783,562)
Contributions receivable	(1,350,000)	2,600,750
Interest receivable	(1,619,938)	149,435
Prepaid expenses and other assets	(1,349,915)	222,858
Increase (decrease) in liabilities		
Accounts payable and accrued liabilities	2,427,247	826,825
Accrued interest	4,929,349	762,285
Security deposits	86,922	200,306
Other liabilities	1,313,553	(2,118,604)
Deferred income	1,570,441	1,189,172
Net cash provided by operating activities	<u>67,635,000</u>	<u>34,612,472</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment of accounts payable - construction	(32,729,563)	(25,036,513)
Purchase of real estate held for investment	(58,822,685)	(81,637,934)
Purchase of furniture, fixtures and equipment	(5,087,459)	(3,009,364)
Proceeds from sale of real estate held for investment	-	2,000,000
Increase in deferred charges	(185,556)	-
Advances in notes receivable	(447,411,083)	(323,251,121)
Receipts from notes receivable	167,185,451	257,771,472
Receipts from other notes receivable	1,651,583	-
Purchase of investment securities	(290,274,182)	(243,333,079)
Proceeds from sales of investment securities	279,177,647	269,838,280
Net cash used in investing activities	<u>(386,495,847)</u>	<u>(146,658,259)</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from notes payable and lines of credit	461,207,533	216,129,436
Payments of notes payable and lines of credit	(216,079,355)	(155,812,200)
Proceeds from commercial paper	120,000,000	175,000,000
Payments of commercial paper	(70,000,000)	(125,000,000)
Increase in debt issuance costs	(2,300,685)	(135,000)
Contributions from non-controlling interest	61,972,114	1,220,478
Syndication costs paid by non-controlling interest	(382,755)	(196,300)
Net cash provided by financing activities	<u>354,416,852</u>	<u>111,206,414</u>
Net change in cash, cash equivalents and restricted cash	35,556,005	(839,373)
Cash, cash equivalents and restricted cash at beginning of year	<u>70,286,914</u>	<u>71,126,287</u>
Cash, cash equivalents and restricted cash at end of year	<u>\$ 105,842,919</u>	<u>\$ 70,286,914</u>
Cash and cash equivalents	\$ 57,413,248	\$ 33,073,184
Restricted cash	48,429,671	37,213,730
Total cash, cash equivalents and restricted cash	<u>\$ 105,842,919</u>	<u>\$ 70,286,914</u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for interest	\$ 28,360,680	\$ 21,089,829
Cash paid for income taxes	<u>\$ 66,995</u>	<u>\$ 63,879</u>
Interest capitalized to fixed assets	<u>\$ 2,411,069</u>	<u>\$ 3,468,650</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES		
Increase in real estate held for investment, net, accounts payable and accrued liabilities, accrued interest, and other liabilities	<u>\$ 22,558,009</u>	<u>\$ 32,729,563</u>
Increase in real estate assets held for investment from prepaid expenses	<u>\$ 48,842</u>	<u>\$ 228,835</u>
Reclassification of deferred charges from real estate assets held for investment	<u>\$ -</u>	<u>\$ 184,990</u>
Reclassification of interest rate cap premium from real estate assets held for investment	<u>\$ 203,898</u>	<u>\$ -</u>
Reclassification of debt issuance costs from real estate assets held for investment	<u>\$ 1,230,783</u>	<u>\$ 481,367</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. Organization

Century Housing Corporation (“Century Housing”) is a California nonprofit public benefit corporation exempt from state and federal income taxation. Century Housing is the successor-in-interest to a housing program formerly administered by the State of California under the supervision of the United States District Court and a Consent Decree entered in settlement of Keith v. Volpe (U.S. District Court, 72-355 HP). Century Housing and its predecessor have developed and/or financed more than 68,172 affordable housing units throughout the State of California.

Century Housing and its controlled affiliates provide certain business activities and service programs to communities within the State of California. The following are the significant activities:

Affordable Housing Financing – Century Housing operates primarily as a lender to developers, builders and other nonprofit entities to provide and maintain affordable homes.

Affordable Housing Development – Century Housing’s affiliates, Century Villages at Cabrillo, Inc. (“CVC”) and Century Affordable Development, Inc. (“CADI”) engage in the development, preservation, and management of affordable housing.

2. Summary of significant accounting policies and nature of operations

Principles of consolidation

The accompanying consolidated financial statements include the assets, liabilities, net assets and financial activities of Century Housing and its controlled affiliates (collectively, “Century”):

- Century Villages at Cabrillo, Inc. and affiliates
- Century Affordable Development, Inc. and affiliates
- Century Community Fund, LLC (formerly Century California Fund, LLC),
- Century Metropolitan Fund, LLC
- Century Long Term Value Fund, LLC and affiliates
- Century Guaranty Fund, LLC and
- Inglewood Home Assist Fund, LLC (“IHAF”)

All material intercompany transactions and balances have been eliminated in consolidation.

Century Long Term Value Fund, LLC and affiliates

Century Long Term Value Fund, LLC (“CLTVF”) is the sole member of Century Ackerfield, LLC and also owns 60% of Century CityView, L.P.

Century Villages at Cabrillo, Inc. and affiliates

CVC controls the following entities, in which CVC is the controlling general partner or managing member.

CVC is the sole member in the following LLCs, who in turn hold the general partner interest in the following partnerships:

<u>LLC</u>	<u>Limited Partnership</u>	<u>Ownership</u>
CVC Phase II, LLC	Plaza de Cabrillo, LP (“Plaza de Cabrillo”)	0.01%
CVC Phase IV, LLC	Cabrillo Gateway, LP (“Cabrillo Gateway”)	0.01%
CVC Phase V, LLC	Anchor Place, LP (“Anchor Place”)	0.01%
CVC Phase VI, LLC	The Cove, LP (“Cove”)	0.01%

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Century Villages at Cabrillo, Inc. and affiliates (continued)

CVC is the sole general partner in the following partnerships:

<u>Limited Partnership</u>	<u>Ownership</u>
Long Beach Savannah Housing, L.P. (“Savannah”)	0.10%
Casa de Cabrillo, L.P. (“Casa”)	0.01%
The Family Commons at Cabrillo, L.P. (“Family Commons”)	0.01%

CVC is the sole member of Century Villages Property Management, LLC (“CVPM”), which is the property management business for the Villages at Cabrillo.

Century Affordable Development, Inc. and affiliates

CADI controls the following entities, in which CADI is the controlling general partner or managing member. CADI is the sole member in the following LLCs, who in turn hold the general partner interest in the following partnerships:

<u>LLC</u>	<u>Limited Partnership</u>	<u>Ownership</u>
CADI VI, LLC	Century Arrowhead Vista, L.P. (“Arrowhead Vista”)	0.01%
CADI VII, LLC	Florence Morehouse, L.P. (“Florence Morehouse”)	0.01%
CADI VIII, LLC	Beacon Place, L.P. (“Beacon Place”)	0.01%
CADI IX, LLC	Beacon Pointe, L.P. (“Beacon Pointe”)	0.01%
CADI X, LLC	Century Beachwood Apartments 2, LP (“Century Beachwood 2”)	0.01%
CADI Eleven, LLC	Casa Rita, LP (“Casa Rita”)	0.01%
CADI XII, LLC	Woodbridge Apartments, L.P. (“Woodbridge”)	0.01%
CADI XIII, LLC	The Banning, L.P. (“Banning”)	0.01%
CADI XIV, LLC	Century CityView, L.P. (“CityView”)	40.0%
CADI XVI, LLC	Villa Vanowen, L.P. (“Villa Vanowen”)	0.01%
CADI XVII, LLC	Watt Stations Partners, L.P. (“Watt Stations”)	0.01%
Century WLAVA 1, LLC	Century WLAVA 1, L.P. (“B404”)	.0099%
Century WLAVA 2, LLC	Century WLAVA 2, L.P. (“B156+157”)	.0099%
Century WLAVA 3, LLC	Century WLAVA 3, L.P. (“B158”)	.0099%
Century WLAVA 4, LLC	Century WLAVA 4, L.P. (“B409”)	.0099%
RCV CADI 21, LLC	RCV 1, L.P. (“RCV1”)	0.01%

CADI is the 1% managing member of 12010 South Vermont, LLC (“Vermont”) and Century Housing is the 99% member. Vermont is the sole general partner of Academy Hall, L.P. (“Academy Hall”) and owns a 0.01% interest in Academy Hall. CADI also owns 99.9% and 99.99% of Savannah and Casa, respectively.

CADI is the sole member of Century Moonstone, LLC, CADI XV, LLC, CADI XVIII, LLC and CADI XIX, LLC which operate Moonstone, Costa Mesa Village, Budlong, and Parkside, respectively. CADI is the sole member of WLAVA 156/157 Steamline, LLC, CADI XX, LLC, and WLAVA Infrastructure, LLC.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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2. Summary of significant accounting policies and nature of operations (continued)

On December 7, 2023, CADI acquired Budlong and Parkside through assumption of debt and executed a loan agreement with Century Housing to assume multiple loans in a total amount of \$9,332,902 that were part of the contingent assets (see Note 10) held by Century Housing. Management has determined that repayment of these loans is uncertain, therefore, the contingent assets were not recorded as notes and accrued interest on the books of Century Housing but recognized as allowance adjustment upon consolidation.

Partnerships that are controlled by Century Housing and its controlled affiliates, regardless of ownership percentage, are included in the consolidated financial statements. The accompanying consolidated financial statements include the assets, liabilities, net assets and financial activities of the following partnerships:

Long Beach Savannah Housing, L.P.	Plaza de Cabrillo, L.P.
Casa de Cabrillo, L.P.	Woodbridge Apartments, L.P.
The Family Commons at Cabrillo, L.P.	Casa Rita, L.P.
Academy Hall, L.P.	Villa Vanowen, L.P.
Cabrillo Gateway, L.P.	West LA Veterans Collective, LLC
Anchor Place, L.P.	The Cove, L.P.
Century Arrowhead Vista, L.P.	The Banning, L.P.
Florence Morehouse, L.P.	Century CityView, L.P.
Century Beachwood Apartments 2, L.P.	Century WLAVA 1, L.P.
Beacon Pointe, L.P.	Century WLAVA 2, L.P.
Beacon Place, L.P.	Century WLAVA 3, L.P.
RCV 1, L.P.	Century WLAVA 4, L.P.

Basis of accounting

Century prepares its financial statements on the accrual basis of accounting consistent with accounting principles generally accepted in the United States of America.

Basis of presentation

Century is required to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of Century. These net assets may be used at the discretion of Century's management and the board of directors.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature, which will be met by actions of Century or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statements of activities.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Use of estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash and cash equivalents

Cash is defined as cash in demand deposit accounts as well as cash on hand. Century considers all highly liquid debt instruments with an initial maturity of three months or less to be cash equivalents. The carrying amounts of cash and cash equivalents approximate their fair value.

Restricted cash

Restricted cash is not considered cash and cash equivalents, and includes cash deposited into separate bank accounts being held as collateral, and security deposits, operating reserves, transition reserves, and replacement reserves that certain entities have been required to establish. Restricted cash also includes cash held under the provisions of the CDFI Fund. The carrying amounts of restricted cash approximate their fair value.

Concentration of credit risk

Century maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. Future changes in the banking industry can subject balances exceeding the federally insured limits to be at risk. Century has not experienced any losses in such accounts. Century does not believe it has an adverse credit risk exposure with the financial institutions where cash and cash equivalents are deposited.

Investments

All debt and equity securities are carried at estimated fair value. Realized gains and losses on investments are determined using the specific-identification method. Unrealized gains and losses arise from changes in the fair value of debt and equity securities and are reported in the consolidated statements of activities as increases or decreases in net assets without donor restrictions.

Fair value measurements

Century applies the accounting provisions related to fair value measurements. These provisions define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, establish a hierarchy that prioritizes the information used in developing fair value estimates and require disclosure of fair value measurements by level within the fair value hierarchy. The hierarchy gives the highest priority to quoted prices in active markets (Level 1 measurements) and the lowest priority to unobservable data (Level 3 measurements), such as the Corporation's own data. These provisions also provide valuation techniques, such as the market approach (comparable market prices), the income approach (present value of future income or cash flows) and the cost approach (cost to replace the service capacity of an asset or replacement cost).

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement. The three levels of valuation hierarchy are defined as follows:

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

Level 1: Observable inputs such as quoted prices (unadjusted) for identical assets or liabilities in active markets.

Level 2: Inputs other than quoted prices for similar assets and liabilities in active markets, and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument.

Level 3: Unobservable inputs that reflect Century's internal models and assumptions.

The following tables present certain assets and liabilities that are measured and recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of December 31, 2025 and 2024:

	December 31, 2025			Fair Value Measurements
	Level 1	Level 2	Level 3	
Assets				
Marketable securities	\$ 113,640,555	\$ -	\$ -	\$ 113,640,555
U.S. Treasury obligations	27,744,485	-	-	27,744,485
Notes receivable, net	-	-	706,267,264	706,267,264
Other notes receivable	-	-	13,079,456	13,079,456
Derivative financial instruments	-	522,606	-	522,606
	<u>\$ 141,385,040</u>	<u>\$ 522,606</u>	<u>\$ 719,346,720</u>	<u>\$ 861,254,366</u>
Liabilities				
Bonds payable	\$ 99,467,909	\$ -	\$ -	\$ 99,467,909
Notes payable and lines of credit	415,731,093	-	-	415,731,093
Commercial paper	100,000,000	-	-	100,000,000
	<u>\$ 615,199,002</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 615,199,002</u>

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

	December 31, 2024			Fair Value Measurements
	Level 1	Level 2	Level 3	
Assets				
Marketable securities	\$ 96,235,255	\$ -	\$ -	\$ 96,235,255
U.S. Treasury obligations	25,825,214	-	-	25,825,214
Notes receivable, net	-	-	431,128,377	431,128,377
Other notes receivable	-	-	14,731,039	14,731,039
Derivative financial instruments	-	464,877	-	464,877
	<u>\$ 122,060,469</u>	<u>\$ 464,877</u>	<u>\$ 445,859,416</u>	<u>\$ 568,384,762</u>
Liabilities				
Bonds payable	\$ 99,628,652	\$ -	\$ -	\$ 99,628,652
Notes payable and lines of credit	470,175,256	-	-	470,175,256
Commercial paper	50,000,000	-	-	50,000,000
	<u>\$ 619,803,908</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 619,803,908</u>

Investments in marketable securities are classified within Level 1 of the fair value hierarchy because they are valued using quoted market prices, broker dealer quotations or alternative pricing sources with reasonable levels of price transparency.

U.S. Treasury obligations are based on prices provided by vendors that obtain feeds from a number of live data sources, including active market makers and interdealer brokers. To the extent that the values of U.S. Treasury obligations are actively quoted, they are categorized as Level 1. To the extent these inputs are observable and timely, the values of these securities are categorized as Level 2; otherwise, the values are categorized as Level 3.

Interest rate swaps are classified within Level 2 of the fair market value hierarchy because the fair value of the interest rate swap is based on notional amounts, interest rates, maturity date and other contract terms and is valued using a third-party.

Notes receivable are classified within Level 3 of the fair value hierarchy because they are valued based on future discounted cash flows and management's assumptions of various lending risk factors and existing market conditions.

The carrying amounts of bonds payable, notes payable and lines of credit approximate fair value because Century can obtain similar loans at the same terms.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

The changes in notes receivable and other notes receivable measured at fair value for which Century has used Level 3 inputs to determine fair value are as follows:

	<u>Notes Receivable</u>	<u>Other Notes Receivable (CADI)</u>
Balance, January 1, 2024	\$ 368,679,875	\$ 14,731,039
Advances	323,251,121	-
Principal payments received	(257,771,472)	-
Allocation for loan losses	<u>(3,031,147)</u>	<u>-</u>
Balance, December 31, 2024	431,128,377	14,731,039
Advances	447,411,083	250,000
Principal payments received	(167,185,451)	(1,901,583)
Allocation for loan losses	<u>(5,086,745)</u>	<u>-</u>
Balance, December 31, 2025	<u>\$ 706,267,264</u>	<u>\$ 13,079,456</u>

Derivatives and hedging activities

Century recognizes all derivatives on the statement of financial position at fair value. Derivatives that do not qualify for hedge accounting are adjusted to fair value through income. If the derivative is a hedge instrument, depending on the nature of the hedge transaction, the changes in the fair value of derivative instrument are either offset against the earnings of the hedged item or recognized in other comprehensive income (loss) in net assets until the hedged item is recognized in earnings. The ineffective portion of a derivative hedge instrument is immediately recognized in earnings. Century is a party to derivative financial instruments for the purpose of limiting its exposure to interest rate fluctuations through the use of interest rate swaps. Derivatives are held only for the purpose of hedging or limiting such risks, not for speculation. As of December 31, 2025 and 2024, none of Century's derivative financial instruments qualify as hedges.

Investment in limited partnerships

Century holds interests of 50% or less in limited partnerships, which are accounted for using the equity method of accounting. The initial investment is recorded at cost and is subsequently increased by Century's share of earnings and decreased by Century's share of losses and distributions. Under the equity method, losses from operating partnerships in which Century is not required to fund any operating deficit obligations are no longer recognized once the balance in the investment account reaches zero.

Accounts receivable

Management closely monitors outstanding balances and provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that remain outstanding after management has used reasonable collection efforts are generally written off through a charge to the valuation allowance and a credit to accounts receivable. As of December 31, 2025 and 2024, the balance of the allowance for doubtful accounts was \$339,335 and \$518,370, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Notes receivable and allowance for credit losses

Notes receivable are reported net of an allowance for credit losses. Century records an allowance for credit losses based on losses expected to arise over the contractual term of the financial asset. Assets are written off when Century deems the notes receivable to be uncollectable. Write-offs are recognized as a deduction from the allowance for credit losses. Expected recoveries of amounts previously written off, which do not exceed the aggregate of previous write-offs, are included in determining the allowance account. As of December 31, 2025 and 2024, management had established an allowance for credit losses in the amount of \$12,997,372 and \$7,910,627, respectively. The allowance for credit losses at December 31, 2025 and 2024 is summarized as follows:

Balance, January 1, 2024	\$	4,879,480
Provision for losses		<u>3,031,147</u>
Balance, December 31, 2024		7,910,627
Provision for losses		<u>5,086,745</u>
Balance, December 31, 2025	\$	<u>12,997,372</u>

In developing estimates for expected credit losses, management considers historical loss information updated for current conditions and reasonable and supportable forecasts that affect expected collectability using Century’s loan risk rating policy. Management’s policy is to establish an allowance for credit losses of up to 1.75% on the outstanding balance of loans with no prior history of non-performance. Loans that exhibit non-performance are re-evaluated by management and the allowance for credit losses is adjusted accordingly. Management considers factors such as the borrower’s financial condition, the borrower’s ability to make scheduled interest or principal payments based on the current and forecasted direction of the economic and business environment, the remaining payment terms of the loan, the remaining time to maturity, and the value of underlying collateral. Although management uses many factors to estimate credit losses, because of uncertainties associated with local economic conditions, collateral values, and future cash flows, it is reasonably possible that a material change could occur in the allowance for credit loan losses in the near term. However, the amount of the change that is reasonably possible cannot be estimated.

Contributions and pledges receivable

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Discount amortization is included in contribution revenue. Conditional promises to give are not included as support until the conditions are met.

Real estate held for investment

Real estate held for investment is stated at cost. The cost of maintenance and repairs is expensed as incurred, while major renewals and betterments are capitalized. Century rents some of these assets to qualifying tenants under operating leases. Rental payments received in advance are deferred until earned. In addition, Century records depreciation expense on the rented homes. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over the estimated service life of approximately 28 years using the straight-line method.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Real estate held for investment (continued)

Buildings, leasehold improvements and office equipment are stated at cost of acquisition or construction. Assets purchased from commonly controlled entities are recorded at the seller's carrying value. Expenditures for maintenance and repairs are expensed as incurred, while major renewals and betterments are capitalized. Costs of the properties constructed, rehabilitated or still under development include all direct costs of construction as well as carrying costs, such as interest, during the construction period and indirect costs of construction, supervision, and management. It is Century's policy to consider any items purchased with an estimated useful life of more than one year and a cost in excess of \$1,000 for capitalization.

Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the consolidated statements of activities. Depreciation is computed using the straight-line method over estimated useful lives of the assets.

The useful lives of the assets are estimated as follows:

Buildings and improvements	27.5 - 40 years
Furniture and fixtures	5 - 7 years
Equipment	5 years
Leasehold improvements	Over life of lease

Impairment of long-lived assets

Century reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flows expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation technique. No impairment losses were recognized during 2025 or 2024.

Deferred charges and amortization

Deferred charges are recorded at cost and amortized on a straight-line basis. Tax credit fees are amortized over the tax credit compliance period.

Revenue recognition

Century is the lessor of affordable housing projects and accounts for tenant leases as operating leases. Century determines if a contract is a lease or contains a lease at inception. At the commencement of an operating lease, no income is recognized; subsequently, lease payments received are recognized on a straight-line basis. Rental revenue attributable to residential leases is recorded when due from residents, generally upon the first day of each month. Leases are for periods of up to one year, with rental payments due monthly. Other revenue such as contingent assets income and sale of certificated state credits is accounted for in the year in which the payments are received. Advance receipts of revenue are deferred and classified as liabilities until earned.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Contributions

Contributions received are recorded as support with or without donor restrictions depending on the existence and/or nature of any donor restrictions. When a restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. Century reports contributions with donor restrictions whose restrictions are met in the same reporting period as contributions without donor restrictions.

Grant revenue

Century received grants from governments, agencies and others, which are conditioned upon incurring certain qualifying costs or meeting other conditions. The grants are recognized as revenue when the qualifying costs are incurred. Funds received for costs not yet incurred are recorded as deferred revenue. Funds for qualifying costs incurred and recognized as revenue but not yet received are recorded as accounts receivable.

Loan fees

Loan fees represent the origination fees charged to the borrowers of Century Housing. Loan origination fees are recognized as revenue upon closing of the loans when the cost of originating the loans is equal or greater than the loan origination fees received. In the case where the loan origination fees received are greater than the cost incurred to originate the loans, the excess of loan fees received over loan origination costs will be deferred and recognized as revenue over the terms of the loans.

Sale of assets

Century records its gain or loss on the sale of assets by recording the cost of sale of the asset as a reduction against the sale proceeds received. The cost of the sale of the asset is determined based upon the historical cost of the asset, net of any accumulated depreciation recorded through the date of the sale, and increased for any closing costs or commission incurred on the sale.

Development fee income

Development fee income from non-consolidated affiliates is recognized as the project is completed under a percentage of completion method or in accordance with the developer fee agreement. Developer fees earned on the development of properties owned by CVC, CADI, and Century Housing, either temporarily or permanently, are not recognized as income. Developer fee profits recognized from affiliated limited partnerships are eliminated as intercompany transactions. Century estimates that 90% of its developer fees cover related project costs. Project costs include costs of development, such as consultants, allocated internal salaries and benefits, related overhead, and other non-reimbursed fees that are ordinarily capitalized. The 10% profit portion of the development fees is considered deferred income and amortized annually to offset the depreciation expense related to the fee capitalized as real property costs. For the years ended December 31, 2025 and 2024, development fee income from consolidated affiliates was \$8,476,338 and \$8,920,001, respectively, and development fee salary offset was recorded in the amount of \$7,628,705 and \$8,028,001, respectively. See deferred development fee income schedule on Note 19.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. Summary of significant accounting policies and nature of operations (continued)

Non-controlling interests in limited partnerships

The non-controlling interest in the consolidated statements of financial position represents the aggregate positive balance of limited partners' interest in the affiliated limited partnerships that are included in the consolidated financial statements while the aggregate negative balances are netted against Century's net assets.

Functional allocation of expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying consolidated statement of functional expenses. Expenses that are directly identifiable are allocated to programs. Accordingly, certain administrative costs are allocated among program services and supporting services based on estimates of time and effort.

Income taxes

Century Housing is a nonprofit public benefit corporation and is exempt from federal and state tax under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code (the "Codes"). Management believes that all material activities of Century Housing are within the tax-exempt guidelines of the Codes. Accordingly, no provision for income taxes is included on the accompanying consolidated financial statements.

Income taxes on partnership and LLC income are levied on the partners and members in their individual capacity. Accordingly, all profits and losses of the partnerships are recognized by each partner and member on its respective tax return.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires Century to report information regarding its exposure to various tax positions taken by Century. Century has determined whether any tax positions have met the recognition threshold and has measured Century's exposure to those tax positions. Management believes that Century has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to Century are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying consolidated financial statements.

Reclassifications

Certain reclassifications have been made to the prior year financial statements to conform to the current year presentation.

Subsequent events

Subsequent events have been evaluated through April 30, 2026, which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

3. Restricted cash

Century's restricted cash consisted of the following at December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Security deposits	\$ 1,893,226	\$ 1,797,886
Replacement reserves	9,461,022	7,119,143
Operating reserves	15,956,731	15,392,549
Transition reserves	1,841,386	982,225
General Partner reserves	45,154	45,152
Impound deposits	1,001,624	478,118
SCAG/CDFI/Capital Magnet Funds	1,813,778	7,000,217
Construction disbursement accounts	7,025,287	2,819,836
Debt service reserve fund	762,001	723,808
Veteran services grant fund	8,234,728	460,102
Holdback escrow	340,729	340,729
Other reserves	54,005	53,965
Total restricted cash	<u>\$ 48,429,671</u>	<u>\$ 37,213,730</u>

4. Investments – Century Housing Corporation

Publicly traded securities and U.S. Treasury obligations are valued at quoted market prices. These investments are comprised of the following at December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Fidelity Total Market Equity Fund	\$ 12,370,114	\$ 10,568,305
Fidelity Money Market Fund	121,286	116,679
Loomis Sayles High Yield Fund	11,228,137	10,277,857
Bain Senior Loan Fund	10,449,237	10,021,136
Vanguard Total International Stock Index Fund	8,732,270	6,603,729
Dodge & Cox Fund	21,982,407	20,294,684
JP Morgan Core Bond Fund	21,721,999	20,198,216
JP Morgan Money Market Fund	11,004,992	3,501,052
U.S. Treasury Inflation-Protected Securities	27,744,485	25,825,214
BlackRock Minimum Volatility Index Fund	9,004,299	8,104,960
PIMCO Commodity Real Return Strategy Fund	6,039,314	5,063,637
Total securities	<u>\$ 140,398,540</u>	<u>\$ 120,575,469</u>

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

4. Investments – Century Housing Corporation (continued)

As of December 31, 2025 and 2024, Century Housing held shares of Federal Home Loan Bank of San Francisco (“FHLB”) capital stock in the amount of \$986,500 and \$1,485,000, respectively. Members of FHLB are required to own a certain amount of stock based on the level of borrowings and other factors. The carrying value of FHLB capital stock approximates fair value.

The following schedule summarizes the investment return and its classification in the consolidated statements of activities for the years ended December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Interest on cash and cash equivalents	\$ 581,150	\$ 1,324,713
Interest income and dividends	4,091,722	3,818,914
Unrealized/realized gains	<u>8,228,036</u>	<u>2,997,166</u>
Total investment gains	<u>\$ 12,900,908</u>	<u>\$ 8,140,793</u>

5. Notes receivable, net – Century Housing Corporation

Notes receivable consist of notes secured by the real property of affordable housing development projects located in the State of California. Advances under the notes receivable bear interest at rates ranging from 4.10% to 9.15%. Notes receivable, secured by affordable housing development projects and unsecured, totaled \$769,924,373 and \$470,491,029 as of December 31, 2025 and 2024, respectively.

On December 14, 2012, Century Housing entered into an Origination and Participation Agreement with Golden State Acquisition Fund, LLC (“GSAF”) to which GSAF will provide 25% of the loan funds, which are obtained from the California Department of Housing and Community Development (“HCD”), to support eligible affordable housing developments as governed by the terms and provisions of the HCD Loan Agreement as well as the Participation Agreement. As of December 31, 2025 and 2024, the portion of the loan funded by GSAF was \$5,145,149 and \$7,283,579, respectively, and is offset against notes receivable on the accompanying consolidated statements of financial position.

Century Housing owes GSAF interest accrued on the portion of loans funded by GSAF. The outstanding balance due to GSAF as of December 31, 2025 and 2024 was \$25,045 and \$37,315, respectively, which is included in accrued interest on the accompanying consolidated statements of financial position.

During 2025 and 2024, Century Housing received Affordable Housing Program awards from Federal Home Loan Bank of San Francisco (“FHLB AHP”) for certain affordable housing development projects. As of December 31, 2025 and 2024, the portion of the loan funded by FHLB AHP was \$29,798,446 and \$24,168,446, respectively, and is offset against notes receivable on the accompanying consolidated statements of financial position.

During 2025 and 2024, Century Housing entered into a participation agreement with San Francisco Housing Accelerator Fund (“SF HAF”) for certain affordable housing development projects. As of December 31, 2025 and 2024, the portion of the loan funded by SF HAF was \$15,716,142 and \$0, respectively, and is offset against notes receivable on the accompanying consolidated statements of financial position.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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5. Notes receivable, net – Century Housing Corporation (continued)

Outstanding principal is scheduled to be received over each of the next five years and thereafter as follows:

Year ending December 31:	
2026	\$ 552,551,834
2027	52,929,562
2028	2,898,195
2029	830,531
2030	1,300,000
Thereafter	<u>159,414,251</u>
Total notes receivable	769,924,373
Less allowance for doubtful accounts	(12,997,372)
Less participant purchases	<u>(50,659,737)</u>
Total notes receivable, net	<u>\$ 706,267,264</u>

6. Real estate held for investment, net

Century's real estate held for investment consists of the following at December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Land	\$ 66,486,109	\$ 68,668,247
Land improvements	31,727,597	14,701,952
Buildings and improvements	567,368,238	435,721,236
Leasehold improvements	24,506,598	24,089,436
Construction in progress	<u>68,217,926</u>	<u>167,967,849</u>
Total real estate held for investment	758,306,468	711,148,720
Less accumulated depreciation	<u>(92,405,787)</u>	<u>(80,736,673)</u>
Total real estate held for investment, net	<u>\$ 665,900,681</u>	<u>\$ 630,412,047</u>

Real estate held for investment, net owned by the affiliated entities at December 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Century Housing Corporation	\$ 6,825,418	\$ 6,667,328
Century Ackerfield, LLC	16,125,496	16,320,373
Century Affordable Development, Inc.	9,049,027	8,467,949
Century Villages at Cabrillo, Inc.	11,181,575	11,555,882
CVC affiliated limited partnerships	129,729,564	134,845,447
CADI affiliated limited partnerships	<u>492,989,601</u>	<u>452,555,068</u>
Total real estate held for investment, net	<u>\$ 665,900,681</u>	<u>\$ 630,412,047</u>

On November 28, 2025, CADI's subsidiaries CADI XIX, LLC, CADI XVII, LLC, and Academy Hall, L.P., entered into a purchase and sale agreement with a third party for the disposition of three real estate properties with a net book value of approximately \$28 million (see Note 18). The long-lived assets were classified as held for sale on the accompanying consolidated statements of financial position.

Depreciation expense on real estate held for investment during 2025 and 2024 was \$15,847,022 and \$12,032,385, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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7. Furniture, fixtures and equipment, net

Century's furniture, fixtures, and equipment consist of the following at December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Furniture and fixtures	\$ 16,970,324	\$ 12,070,748
Equipment	<u>6,882,914</u>	<u>6,695,031</u>
Total furniture, fixtures and equipment	23,853,238	18,765,779
Less accumulated depreciation	<u>(15,047,411)</u>	<u>(13,408,191)</u>
Total furniture, fixtures and equipment, net	<u>\$ 8,805,827</u>	<u>\$ 5,357,588</u>

Depreciation expense on furniture, fixtures and equipment during 2025 and 2024 was \$1,639,220 and \$1,686,446, respectively.

8. Deferred charges, net

Century's deferred charges consist of the following at December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Tax credit fees	\$ 1,320,850	\$ 1,135,294
Ground lease fees	<u>22,500</u>	<u>22,500</u>
Total deferred charges	1,343,350	1,157,794
Accumulated amortization	<u>(562,673)</u>	<u>(485,883)</u>
Total deferred charges, net	<u>\$ 780,677</u>	<u>\$ 671,911</u>

Amortization expense during 2025 and 2024 was \$76,790 and \$63,324, respectively.

9. Employee benefit plans – Century Housing Corporation

Century has a Section 403(b) defined contribution plan for its employees. Eligible employees may contribute a percentage of their annual compensation, subject to certain limitations, to the 403(b) defined contribution plan. For all participants, Century will contribute 3% of an employee's gross salary and will match employee contributions up to 5% of gross salary to the 403(b) defined contribution plan. During the years ended December 31, 2025 and 2024, the total amount contributed by Century to the plan was \$940,397 and \$834,812, respectively, which is included in salaries and employee benefits on the accompanying consolidated statements of activities.

10. Contingent and restricted assets: affordable housing financing – Century Housing Corporation

During the formation of Century Housing, Century Housing's predecessor (Century Freeway Housing Program ("CFHP")), a housing program administered by the state of California, contributed certain notes receivable and net assets with donor restrictions to fund additional notes receivable for affordable housing. These loans were made to facilitate the acquisition of land, provide construction financing and make available permanent financing of affordable housing at rates substantially below current market interest rates. These loans provided for affordable housing based on rent and income restrictions established by CFHP. Century Housing monitors compliance with these restrictive covenants, which continue for a period of 15 years or more. These affordable housing loans were generally interest-free until the completion of construction, and then accrued simple interest generally at 3% per annum deferred for their term. Principal and interest are due only after the payment of normal operating expenses, taxes and debt service on senior loans.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

10. Contingent and restricted assets: affordable housing financing – Century Housing Corporation (continued)

The loans extended to single family borrowers generally accrue interest at 3% per annum deferred for the term of the loan. They are generally due at maturity, 30 years from the note date, or in the event the borrower sells, transfers or conveys the property prior to the maturity of the note. There are no payments required during the term of the loans unless stipulated in the notes.

Repayment of these loans is dependent on operating income, residual value of the affordable housing units, and/or a violation of the terms of the loan, such as selling the property at market, all of which cannot be predicted. As a result, management has determined that repayment of these loans is uncertain and has not recorded the notes receivable or accrued interest on the books of Century. Therefore, should repayment occur, it will be accounted for as contingent assets income in the year in which the payments are received.

Contingent assets represented by affordable housing loans outstanding as of December 31, 2025 and 2024, total \$42,919,009 and \$51,382,010, respectively, and have an effective interest rate of 3% per annum. Unrecognized accrued interest receivable as of December 31, 2025 and 2024 was \$35,257,329 and \$38,981,720, respectively. For the years ended December 31, 2025 and 2024, Century recognized income in the amount \$9,855,382 and \$1,675,584 from these loans, respectively, which is included in “Residual receipts and contingent asset income” on the consolidated statements of activities.

11. Notes payable: housing activities

Federal Home Loan Bank of San Francisco

On November 30, 2007, CVC obtained a development loan from the Federal Home Loan Bank of San Francisco’s Affordable Housing Program (“FHLB AHP”) in the amount of \$972,000 and funded by First Federal Bank of California. Loan proceeds were loaned to CVC under conditions stipulated in certain loan and regulatory agreements. Repayment of the loan was secured by a third deed of trust on the real property of Family Commons. The loan bore no interest and matured in November 2023, which is fifteen years from the date of Family Commons’ project completion date. So long as CVC has complied with the terms of the loan and regulatory agreements, the principal balance will be forgiven upon maturity. CVC, in turn, made a loan in the amount of \$972,000 to Family Commons for the development of its low-income housing tax credit project, subject to the same terms as the loan from FHLB AHP. As of December 31, 2025 and 2024, the outstanding principal was \$972,000. Management is reasonably assured CVC complied with the terms of the agreement and will begin the process of requesting First Federal Bank of California reconvey the loan to CVC.

On July 23, 2015 and October 1, 2015, Cabrillo Gateway and Anchor Place, respectively, entered into a development loan agreement with FHLB AHP. During 2016, these were funded by Wells Fargo Financial National Bank in the amount of \$800,000 and \$1,500,000, respectively. The loans are secured by deeds of trust, non-interest bearing, and mature on June 1, 2070 and December 31, 2072, respectively. As of December 31, 2025 and 2024, the outstanding principal was \$2,300,000.

On May 22, 2017 and November 21, 2017, Beacon Place and Beacon Pointe, respectively, obtained a loan from the FHLB AHP. During 2019, these were funded by Wells Fargo Financial National Bank in the amount of \$760,000 and \$1,500,000, respectively. The loans are secured by deeds of trust, non-interest bearing, and mature on May 1, 2072 and December 1, 2072, respectively. As of December 31, 2025 and 2024, the outstanding principal was \$2,260,000.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Federal Home Loan Bank of San Francisco (continued)

On December 1, 2017, Century Beachwood 2, entered into a development loan agreement with FHLB AHP. During 2019, the loan was funded by U.S. Bank N.A. (US Bank) (formerly MUFG Union Bank, N.A.) in the amount of \$440,000. The loan is secured by a deed of trust, non-interest bearing, and matures on December 1, 2072. As of December 31, 2025 and 2024, the outstanding principal was \$440,000.

On June 1, 2019, Florence Morehouse entered into a development loan agreement with FHLB AHP. During 2020, the loan was funded by Wells Fargo Financial National Bank in the amount of \$590,000. The loan is secured by a deed of trust, non-interest bearing, and matures on June 1, 2074. As of December 31, 2025 and 2024, the outstanding principal was \$590,000.

On September 1, 2020, Plaza de Cabrillo entered into a development loan agreement with FHLB AHP. During 2022, the loan was funded by Wells Fargo National Bank West in the amount of \$1,500,000. The loan is secured by a deed of trust, non-interest bearing, and matures on March 1, 2077. As of December 31, 2025 and 2024, the outstanding principal was \$1,500,000.

On June 1, 2022, Banning entered into a development loan agreement with FHLB AHP. During 2023, the loan was funded by Wells Fargo National Bank West in the amount of \$945,000. The loan is secured by a deed of trust, is non-interest bearing and matures June 1, 2079. As of December 31, 2025 and 2024, the outstanding principal was \$945,000.

On November 1, 2022, B404 entered into a development loan agreement with FHLB AHP. During 2023, the loan was funded by Wells Fargo National Bank West in the amount of \$1,080,000. The loan is secured by a deed of trust, non-interest bearing, and matures on November 16, 2077. As of December 31, 2025 and 2024, the principal was \$1,080,000.

On June 1, 2023, B156+157 entered into a development loan agreement with FHLB AHP. During 2023, the loan was funded by Wells Fargo National Bank West in the amount of \$1,250,000. The loan is secured by a deed of trust, is non-interest bearing and matures on June 1, 2081. As of December 31, 2025 and 2024, the outstanding principal was \$1,250,000.

Federal Home Loan Bank of Dallas

On April 27, 2022, Cove obtained a development loan agreement from the Federal Home Loan Bank of Dallas' Affordable Housing Program. During 2024, these were funded by Wells Fargo Bank South Central, NA in the amount of \$750,000. The loan is secured by a deed of trust, non-interest bearing, and matures on May 27, 2079. As of December 31, 2025 and 2024, the outstanding principal was \$750,000.

Long Beach Community Investment Company

On December 15, 2008, Family Commons obtained financing for the construction of its project from loan proceeds funded by the Long Beach Community Investment Company ("LBCIC"), formerly known as the Long Beach Housing Development Company, in an amount not to exceed \$11,775,000 (the "LBHDC Loan"). Repayment of the LBHDC Loan is secured by a deed of trust and matures on November 2063. The LBHDC Loan is non-interest bearing and requires annual principal payments from residual receipts, as defined in the partnership agreement. As of December 31, 2025 and 2024, the outstanding principal was \$11,753,554.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Long Beach Community Investment Company (continued)

On December 30, 2014, CADI acquired the Long Beach & Anaheim Phase II Property (the “Phase II Property”) through assumption of debt and executed a loan agreement with LBCIC to assume the outstanding principal encumbering the Phase II Property in the amount of \$2,276,000 (the “LBCIC Loan”). During 2014, CADI discounted the principal debt assumed at acquisition to its present value as of the acquisition date. On November 15, 2017, the LBCIC Loan was amended and assigned to Beacon Pointe. The amended LBCIC Loan is non-interest bearing and matures on March 16, 2075. As of December 31, 2025 and 2024, the outstanding principal was \$2,276,000.

On November 15, 2017, Beacon Pointe obtained financing for the construction of its project from loan proceeds funded by the LBCIC in the amount of \$10,000,000 (the “LBCIC Construction Loan”). Repayment of the LBCIC Construction Loan is secured by a deed of trust and matures on March 16, 2075. The LBCIC Construction Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the partnership agreement. As of December 31, 2025 and 2024, the outstanding principal was \$10,000,000, and accrued interest was \$1,981,478 and \$1,681,478, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$300,000 for each year.

On January 1, 2025, Axiom obtained financing for the construction of its project from loan proceeds funded by the LBCIC in the amount of \$1,500,000 (“Axiom Construction Loan”). Repayment of the Axiom Construction Loan is secured by a deed of trust and matures on January 1, 2080. The Axiom Construction Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the partnership agreement. As of December 31, 2025, the outstanding principal and accrued interest was \$1,500,000 and \$45,000. Interest expense for the year ended December 31, 2025 was \$45,000.

The Bank of New York Mellon Trust Company, N.A.

On April 1, 2009, Academy Hall obtained financing for the acquisition and rehabilitation of the project from the proceeds of tax-exempt Multifamily Housing Revenue Bonds, Series 2009B issued by the City of Los Angeles (“Issuer”) in the amount of \$5,000,000 (“Tax-Exempt Bonds”). Concurrent with the issuance of the Tax-Exempt Bonds, the Issuer entered into a Trust Indenture with The Bank of New York Mellon (“Trustee”). Proceeds for the Tax-Exempt Bonds were loaned by the Issuer to Academy Hall under conditions stipulated in the loan agreement and the Trust Indenture. A loan in the amount of \$5,000,000 was funded to the Partnership on April 1, 2009 (“Construction Loan”). In November 2012, the Construction Loan converted into permanent financing, at which point payments of principal are due based on the redemption of the underlying Tax-Exempt Bonds. The interest rate remained fixed at 6.25%. For 2025 and 2024, Academy Hall is obligated to make an average monthly principal and interest payment of \$14,607 and \$14,945, respectively. Any unpaid principal and accrued interest is due in full at maturity on November 1, 2040. As of December 31, 2025 and 2024, the outstanding principal was \$1,730,000 and \$1,795,000, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$110,284 and \$114,346, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

California Housing Finance Agency

On November 1, 2013, Cabrillo Gateway entered into a promissory note under the Mental Health Services Act Program (“MHSA”) in the amount of \$1,600,000, and on November 1, 2015, Anchor Place entered into a promissory note under the MHSA in the amount of \$1,710,000 (the “MHSA Loans”). Both loans are funded by the California Housing Finance Agency (“CalHFA”). Repayment of the MHSA Loans is secured by deeds of trust and the loans mature on November 1, 2068 and November 1, 2070, respectively. The MHSA Loans bear simple interest at a rate of 3% per annum and require annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$3,310,000, and accrued interest was \$1,101,413 and \$1,002,113, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$99,300.

On October 1, 2020, Beacon Pointe executed a loan with CalHFA under the Local Government Special Needs Housing Program (the “SNHP”) in the principal amount of \$1,000,000. The SNHP loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The SNHP loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the loan agreement. Any unpaid principal and accrued interest is due in full at maturity on October 1, 2075. As of December 31, 2025 and 2024, the principal balance of the loan was \$1,000,000 and accrued interest was \$140,945 and \$125,167, respectively. Interest expense for years ended December 31, 2025 and 2024 was \$30,000 for each year.

Wells Fargo Bank, N.A.

On April 27, 2022, Cove entered into a construction loan agreement with Wells Fargo Bank, N.A. to receive a loan in the maximum principal amount of \$27,454,538 for the construction of the project. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bore interest at a base rate equal to the Federal Funds Rate, as defined in the interest rate agreement, plus 0.50%. Interest accrued was due and payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable were due on August 27, 2024. Cove exercised its option to extend the term of the loan to February 28, 2026. As of December 31, 2025 and 2024, the outstanding principal balance was \$3,722,008 and \$26,056,628, respectively, and accrued interest was \$149,636 and \$145,452, respectively. For the years ended December 31, 2025 and 2024, interest expense was \$1,420,499 and \$1,577,215, respectively, of which \$0 and \$801,136, has been capitalized to fixed assets, respectively. On February 25, 2026, the construction loan was paid off.

On June 2, 2022, Banning executed a construction loan agreement with Wells Fargo in the total principal amount of \$21,463,423 for the acquisition and construction of the project. The loan was secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bore interest at a variable rate based on the 30-day SOFR Average (approximately 3.79% at December 31, 2025) plus 1.80% and was payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable was due and payable on the extended maturity date of March 1, 2025. As of December 31, 2024 the outstanding principal balance was \$21,028,884, and accrued interest was \$112,658. Interest expense for years ended December 31, 2025 and 2024 was \$437,590 and \$412,888, respectively, of which \$0 and \$62,058, was capitalized to fixed assets, respectively. On April 22, 2025, the loan was paid off.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Wells Fargo Bank, N.A. (continued)

On November 1, 2022, B404 executed a construction disbursement agreement with Wells Fargo to finance a portion of the construction and related improvements of the property. The loan was secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bore interest at a variable rate based on the 30-day SOFR Average (approximately 3.79% at December 31, 2025) plus 1.80% and was payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable were due on the extended maturity date of January 16, 2026. At December 31, 2024, the outstanding principal balance was \$30,177,456, and accrued interest was \$158,438. Interest expense for years ended December 31, 2025 and 2024 was \$1,935,208 and \$698,512, respectively, of which \$66,164 and \$698,512 was capitalized to fixed assets, respectively. On December 16, 2025, the loan was paid off.

On June 1, 2023, B156+157 executed a construction disbursement agreement with Wells Fargo to finance a portion of the construction and related improvements of the property. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loans bear interest at a variable rate based on the 30-day SOFR Average (approximately 3.79% at December 31, 2025) plus 1.90% and is payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable are due on the extended maturity date of August 7, 2026. As of December 31, 2025 and 2024, the outstanding principal balance was \$45,497,522 and \$23,938,108, respectively, and accrued interest was \$239,606 and \$128,483, respectively. Interest expense for years ended December 31, 2025 and 2024 was \$689,626 and \$800,063, respectively, all of which has been capitalized to fixed assets.

On December 7, 2023, CADI XIX, LLC acquired Parkside through assumption of debt and executed a loan agreement with Wells Fargo to assume the outstanding principal encumbering the project in the amount of \$643,547. The loan bears interest at a rate of 8.68% per annum and matures on September 1, 2029. Under the terms of the loan agreement, the partnership is obligated to make monthly principal and interest payments of \$11,880. As of December 31, 2025 and 2024, the outstanding principal was \$454,924 and \$553,311, respectively, and accrued interest was \$3,291 and \$4,002, respectively. Interest expense for years ended December 31, 2025 and 2024 was \$51,181 and \$51,672, respectively.

On June 24, 2025, RCV1 executed a construction loan agreement with Wells Fargo in the total principal amount of \$85,304,084 for the acquisition and construction of the project. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a variable rate based on the 30-day SOFR Average (approximately 3.79% at December 31, 2025) plus 1.90% and is payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable are due on September 1, 2028. As of December 31, 2025, the outstanding principal was \$4,449,227 and accrued interest was \$22,225. Interest expense for the year ended December 31, 2025 was \$40,354, all of which has been capitalized to fixed assets.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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11. Notes payable: housing activities (continued)

California Community Reinvestment Corporation

On February 26, 2016, Cabrillo Gateway executed a loan with CCRC in the principal amount of \$2,935,000 (“Cabrillo Gateway CCRC Loan”). The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at 5.95% per annum and matures on March 1, 2031. As of December 31, 2025 and 2024, the outstanding principal was \$1,333,042 and \$1,543,149, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$86,149 and \$98,257, respectively.

On June 22, 2018, Anchor Place executed a loan with CCRC in the principal amount of \$2,508,000 (the “Anchor Place CCRC Loan”). The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.25% per annum and matures on June 1, 2033. As of December 31, 2025 and 2024, the outstanding principal was \$1,497,222 and \$1,656,002, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$83,156 and \$91,259, respectively.

On March 20, 2020, Beacon Place executed a loan with CCRC (“Beacon Place CCRC Loan”) in the principal amount of \$1,535,300. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.34% per annum and matures on April 1, 2055. As of December 31, 2025 and 2024, the principal balance of the loan was \$1,436,099 and \$1,455,850, respectively, and accrued interest was \$6,391 and \$6,479, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$77,176 and \$78,205, respectively.

On October 28, 2020, Beacon Pointe executed a loan with CCRC (the “Beacon Pointe CCRC Loan”) in the principal amount of \$10,000,000. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.41% per annum and matures on November 1, 2036. As of December 31, 2025 and 2024, the principal balance of the loan was \$9,588,019 and \$9,678,234, respectively, and accrued interest was \$43,226 and \$43,633, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$520,971 and \$525,733, respectively.

On October 29, 2020, Florence Morehouse executed a loan with CCRC (the “Florence Morehouse CCRC Loan”) in the principal amount of \$2,167,500. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.15% per annum and matures on November 1, 2037. As of December 31, 2025 and 2024, the principal balance of the loan was \$2,039,152 and \$2,067,117, respectively, and accrued interest was \$8,871. Interest expense for the years ended December 31, 2025 and 2024 was \$105,803 and \$106,780, respectively.

On December 15, 2021, Woodbridge executed a loan with CCRC in the principal amount of \$8,271,000. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 3.35% per annum and matures on January 1, 2037. As of December 31, 2025 and 2024, the outstanding principal balance was \$7,750,539 and \$7,889,973, respectively, and accrued interest was \$0. Interest expense for the years ended December 31, 2025 and 2024 was \$262,186 and \$266,774, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

California Community Reinvestment Corporation (continued)

On December 10, 2025, B404 executed a loan with CCRC in the principal amount of \$4,318,413. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.41% per annum and matures on January 1, 2044. As of December 31, 2025, the outstanding principal balance was \$4,318,413 and accrued interest was \$0. Interest expense for the year ended December 31, 2025 was \$14,277.

California Department of Housing and Community Development

On June 20, 2018, Anchor Place entered into a promissory note with HCD in the principal amount of \$2,191,616. The HCD loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The HCD loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the Anchor Place's residual receipts, as defined in the loan agreement. All unpaid principal and accrued interest are due on June 22, 2073. As of December 31, 2025 and 2024, the principal balance of the loan was \$2,191,616, and accrued interest was \$491,649 and \$425,901, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$65,748 for each year.

On March 17, 2020, Beacon Place executed a loan with HCD funded from the Veterans Housing and Homelessness Prevention Program ("VHHP Loan") in the principal amount of \$5,198,428. The VHHP Loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The VHHP Loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project's residual receipts, as defined in the loan agreement. All unpaid principal and accrued interest are due on March 20, 2075. As of December 31, 2025 and 2024, the principal balance of the loan was \$5,198,428, and accrued interest was \$776,184 and \$663,897, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$155,953 for each year.

On April 27, 2022, CADI executed a loan agreement with the HCD in the total amount of \$7,134,396 to finance a portion of the acquisition of Moonstone. The loan is non-interest bearing and matures 55 years after project completion, as defined in the agreement. As of December 31, 2025 and 2024, the outstanding principal was \$7,134,396.

On December 10, 2025, B404 executed a loan with HCD funded from the Veterans Housing and Homelessness Prevention Program ("B404 VHHP Loan") in the principal amount of \$15,000,000. The B404 VHHP Loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The B404 VHHP Loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project's residual receipts, as defined in the loan agreement. All unpaid principal and accrued interest are due on December 16, 2080. As of December 31, 2025, the principal balance of the loan was \$15,000,000, and accrued interest was \$20,000. Interest expense for the year ended December 31, 2025 was \$20,000.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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11. Notes payable: housing activities (continued)

PNC Bank, N.A.

On March 1, 2014, Arrowhead Vista obtained financing for the acquisition and rehabilitation of the project from an FHA-insured mortgage under the U.S Department of Housing and Urban Development 223(f) loan program in the amount of \$2,350,000 (the “PNC Loan”) funded by PNC Bank N.A. Repayment of the PNC Loan is secured by a first deed of trust on the real property of the project. The PNC Loan bears interest at a rate of 3.94% per annum, together with an annual mortgage insurance premium of 0.45%. The PNC Loan has a term of 35 years and matures in March 2049. As of December 31, 2025 and 2024, the outstanding principal was \$1,887,966 and \$1,936,390, respectively, and accrued interest was \$6,199 and \$6,358, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$75,267 and \$77,140, respectively.

Goodwill Housing of the Inland Counties, Inc.

On March 1, 2014, Arrowhead Vista entered into a promissory note with Goodwill Housing of the Inland Counties, Inc. in the amount of \$200,000 (the “GHIC Loan”) for the acquisition and rehabilitation of the project. The GHIC Loan is unsecured and bears simple interest at a rate of 4.05% per annum and matures on March 1, 2049. Payment of interest is due annually or semi-annually commencing April 1, 2015, only to the extent of available cash flow in accordance with the partnership agreement. As of December 31, 2025 and 2024, the outstanding principal was \$164,760, and accrued interest was \$22,243 and \$15,570, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$6,673 and \$6,984, respectively.

Los Angeles Housing Department

On October 2, 2015, Florence Morehouse acquired Florence Avenue Villas by executing a loan agreement with the Los Angeles Housing Department (“LAHD”) to assume the outstanding principal and interest encumbering Florence Avenue Villas in the amount of \$970,796 and \$1,221,014, respectively (“LAHD Loan”). During 2015, Florence Morehouse discounted the outstanding principal and accrued interest assumed at acquisition to its present value as of the acquisition date.

On June 1, 2017, Florence Morehouse executed new loan agreements with HCIDLA in the total amount of \$4,046,838. The loans are comprised of the modified and restated HCIDLA Loan (the “Restated HCIDLA Loan”) in the amount of \$2,287,080 and new funds under HCIDLA’s Neighborhood Stabilization Program in the amount of \$1,759,758 (the “NSP Loan”). On June 4, 2019, the partnership executed a new loan agreement in the amount of \$2,014,663 through the Accessible Housing Program as additional financing for the project (the “AcHP Loan”, and together with the Restated HCIDLA Loan and NSP Loan, collectively, the “HCIDLA Loans”). The Restated HCIDLA Loan bears interest at 2.75% per annum, compounding annually. The NSP Loan and AcHP Loan bear a simple interest at the rate of 3% and 4%, respectively. The HCIDLA Loans are secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. Annual payments of principal and accrued interest will be in an amount equal to the project’s residual receipts, as defined in the loan agreements.

All unpaid principal and accrued interest shall be due and payable on the earliest of (i) December 31, 2074, (ii) the date project is sold, assigned, transferred, or refinanced; or (iii) an event of default by Florence Morehouse which has not been cured as provided in the loan agreements. As of December 31, 2025 and 2024, the outstanding principal balance was \$6,061,501 and accrued interest was \$1,427,752 and \$1,222,171, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$210,643 and \$208,574, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Los Angeles County Development Authority

On April 26, 2022, Cove executed a loan agreement with the Los Angeles County Development Authority (“LACDA”) in the total amount of \$7,100,000 for the construction of the project. The loans are comprised of the County General Funds in the amount of \$5,000,000, bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the promissory note, and No Place Like Home in the amount of \$2,100,000, bears 0% interest. The loans are secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing and mature on April 26, 2079. As of December 31, 2025 and 2024, the outstanding principal was \$7,000,000 and \$6,300,000, respectively, and accrued interest was \$362,069 and \$230,526, respectively. Interest expense for years ended December 31, 2025 and 2024 was \$131,543 and \$131,500, respectively, of which \$0 and \$72,353, has been capitalized to fixed assets, respectively.

On June 1, 2022, Banning executed a loan agreement with LACDA in the total amount of \$7,130,000 for the development of its project. The loan is non-interest bearing and payable from residual receipts, as defined in the partnership agreement. All unpaid principal shall be due and payable on June 1, 2079. The loan is secured by a deed of trust, regulatory agreement, and sponsor operating guaranty. As of December 31, 2025 and 2024, the outstanding principal of the loan was \$7,130,000 and \$6,436,364, respectively.

On June 1, 2023, B156+157 executed a loan agreement with LACDA in the total amount of \$10,000,000 for the construction of the project. The loans are comprised of the County General Funds note (the “CGF” note) in the amount of \$5,000,000 and the No Place Like Home note (the “NPLH” note) in the amount of \$5,000,000. The CGF note bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the promissory note, and the NPLH note bears 0% interest. The loans are secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing and mature on June 1, 2080. As of December 31, 2025 and 2024, the outstanding principal was \$9,353,257 and accrued interest was \$292,382 and \$158,746, respectively. Interest expense for years ended December 31, 2025 and 2024 was \$133,636 for each year, of which \$89,091 and \$133,636, has been capitalized to fixed assets, respectively.

On June 2, 2023, Villa Vanowen executed a loan agreement with LACDA in the total amount of \$9,020,000 for the development of its project. The loan is non-interest bearing and payable from residual receipts, as defined in the partnership agreement. All unpaid principal shall be due and payable on June 1, 2080. The loan is secured by a deed of trust, regulatory agreement, and sponsor operating guaranty. As of December 31, 2025 and 2024, the outstanding principal of the loan was \$7,217,222 and \$6,216,625, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Los Angeles County Development Authority (continued)

On December 6, 2023, CADI XVIII, LLC acquired Budlong through assumption of debt and executed a loan agreement with LACDA to assume the existing debt encumbering project which comprised of CDBG note with outstanding principal and interest in the amount of \$1,221,218 and \$1,145,099, respectively, and HOME note with outstanding principal and interest in the amount of \$183,388 and \$266,993, respectively. The CDBG and HOME notes bear simple interest at a rate of 3% and 6.55%, respectively, per annum with annual payments of accrued interest and principal from the project's residual receipts, as defined in the promissory notes, and mature on October 31, 2078. As of December 31, 2025 and 2024, the outstanding principal was \$1,401,406 and accrued interest was \$1,447,744 and \$1,429,095, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$48,649 and \$17,003, respectively.

On June 25, 2025, RCV1 executed a loan agreement with the Los Angeles County Development Authority in the total amount of \$10,000,000 for the development of its project. The loan is non-interest bearing and payable from residual receipts, as defined in the partnership agreement. All unpaid principal shall be due and payable on June 25, 2082. The loan is secured by a deed of trust, regulatory agreement, and sponsor operating guaranty. As of December 31, 2025, the outstanding principal of the loan was \$9,302,750.

County of Los Angeles

On May 12, 2022, CADI executed a loan agreement with the County of Los Angeles in the amount of \$2,600,000 to fund project costs relating to Moonstone. During 2024, Moonstone received renovation funds in the amount of \$349,418. The loan is non-interest bearing and matures on December 31, 2026. As of December 31, 2025 and 2024, the outstanding principal was \$2,949,418.

City of Long Beach

On November 9, 2015, Anchor Place obtained financing for the construction of its project from loan proceeds funded by the City of Long Beach in an amount of \$4,000,000 (Anchor City loan). Repayment of the Anchor City loan is secured by a deed of trust and matures on November 9, 2070. The Anchor City loan bears simple interest rate at a rate of 1% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$4,000,000, and accrued interest was \$389,678 and \$349,678, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$40,000 for each year.

On September 16, 2016, CADI obtained financing for the acquisition of Beachwood Apartments from loan proceeds funded by the City of Long Beach in an amount of \$2,100,000 (Beachwood City loan). Repayment of the Beachwood City loan is secured by a deed of trust, and matures on September 16, 2071. The Beachwood City loan bears simple interest rate at a rate of 3% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. On July 20, 2017, CADI assigned all of its rights, title and interest and its obligations and liabilities under the documents evidencing the Beachwood City loan to Century Beachwood. On December 1, 2017, Century Beachwood assigned all of its right, title and interest and its obligations and liabilities under the documents evidencing the Beachwood City loan to Century Beachwood 2. As of December 31, 2025 and 2024, the outstanding principal was \$2,100,000, and accrued interest was \$570,639 and \$507,639, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$63,000 for each year.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

City of Long Beach (continued)

On April 1, 2020, Woodbridge obtained financing for the construction of the project from loan proceeds funded by the City of Long Beach in the amount of \$1,100,000 (Woodbridge City Loan). Repayment of the Woodbridge City Loan is secured by a deed of trust and matures on April 1, 2075. The Woodbridge City Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$1,100,000 and accrued interest was \$184,250 and \$151,250, respectively. Interest expense for years ended December 31, 2025 and 2024 was \$33,000 for each year.

On April 1, 2020, CADI obtained financing for the acquisition and development of 6801 Atlantic Avenue from the City of Long Beach in the amount of \$1,500,000 (Atlantic City Loan). Repayment of the Atlantic City Loan is secured by a deed of trust and matures on April 1, 2085. The Atlantic City Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$1,500,000 and accrued interest was \$255,250 and \$210,250, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$45,000 for each year, all of which has been capitalized to fixed assets.

On April 19, 2022, Cove obtained a financing from City of Long Beach for the construction of its project funded by U.S. Department of Housing and Urban Development's HOME program in the amount of \$4,000,000. The loan is secured by a deed of trust and matures 55 years after project completion. The loan bears simple interest at a rate equal to 3% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$4,000,000 and \$3,658,397, respectively, and accrued interest was \$363,750 and \$250,582, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$113,168 and \$110,053, respectively, of which \$0 and \$60,364, has been capitalized to fixed assets, respectively.

On January 1, 2025, Axiom obtained financing for the development of its project from the City of Long Beach in the amount of \$3,500,000 ("Axiom City Loan"). Repayment of the Axiom City Loan is secured by a deed of trust and matures on January 1, 2080. The Axiom City Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the promissory note. As of December 31, 2025, the outstanding principal balance and accrued interest was \$3,500,000 and \$105,000. Interest expense for the year ended December 31, 2025 was \$105,000.

City of Los Angeles

On May 26, 2022, Banning obtained financing for the construction of the project from loan proceeds funded by the City of Los Angeles in the amount of \$8,000,000. Repayment of the loan is secured by a deed of trust and matures on June 1, 2079. The loan accrues interest at 3% per annum, and requires annual payments from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$8,000,000 and \$4,951,202, respectively, and accrued interest was \$218,084 and \$199,812, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$213,607 and \$172,918, of which \$0 and \$128,432, has been capitalized to fixed assets, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

City of Los Angeles (continued)

On December 7, 2023, CADI XIX, LLC acquired Parkside through assumption of debt and executed a loan agreement with City of Los Angeles to assume the outstanding principal and accrued interest encumbering the project in the amount of \$5,417,675 and \$4,932,175, respectively. The loan bears simple interest at a rate equal to 3% per annum and requires annual payments from residual receipts, as defined in the promissory note. As of December 31, 2025 and 2024, the outstanding principal was \$5,403,685 and \$5,417,675, respectively, and accrued interest was \$5,267,203 and \$4,321,083, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$162,110 and \$173,365, respectively.

On May 30, 2023, Villa Vanowen obtained financing for construction of the project from the proceeds of bonds issued by City of Los Angeles as part of the Homelessness Reduction and Prevention, Housing, and Facilities Bond Proposition HHH in the amount of \$10,000,000. Repayment of the loan is secured by deed of trust and matures on April 30, 2027. The loan accrues interest at 3% per annum, and requires annual payments from residual receipts, as defined in the loan agreement. As of December 31, 2025 and 2024, the outstanding principal was \$8,622,341 and \$4,365,880, respectively, and accrued interest was \$226,122 and \$0, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$226,122 and \$0, of which \$209,275 and \$0, has be capitalized to fixed assets, respectively.

U.S. Bank, N.A.

On December 1, 2017, Century Beachwood 2 executed a construction and permanent loan agreement with California Municipal Finance Authority (CMFA) in the principal amount of \$13,335,274, funded by US Bank (formerly MUFG Union Bank, N.A). The loan is secured by a deed of trust, and bears interest at a variable rate, and all outstanding principal and unpaid interest shall be due and payable upon maturity on February 1, 2036. As of December 31, 2025 and 2024, the outstanding principal was \$7,340,477 and \$7,471,255, respectively, and accrued interest was \$22,906 and \$20,179, respectively.

In December 2017, Century Beachwood 2 entered into an interest rate swap agreement with an effective date of February 1, 2019 (Swap) with US Bank (formerly MUFG Union Bank, N.A) in the notional amount of \$8,183,300 to fix the effective interest rate on the loan to 4.32% per annum. Swap payments, equal to the excess of fixed rate payments over variable rate payments, are payable monthly with the interest payments on the underlying loan. The Swap agreement will expire on February 1, 2036. As of December 31, 2025 and 2024, the fair market value of the interest rate swap asset was \$318,708 and \$464,877, respectively. For the years ended December 31, 2025 and 2024, the unrealized (loss) gain on the interest rate swap was \$(146,169) and \$196,155, respectively. For the years ended December 31, 2025 and 2024, interest expense including swap settlements was \$328,433 and \$330,686, respectively.

On December 26, 2017, Casa Rita obtained financing for the acquisition and rehabilitation of its project from the proceeds of tax-exempt Multifamily Housing Revenue Bonds, Series 2017A issued by CMFA in the amount of \$11,900,000, funded by Wells Fargo (Casa Rita Bonds). Concurrent with the issuance of the Casa Rita Bonds, CMFA entered into a Trust Indenture with US Bank. Proceeds for the Casa Rita Bonds were loaned by CMFA to Casa Rita under conditions stipulated in the loan agreement and the Trust Indenture. The Casa Rita Bonds bear interest at a rate of 4.19% per annum and any unpaid principal and accrued interest is due in full at maturity on February 1, 2033. As of December 31, 2025 and 2024, the outstanding principal was \$10,159,002 and \$10,332,457, respectively, and accrued interest was \$0. Interest expense for the years ended December 31, 2025 and 2024 was \$435,576 and \$443,984, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Fannie Mae

On June 22, 2021, in concurrence with the acquisition of Ackerfield, Century Ackerfield, LLC assumed a note payable to Fannie Mae. The Fannie Mae loan is secured by a deed of trust, accrues interest at 2.685%, and matures on November 1, 2030. As of December 31, 2025 and 2024, the outstanding principal was \$11,954,391 and \$12,231,817, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$330,999 and \$337,918, respectively.

Cedars-Sinai Medical Center

On February 25, 2021, CADI executed a loan agreement with Cedars-Sinai Medical Center in the amount of \$5,000,000. The loan bears interest at an annual rate equal to the 30-day SOFR Average (approximately 3.79% at December 31, 2025) plus 1.0%. The interest rate shall be adjusted annually on the anniversary of the closing date. Accrued interest only shall be payable in arrears monthly, and all unpaid principal and interest shall be due and payable at maturity. As of December 31, 2025 and 2024, the outstanding principal was \$3,903,000 and \$3,696,000, respectively, and accrued interest was \$0 and \$11,623, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$214,693 and \$113,314, respectively. On February 28, 2026, the line of credit was reduced to \$2,000,000 and the maturity date was extended to February 28, 2028.

On May 15, 2024, CADI executed an unsecured line of credit with Cedars-Sinai Medical Center in the amount of \$2,000,000. The loan bears interest at an annual rate equal to the 90-day SOFR Index (approximately 4.01% at December 31, 2025) plus 1.0%. The interest shall be adjusted at the end of each quarter. Accrued interest only shall be payable in arrears monthly, and all unpaid principal and interest shall be due and payable at maturity on May 15, 2029. As of December 31, 2025 and 2024, the outstanding principal was \$511,674 and \$1,807,000, respectively, and accrued interest was \$0 and \$9,134, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$80,160 and \$33,113, respectively.

Citibank, N.A.

On December 7, 2023, CADI XVIII, LLC acquired Budlong through assumption of debt and executed a loan agreement with Citibank, N.A. to assume the outstanding principal encumbering the project in the amount of \$322,300. The loan bears interest at a rate of 6.50% per annum and matures on August 1, 2027. As of December 31, 2025 and 2024, the outstanding principal was \$157,695 and \$244,449, respectively, and accrued interest was \$854 and \$1,324, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$12,866 and \$21,982, respectively.

On April 22, 2025, Banning, L.P. executed a loan with Citibank, N.A. in the principal amount of \$6,679,000. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 4.99% and matures on January 1, 2056. Under the terms of the loan agreement, Banning is obligated to make monthly principal and interest payment of \$44,042. As of December 31, 2025, the outstanding principal was \$6,567,429 and accrued interest was \$28,219. Interest expense for the year ended December 31, 2025 was \$233,271.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. Notes payable: housing activities (continued)

Bank of America, N.A.

On June 2, 2023, Villa Vanowen obtained financing for construction of the project from the proceeds of tax-exempt Multifamily Mortgage Revenue Note (Villa Vanowen Apartments) Series 2023P-1 and taxable Multifamily Mortgage Revenue Note (Villa Vanowen Apartments) Taxable Series 2023P-2 in the amount of \$21,022,321 and \$207,611, respectively, issued by City of Los Angeles and funded by Bank of America, N.A. (Villa Vanowen Bonds). The notes bear interest at a variable rate of BSBY daily floating rate (approximately 3.87% at December 31, 2025) plus 2.5%. The tax-exempt note matures on January 1, 2057 and the taxable note matures on August 2, 2026. As of December 31, 2025 and 2024, the outstanding principal was \$18,194,983 and \$13,661,871, respectively, and accrued interest was \$92,562 and \$78,078, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$840,308 and \$309,955, of which \$564,049 and \$309,955, has been capitalized to fixed assets, respectively.

JPMorgan Chase Bank, N.A.

On November 1, 2023, B158 executed a construction and permanent loan agreement with CalHFA in the principal amount of \$26,986,213, funded by JPMorgan Chase Bank, N.A. The loan is secured by a deed of trust, and bears interest at an annual rate equal to the Daily Simple SOFR (approximately 3.87% at December 31, 2025) plus 1.35%, and all outstanding principal and unpaid interest shall be due and payable upon maturity on June 1, 2026. As of December 31, 2025 and 2024, the outstanding principal was \$22,206,471 and \$11,598,056, respectively, and accrued interest was \$70,008 and \$51,533, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$575,625 and \$127,258, respectively, all of which has been capitalized to fixed assets.

Local Initiatives Support Corporation

On September 27, 2023, CADI XX, LLC acquired Axiom through assumption of debt and executed a loan agreement with Local Initiatives Support Corporation (LISC) to assume the outstanding principal encumbering the project in the amount of \$4,336,000. The loan bore interest at a rate of 5.50% per annum and matured on January 6, 2025. At December 31, 2024, the outstanding principal was \$4,336,000 and accrued interest was \$19,650. Interest expense for the years ended December 31, 2025 and 2024 was \$37,501 and \$229,884, respectively, all of which has been capitalized to fixed assets. On January 28, 2025, the loan was paid off.

Housing Partnership Fund

On November 21, 2025, Costa Mesa executed a promissory note with the Housing Partnership Fund, Inc. in the amount of \$10,915,000. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.32% per annum. All outstanding principal and accrued interest shall be due and payable in full on November 21, 2028. As of December 31, 2025, the outstanding principal balance and accrued interest was \$10,915,000 and \$48,390, respectively. Interest expense for the year ended December 31, 2025 was \$48,390.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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12. Notes payable: lending activities – Century Housing Corporation

Line of credit – Federal Home Loan Bank of San Francisco

On May 27, 2011, Century Housing entered into an Advances and Security Agreement with FHLB in the maximum commitment amount of \$10,000,000. On October 5, 2012, the maximum commitment amount was increased to \$25,000,000. Each advance is subject to the terms and conditions upon which Century Housing and FHLB have agreed upon pursuant to a written confirmation agreement. On May 5, 2015, the maximum commitment amount was increased to \$50,000,000. On October 9, 2024, the maximum commitment amount was increased to \$100,000,000. During 2025 and 2024, advances bore interest ranging from 2.82% to 3.81% and had maturity dates ranging from November 3, 2027 to October 10, 2036, respectively. As of December 31, 2025 and 2024, advances secured by U.S. Treasury Inflation-Protected Securities purchased by Century Housing were \$27,744,485 and \$25,825,214, respectively. As of December 31, 2025 and 2024, there is also a settlement transaction account in the amount of \$2,637,061 and \$317,269, respectively, and capital stock in the amount \$986,500 and \$1,485,000, respectively. As of December 31, 2025 and 2024, the outstanding principal was \$25,000,000 and \$55,000,000, respectively, and accrued interest was \$2,384 and \$6,214, respectively. Interest incurred during 2025 and 2024 was \$1,483,378 and \$1,057,502, respectively.

Los Angeles County Housing Innovation Fund II

On May 29, 2014, Century Housing entered into a loan agreement with the Community Development Commission of the County of Los Angeles in the amount of \$19,563,577 funded by the Los Angeles County Housing Innovation Fund II (the “LACHIF Loan II”). Under the terms of the loan agreement, Century Housing may request advances to fund loans made by Century Housing in accordance with its lending policy. The advances are unsecured and bears simple interest at a rate of 2% per annum. On September 9, 2019, the LACHIF Loan II was amended and restated to restructure certain elements of the program and extend the maturity date to September 9, 2027. As of December 31, 2025 and 2024, the outstanding principal was \$3,330,000 and \$5,401,725, respectively, and accrued interest was \$16,650 and \$24,218, respectively. Interest incurred during 2025 and 2024 was \$71,887 and \$92,329, respectively.

Wells Fargo Community Investment Holdings

On June 24, 2014, Century Housing executed a subordinated Equity Equivalent Investments Agreement with Wells Fargo Community Investment Holdings in the amount of \$1,000,000 (the “EQ2 Loan”). The EQ2 Loan bore simple interest at a rate equal to 2% per annum and is calculated on a 360-day basis. Interest payments in the amount of \$5,000 were payable quarterly in arrears on the first day of the month after the end of each quarter. All unpaid principal and interest were due and payable at maturity on June 30, 2024. Interest incurred during 2024 was \$9,833. On June 28, 2024, the loan was paid off.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

12. Notes payable: lending activities – Century Housing Corporation (continued)

Line of credit – U.S. Bank N.A.

On July 30, 2019, Century Housing entered into a Revolving Credit Note of \$125,000,000 with various financial institutions, with US Bank as the Administrative Agent. US Bank, Chase, Wells Fargo, Compass, Charles Schwab, HSBC and City National Bank agreed to provide a line of credit to Century Housing in an amount up to a maximum of \$30,000,000, \$25,000,000, \$17,000,000, \$17,000,000, \$17,000,000, \$11,500,000, and \$7,500,000, respectively. Advances from the line of credit bear interest per annum at a rate equal to the highest of (i) the Prime Rate, (ii) Federal Funds Effective Rate plus 0.50%, or (iii) Daily Simple SOFR plus 1.8%, and is calculated on a basis of a 360-day year. On May 29, 2020, the maximum commitment amount was increased to \$150,000,000. The commitment of US Bank, Chase, Wells Fargo, Compass Bank, Charles Schwab, HSBC and City National Bank was amended to \$36,000,000, \$30,000,000, \$20,400,000, \$20,400,000, \$20,400,000, \$13,800,000, and \$9,000,000, respectively. On July 28, 2021, the maximum commitment amount was decreased to \$100,000,000. The commitment of US Bank, Chase, Wells Fargo, Compass Bank, Charles Schwab, HSBC and City National Bank was amended to \$24,000,000, \$20,000,000, \$13,600,000, \$13,600,000, \$13,600,000, \$9,200,000, and \$6,000,000, respectively. On July 20, 2023, the commitment of US Bank, Chase, Wells Fargo, PNC Bank (successor to Compass Bank), Charles Schwab, and HSBC was amended to \$28,000,000, \$20,000,000, \$14,000,000, \$14,000,000, \$14,000,000, and \$10,000,000, respectively. On July 29, 2025, the maturity of the line of credit was extended to July 31, 2026 with an option to extend for a period of one year. As of December 31, 2025 and 2024, the outstanding principal was \$5,000,000 and accrued interest was \$24,326 and \$27,358, respectively. Interest incurred during 2025 and 2024 was \$1,020,783 and \$353,939, respectively.

Line of credit – JPMorgan Chase Bank, N.A.

On June 30, 2022, Century Housing entered into a revolving credit loan with JPMorgan Chase Bank, N.A. (“Chase”) under which Chase provided a line of credit to Century Housing in an amount up to a maximum of \$15,000,000. Advances from the line of credit bore interest at a rate equal to the Adjusted Term SOFR Rate plus 1.55%, as defined in the loan agreement. The line of credit had a maturity date of June 28, 2024. Interest incurred during 2024 was \$520,769. On June 28, 2024, the loan was paid off.

Century Sustainable Impact Notes

During 2021, Century Housing issued Century Sustainable Impact Notes (the “Impact Notes”) in the total aggregate initial offering of \$150,000,000 with US Bank as trustee. The offering size was increased to \$250,000,000 in August 2024 and subsequently to \$325,000,000 in August 2025. On January 16, 2026, Century increased the size of its Impact Notes offering to \$425,000,000. Impact Notes are a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The Impact Notes are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the notes were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The interest rates for the Impact Notes are set forth in the relevant pricing supplement and had various terms of between three months and 20 years. As of December 31, 2025 and 2024, outstanding notes payable was \$309,173,000 and \$53,759,000, respectively, and accrued interest was \$1,332,558 and \$229,415, respectively. Interest incurred during 2025 and 2024 was \$7,171,447 and \$6,103,952, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

12. Notes payable: lending activities – Century Housing Corporation (continued)

Line of credit – Murphprint, LLC

On August 29, 2023, IHAF entered into a revolving credit loan with Murphprint LLC. (“Murphprint”) under which Murphprint shall provide a line of credit to IHAF in an amount up to a maximum of \$74,250,000. Advances from the line of credit bear interest at 1.0% compounding annually. The line of credit has a maturity date of August 29, 2041. As of December 31, 2025 and 2024, outstanding principal balance was \$12,750,000 and \$11,250,000, respectively, and accrued interest was \$151,604 and \$33,125, respectively. Interest incurred during 2025 and 2024 was \$118,479 and \$33,125, respectively.

Line of credit – Charles Schwab Bank, SSB

On December 15, 2023, Century Housing entered into a revolving credit loan with Charles Schwab Bank, SSB (“Charles Schwab”) under which Charles Schwab shall provide a line of credit to Century Housing in an amount up to a maximum of \$20,000,000. The line of credit bears simple interest at a rate equal to 4.75% per annum and is calculated on a 360-day basis. Interest payments shall be payable quarterly in arrears on the 15th day of each calendar quarter. All unpaid principal and interest shall be due and payable at term-out maturity date of December 15, 2028. On November 25, 2024, the commitment was amended to \$25,000,000. On September 4, 2025, the maturity date was extended to November 25, 2026 with a term-out maturity date of November 25, 2030. As of December 31, 2025 and 2024, outstanding principal balance was \$25,000,000 and \$25,000,000, respectively, and accrued interest was \$303,472 and \$240,451, respectively. Interest incurred during 2025 and 2024 was \$1,203,993 and \$267,535, respectively.

Wells Fargo

On December 23, 2024, Century Housing entered into a loan agreement with Wells Fargo in the principal amount of \$10,000,000. The loan bears interest at 2.0% and matures on December 23, 2036. As of December 31, 2025 and 2024, outstanding principal balance was \$10,000,000 and accrued interest was \$50,000 and \$5,000, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$199,445 and \$5,000, respectively.

Jewish Community Federation of San Francisco

On May 24, 2024, Century Housing entered into a promissory note with Jewish Community Federation of San Francisco (“JCF”) in the principal amount of \$1,500,000. The loan bore interest at a variable interest rate equal to one-month Secured Overnight Financing Rate (SOFR) minus 1.33% rounded to the nearest one-sixteenth (1/16th), adjusted monthly, per annum based on a 360-day year, and matured on May 24, 2025. At December 31, 2024, outstanding principal balance was \$1,500,000 and accrued interest was \$34,211. Interest expense for the years ended December 31, 2025 and 2024 was \$18,250 and \$34,211, respectively. On May 27, 2025, the loan was paid off.

Notes payable (inclusive of notes payable in Note 11 and Note 12) for housing and lending consists of the following as of December 31,

	<u>2025</u>	<u>2024</u>
Principal balance	\$ 728,124,589	\$ 482,996,411
Less: unamortized debt issuance costs	<u>(4,505,736)</u>	<u>(2,150,733)</u>
Notes payable and lines of credit, net of premium and unamortized debt issuance costs	<u>\$ 723,618,853</u>	<u>\$ 480,845,678</u>

Debt issuance costs are being amortized to interest expense over the term of each loan. During 2025 and 2024, amortization expense for debt issuance costs was \$1,176,465 and \$720,145, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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12. Notes payable: lending activities – Century Housing Corporation (continued)

Expected future annual principal payments on the outstanding debts are as follows:

Year ending December 31:	
2026	\$ 249,363,374
2027	46,599,956
2028	136,711,511
2029	27,198,308
2030	23,612,372
Thereafter	<u>244,639,068</u>
Total	<u>\$ 728,124,589</u>

13. Bond payable: housing activities

On November 18, 2021, CityView executed a bond financing agreement with CMFA. CMFA authorized the California Municipal Finance Authority Multifamily Housing Revenue Bonds (CityView Apartments), 2021 Series A, in the principal amount of \$43,745,000 (“CityView Bonds”) which was secured by the Indenture of Trust, as defined in the bond financing agreement. The bonds bear interest at a rate of 4% per annum and mature on November 1, 2036. Interest is paid semi-annually on May 1 and November 1 from escrow accounts held by US Bank. As of December 31, 2025 and 2024, outstanding principal was \$43,745,000 and accrued interest was \$308,411 and \$291,633, respectively. Interest expense for the years ended December 31, 2025 and 2024 was \$1,766,000 and \$1,676,350, respectively.

Additionally, bond premium proceeds in the amount of \$4,332,067 were received in conjunction with the closing of the CityView Bonds. The premium is amortized over the life of the bond under the straight-line method as a reduction to interest expense. The balance of the premium as of December 31, 2025 and 2024 was \$3,152,782 and \$3,441,587, respectively. For the years ended December 31, 2025 and 2024, amortization of the premium was \$288,805 for each year.

14. Bonds payable: lending activities – Century Housing Corporation

During 2020, Century Housing issued California Municipal Finance Authority Taxable Bonds, Series 2020 (Century Housing Corporation) (Sustainability Bonds) (the “CMFA Bonds”) in the principal amount of \$85,000,000 pursuant to the terms of an Indenture of Trust, dated as of June 1, 2020, with US Bank as trustee. The CMFA Bonds are a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The CMFA Bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The CMFA Bonds were issued in tranches, wherein \$30,000,000, \$35,000,000, and \$20,000,000, bear interest rates of 1.486%, 1.605%, and 2.877%, respectively, and have a maturity date of November 1, 2022, November 1, 2023, and November 1, 2035, respectively. As of December 31, 2025 and 2024, the outstanding CMFA Bonds payable was \$20,000,000 and accrued interest was \$95,900 for each year. Interest incurred during 2025 and 2024 was \$575,329 and \$570,216, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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14. Bonds payable: lending activities – Century Housing Corporation (continued)

During 2021, Century Housing executed a bond agreement with New York Life in the principal amount of \$50,000,000. The New York Life bonds are a general obligation of Century Housing, payable from all legally available revenues and assets of Century Housing. The New York Life bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The New York Life bonds were issued in tranches, wherein \$15,000,000, \$25,000,000, and \$10,000,000, bear interest rates of 2.39%, 2.64% and 2.98%, respectively, and have a maturity date of November 1, 2031, November 1, 2036, and November 1, 2041, respectively. As of December 31, 2025 and 2024, outstanding principal was \$50,000,000 and accrued interest was \$219,417. Interest incurred during 2025 and 2024 was \$1,316,500 for each year.

During 2021, Century Housing issued California Municipal Finance Authority Tax-Exempt Bonds, 2021 Series A (Century Housing Corporation) (Sustainability Bonds) (the “Series 2021A Bonds”) in the principal amount of \$17,515,000 pursuant to the terms of an Indenture of Trust, dated as of November 1, 2021, with US Bank as trustee. The proceeds of the bonds were used to finance the acquisition of CityView. The bonds bear interest at a rate of 4% per annum and mature on November 1, 2031. Interest is paid semi-annually on May 1 and November 1 from escrow accounts held by US Bank. As of December 31, 2025 and 2024, outstanding principal was \$17,515,000 and accrued interest was \$116,767. Interest incurred during 2025 and 2024 was \$700,435 and \$700,582, respectively.

Additionally, bond premium proceeds in the amount of \$3,836,135 were received in conjunction with the closing of the bonds. The premium is amortized over the life of the bond under the straight-line method as a reduction to interest expense. The balance of the premium as of December 31, 2025 and 2024 was \$2,255,435 and \$2,639,049, respectively. For the years ended December 31, 2025 and 2024, amortization of the premium was \$383,614 for each year.

During 2023, Century Housing executed a bond agreement with US Bank in the principal amount of \$10,000,000. The US Bank bonds are a general obligation of Century Housing, payable from all legally available revenues and assets of Century Housing. The US Bank bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The US Bank bonds bear interest rates of Daily Simple SOFR plus 0.40% and is calculated on a basis of a 360-day year and have a maturity date of September 13, 2033. As of December 31, 2025 and 2024, outstanding principal was \$10,000,000 and accrued interest was \$36,597 and \$42,661, respectively. Interest incurred during 2025 and 2024 was \$472,047 and \$565,531, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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DECEMBER 31, 2025 AND 2024

14. Bonds payable: lending activities – Century Housing Corporation (continued)

Bonds payable (inclusive of bonds payable in Note 13 and Note 14) for housing and lending consists of the following as of December 31,

	<u>2025</u>	<u>2024</u>
Principal balance	\$ 141,260,000	\$ 141,260,000
Add: bonds payable premium	5,408,217	6,080,636
Less: unamortized debt issuance costs	<u>(962,479)</u>	<u>(1,245,656)</u>
Bonds payable, net of premium and unamortized debt issuance costs	<u>\$ 145,705,738</u>	<u>\$ 146,094,980</u>

Debt issuance costs are being amortized to interest expense over the term of the bonds. During 2025 and 2024, amortization expense for debt issuance costs was \$283,177 and \$286,682, respectively.

Expected future annual principal payments on the bonds payable are as follows:

Year ending December 31:

2026	\$	-
2027		-
2028		-
2029		-
2030		-
Thereafter		<u>141,260,000</u>
Total		<u>\$ 141,260,000</u>

15. Commercial paper: lending activities – Century Housing Corporation

During 2022, Century Housing established a commercial paper program, the Taxable Commercial Paper (Sustainability) Notes Series 2022-A (“Commercial Paper”) in the total aggregate size of \$100,000,000 with US Bank as trustee. The Commercial Paper is a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The Commercial Paper is not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the Commercial Paper were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The interest rates for the Commercial Paper vary as agreed to by US Bank and Century Housing and maturity of each Commercial Paper shall be determined on the date of issuance of the Commercial Paper. As of December 31, 2025, the interest rate was 3.85%. As of December 31, 2025 and 2024, outstanding balance was \$100,000,000 and \$50,000,000, respectively, and accrued interest was \$142,014 and \$119,375, respectively. Interest incurred during 2025 and 2024 was \$4,275,651 and \$617,014, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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16. Century Villages at Cabrillo, Inc.

Century Villages at Cabrillo, Inc. (“CVC”), a California nonprofit public benefit corporation, is a place-based supportive housing affiliate of Century Housing Corporation (“CHC”). As a nonprofit community development organization that serves as the steward of the Villages at Cabrillo, CVC aims to empower residents, restore health and inspire hope. CVC was formed on July 31, 1996 for the purpose of rehabilitating and developing a master planned, residential community that provides affordable housing and a comprehensive array of supportive services for homeless individuals, families, and veterans at the former Cabrillo Housing of the U.S. Naval Station, located in the City of Long Beach, California. The 27 acre property was ultimately conveyed to CVC in 1997 under the McKinney Act for the purpose of benefiting the homeless.

CVC is a vibrant supportive housing community offering emergency, transitional, and permanent housing and is supported by the Villages at Cabrillo Collaborative (“VACC”), a partnership comprising more than a dozen on-site nonprofit and government agencies that collectively provide residents with access to the skills, tools, and services needed for self-sufficiency. CVC is also a direct service provider, one of many within The Villages that offer a multitude of wraparound services to more than 1,500 residents on any given day. These residents include formerly homeless veterans, families and children, as well as individuals in vulnerable populations, such as those experiencing drug and/or alcohol use disorders, domestic or family violence, mental illness, and/or physical disabilities. To this end, CVC has partnered with established service providers, educational institutions and government agencies to provide much needed supportive services which include: case management, life skills training, substance abuse treatment, affordable child care, a homeless education program, an employment center, a career center, a food service program, a VA medical clinic, a federally qualified health center (“FQHC”) run by The Children’s Clinic among others. This collaboration of organizations combines to serve approximately 2,000 unique individuals at CVC each year. CVC’s mission is embedded within CHC to finance, build, and operate exceptional affordable housing so that the people we serve may have a dignified home, a healthy and hopeful future, and attain economic independence.

CVC employs a continuum of care and housing model whereby each resident is connected to a service provider and enveloped by an array of empowering resources. The housing continuum on the campus ranges from emergency shelter/treatment programs, to transitional housing programs, to permanent housing programs. This continuum is replicated for both veterans and non-veteran families and individuals. In support of this continuum, CVC maintains over 460,000 square feet of housing and supportive service space on its campus. With remaining development and redevelopment opportunities, CVC is actively planning for the continued build out of its campus in the years to come in support of its overall mission.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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16. Century Villages at Cabrillo, Inc. (continued)

CVC began as a steward of the property allowing service partners to focus on their delivery of programs in a safe and secure environment. As CVC grew, it became apparent that for the collective impact model to be successful, CVC needed to take a more direct role serving as a backbone to its partners. In 2009, Century Villages Property Management, LLC (“CVPM”), wherein CVC is the sole member, was formed for the purpose of providing property management services for low income, affordable housing at CVC and eventually beyond. In 2011, CVC assumed ownership of the Oasis Community Center (“Center”), which is now operated as a separate business unit of CVC. The Center had been initially funded for 3+ years by U.S. Department of Housing and Urban Development’s Hispanic-Serving Institutions Assisting Communities (“HUD HSIAC”) grant to the California State University, Long Beach (“CSULB”). During the grant period, CSULB operated the center in collaboration with Catholic Charities of Los Angeles. The Center provided an after school program, life skills classes, employment services, a computer center, and a host of other resources. With the original grant funding expiring in late 2011 and the Center facing imminent closure, CVC adopted the Center and secured the necessary funding through year end. This funding was comprised of a Community Services Block Grant (“CSBG”) which was awarded to CVC as a subgrantee from Long Beach Community Action Partnership. During 2012, CVC secured a grant from the Ahmanson Foundation and an additional CSBG grant to sustain operations. Since then, CVC is actively fundraising to sustain the critical services provided by the Center.

In 2012, an agreement to convene the VACC was formalized among the dozen on site nonprofit partners. Also in 2012, CVC completed construction on the Family Shelter I and II projects. This \$5 million, 8,500 square-foot complex has provided for the replacement and expansion of Catholic Charities emergency shelter facility which has operated at CVC since 1998. Also, CVC ground leased an acre of land from the City of Long Beach and installed a 200 tree landscape barrier (“Urban Forest”) with funding from the Port of Long Beach (“POLB”) and private donors. This Urban Forest was supplemented in 2014 with additional trees, a walking path and fitness equipment thanks to funding from the POLB and Neighborhood Works Urban Lift program in partnership with Wells Fargo. The Urban Forest creates new amenity space for the Villages at Cabrillo while improving ambient air quality and reducing greenhouse gas emissions. In late 2014, CVC completed construction of its new \$1 million maintenance headquarters, home to the approximately 36 professionals that maintain the community. The maintenance facility also houses a satellite office for PADNET TV in conjunction with Long Beach Community Action Partnership. This allows those in the community with access to state of the art digital video equipment and an editing bay to create visual media for use on public access television.

In 2015, the Century Oasis Residential Services (CORS) footprint and headcount grew as the Oasis Community Center began operating as the service provider of record for residents of the 80 apartment Cabrillo Gateway LEED Platinum development. In 2017, the CORS footprint expanded again with the expansion of residential services for the 120 apartment Anchor Place LEED Platinum development. In addition, during 2017, CVC also launched its Pathways to Health program which aspires to increase the health and wellness of residents through a variety of programs and activities. CVC became an authorized contract service provider with the County of Los Angeles’ Housing for Health program which will now fund intensive case management services at both Cabrillo Gateway and Anchor Place. CORS is now providing services at developments outside the Villages at Cabrillo community. With the completion of Anchor Place in 2017 CVC embarked on a planning process to chart the future of the community. This began with the development of a new master plan which was codified in 2019. This master plan evolved into a formal Specific Plan entitlement document with the City of Long Beach.

CENTURY HOUSING CORPORATION AND AFFILIATES
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16. Century Villages at Cabrillo, Inc. (continued)

In early 2023, the City of Long Beach adopted the Specific Plan into its municipal zoning code and certified the environmental impact report. This specific plan provides the entitlement foundation for an additional 500+ supportive homes at the community (on a net basis). CVC's sixth phase of development, The Cove, is slated for completion in the spring of 2024. It will provide 90 supportive and affordable homes to Veterans.

To effectuate the development of housing on its campus, CVC has entered into long-term ground leases with seven limited partnerships of which CVC is the general partner. The limited partnerships, Long Beach Savannah Housing, L.P. ("Savannah"), Casa de Cabrillo, L.P. ("Casa"), The Family Commons at Cabrillo, L.P. ("Family Commons"), Cabrillo Gateway, L.P. ("Cabrillo Gateway"), Anchor Place, L.P. ("Anchor Place"), Plaza de Cabrillo, L.P. ("Plaza"), The Cove, L.P. ("Cove") were formed to develop, own and operate a low-income housing tax credit project on the land that they have leased from CVC. CVC owns 0.10% of Savannah and 0.01% of the other limited partnerships. The partnerships have been allocated low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code ("Section 42").

These low-income housing tax credits have been utilized to help finance affordable housing projects. Affiliates of John Hancock Realty Advisors, Inc. have invested \$7,136,000 of equity into Savannah, \$11,900,000 of equity into Casa, and \$19,554,459 of equity into Family Commons, as investor limited partners in exchange for the benefits of the low-income housing tax credits that have been allocated to the projects. Effective April 1, 2015 and June 30, 2016, affiliates of John Hancock Realty Advisors, Inc. sold all of their partnership interests on Savannah and Casa, respectively, to Century Affordable Development, Inc. ("CADI"), an affiliate of CVC. During 2020, the Casa project was acquired and resyndicated by Plaza.

WF Affordable Housing LLC (formerly known as Wells Fargo Affordable Housing Community Development Corporation) has committed to contribute an aggregate sum of approximately \$25,975,153, \$34,410,134, \$10,873,833, and \$24,372,563 to Cabrillo Gateway, Anchor Place, Plaza, and Cove, respectively, as an investor limited partner in exchange for the benefits of future low-income housing tax credits, upon satisfaction of certain conditions set forth in the Partnership Agreements. As of December 31, 2025 and 2024, WF Affordable Housing LLC has invested equity of \$26,003,510, \$34,905,187, and \$10,715,095 into Cabrillo Gateway, Anchor Place, and Plaza, respectively. As of December 31, 2025 and 2024, WF Affordable Housing LLC has invested equity of \$23,185,307 and \$2,500,801 into Cove, respectively.

Section 42 regulates the use of the projects as to occupant eligibility and unit gross rent, among other requirements. Each of the projects must meet the provisions of these regulations during each of fifteen consecutive years in order to remain qualified to receive the tax credits. The Savannah project was completed as of June 30, 2001, the Casa project was certified for occupancy on June 23, 2004, Family Commons was certified for occupancy on November 26, 2008, Cabrillo Gateway was certified for occupancy on July 6, 2015, Anchor Place was certified for occupancy on September 28, 2017, Plaza was certified for occupancy on November 30, 2021, and Cove was certified for occupancy on July 18, 2024.

CENTURY HOUSING CORPORATION AND AFFILIATES
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17. Master Planned Communities

During 2018, CADI partnered with Thomas Safran & Associates Development, Inc. (“TSA”) and United States Veterans Initiative (“US VETS”) and formed West LA Veterans Collective LLC (“West LA”). West LA was selected as the principal developer of the approximately 388-acre campus in West Los Angeles, to develop the campus into a master planned community and create and rehabilitate around 1,450 units to provide supportive housing for veterans, homeless and special needs populations. The predevelopment costs are initially borne by CADI, and reimbursements are made on a quarterly basis by TSA and US VETS. As of December 31, 2025 and 2024, TSA’s and US VETS’s share of predevelopment expenses relating to the West LA development was \$125,541 and \$86,451, respectively.

Also, during 2018, CADI partnered with National Community Renaissance of California (“CORE”) and Richman Group Affordable Housing Corporation (“Richman”) and formed One San Pedro Collaborative, LLC (“OSP”). OSP was selected as the principal developer of the 21-acre campus in San Pedro, CA, to develop the campus into a master planned community and create and rehabilitate around 1,600 units to provide affordable housing solutions for low-income, seniors and special needs residents. As of December 31, 2025 and 2024, CADI incurred \$1,700,398 and \$1,287,763 of predevelopment costs on the OSP project, respectively, which is included in real estate held for investment, net in the accompanying consolidated statements of financial position.

In 2020, Century, TSA and Charles Drew University were selected by the County of Los Angeles to redevelop a 12.8 acre former Compton Unified Elementary School site into a mixed-use community that includes a mix of affordable, workforce, student and mixed-income housing; office, retail, research, community and clinic space; athletics and recreational facilities; and parking for to-be-developed uses, as well as for the surrounding areas. The three partners formed the CDU MLK Wellness Collaborative, LLC, a joint venture, to lease and develop this master planned community that is central to the University’s strategic growth plans. As of December 31, 2025 and 2024, CADI incurred \$1,292,264 and \$1,028,950 of predevelopment costs on the CDU MLK project, respectively, which is included in real estate held for investment, net of accumulated depreciation in the accompanying consolidated statements of financial position.

In late 2022, CADI was selected by the County of Los Angeles to develop a multi-phased supportive housing community on a county-owned lot of approximately 3 acres within the LA General Hospital campus in the Boyle Heights neighborhood of Los Angeles. CADI’s response featured a bold vision for a project that would fit seamlessly within Supervisor Hilda Solis’ vision for a ‘healthy village’ for the broader LA General Campus. The community will be designed to facilitate a transition from the traditional model of “illness”-based care towards a “whole health” system of care. Building from extensive community outreach work led by the county, the current development plan includes nearly 300 permanent supportive and affordable homes as well as relevant community-serving resources including a “step-down” peer respite program and a workforce development kitchen and cafe. CADI is presently operating under an exclusive negotiating agreement and an option to lease.

Uptown Acres is a two-phase project in the Hamilton neighborhood of North Long Beach. Phase I is located at 6801 Atlantic Avenue on a site purchased by CADI in 2019, which was 100% funded by CDBG funds through the City of Long Beach. Phase 2 is sited on land that the City of Long Beach owns. The City owned phase two site is home to the City’s ABC Shelter, a year round facility funded by the State of California. CADI entered into an Exclusive Negotiating Agreement (“ENA”) with the City of Long Beach to purchase the land at 6845 Atlantic Avenue and is currently in negotiations with the terms on disposition of the land.

CENTURY HOUSING CORPORATION AND AFFILIATES
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DECEMBER 31, 2025 AND 2024

17. Master Planned Communities (continued)

Other notes receivable

During 2022, West LA committed and disbursed a portion of the Veteran Services Grant Support (“CalVET”) funds to the developer partners of the master planned communities as loans or grants with restrictions, for the purpose of funding acquisition and predevelopment expenses associated with the West Los Angeles VA Medical Center campus (see Note 20). As of December 31, 2025 and 2024, the outstanding notes receivable was \$10,950,000 and \$4,951,583 from TSA, respectively, \$2,000,000 from CORE for each year, and \$7,779,456 from US VETS for each year.

During 2025, West LA received grant funding of \$7,650,000 from US VETS for purposes related to the development of a supportive housing project for veterans.

On October 1, 2025, West LA entered into a promissory note agreement with VA Building 408, LP (“B408”), an unrelated third party, pursuant to which all of the US VETS grant proceeds were advanced to B408. The promissory note is non-interest bearing and is contractually due in a single balloon payment 57 years from the date a certificate of occupancy is issued for the related housing development. The agreement does not require interim principal or interest payments.

Management evaluated the substance of the arrangement and determined that, notwithstanding its legal form as a loan, collection of the note receivable was not intended and is not expected. Accordingly, the advance does not meet the definition of a realizable financial asset under U.S. GAAP. As a result, West LA recorded the full amount of the advance as grant expense during the year ended December 31, 2025.

For presentation purposes, this grant expense has been reflected net against grant revenue in the accompanying consolidated statements of activities for the year ended December 31, 2025. There was no remaining note receivable balance recorded as of December 31, 2025.

CENTURY HOUSING CORPORATION AND AFFILIATES
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18. Commitments and contingencies

Guaranty of tax credits

In connection with the following partnerships, Century, CVC and CADI have provided certain guarantees to the tax credit investors guarantying the completion and construction of the apartment complexes, operating deficits of the partnerships, and the annual allocation of tax credits to the investor.

<u>Partnership</u>	<u>Investor Limited Partner</u>	<u>Guaranty Balance</u>	<u>Affordable Housing Location</u>
Cabrillo Gateway, L.P.	WFAH	6,926,707	Long Beach, CA
Anchor Place, L.P.	WFAH	12,707,038	Long Beach, CA
Plaza de Cabrillo, L.P.	WFAH	7,718,627	Long Beach, CA
The Cove, L.P.	WFAH	22,747,725	Los Angeles, CA
Beacon Place, L.P.	WFAH	5,551,912	Long Beach, CA
Beacon Pointe, L.P.	Wells Fargo Community Investment Holdings, LLC	15,598,440	Long Beach, CA
Century Beachwood Apartments 2, L.P.	WFAH	3,362,218	Long Beach, CA
Florence Morehouse, L.P.	WFAH	5,217,757	Los Angeles, CA
Casa Rita, L.P.	WFAH	4,270,982	Huntington Park, CA
Woodbridge Apartments, L.P.	WFAH	2,310,501	Long Beach, CA
The Banning, L.P.	WFAH	14,028,894	Los Angeles, CA
Century WLAVA 1, L.P.	WFAH	22,914,533	Los Angeles, CA
Villa Vanowen, L.P.	Bank of America, N.A.	17,850,475	Los Angeles, CA
Century WLAVA 2, L.P.	Wells Fargo Community Investment Holdings, LLC	1,907,889	Los Angeles, CA

In connection with the following partnerships, Century Guaranty Fund and CADI have provided certain guarantees to the tax credit investors guarantying the completion and construction of the properties, operating deficits of the partnerships, and the annual allocation of tax credits to the investor.

Century WLAVA 3, L.P.	CREA West LA VA Building 158, LP	1,993,407	Los Angeles, CA
RCV 1, L.P.	Wells Fargo Bank, N.A.	3,593,718	Los Angeles, CA
Century WLAVA 4, L.P.	Wells Fargo Bank, N.A.	2,037,873	Los Angeles, CA

CENTURY HOUSING CORPORATION AND AFFILIATES
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18. Commitments and contingencies (continued)

Forward commitment permanent loans

Century enters into forward commitment arrangements, typically three years, to originate permanent mortgage loans upon the stabilization of underlying affordable housing developments. These commitments are generally extended during the construction or lease-up phase and are subject to customary conditions precedent, including achievement of minimum debt service coverage ratios, occupancy thresholds, and other credit and underwriting criteria.

As of December 31, 2025 and 2024, Century had \$72,637,504 and \$60,183,107, respectively, of unfunded forward commitment permanent loans. The majority of these commitments are expected to fund during 2027 through 2028, subject to project stabilization and borrower performance.

These commitments expose Century to credit risk and liquidity risk, as funding is contingent on future project performance and may require Century to access internal liquidity or external financing sources at the time of funding.

In certain cases, Century may lock the contractual interest rate at the time the commitment is issued. Management evaluates such arrangements under ASC 815 and has determined that such commitments do not meet the definition of a derivative due to normal lending scope exception.

Century evaluates expected credit losses on unfunded commitments in accordance with ASC 326. Any associated reserve is included in other liabilities on the consolidated statements of financial position. As of April 30, 2026, Century had \$79,409,797 in unfunded forward commitments.

Pending disposition of real estate assets

CADI's subsidiaries CADI XIX, LLC, CADI XVII, LLC and Academy Hall, L.P., have entered into a purchase and sale agreement ("PSA") with a third party for the disposition of three real estate properties (the "Properties") with a net book value of approximately \$28 million. Under the terms of the PSA, the stated purchase price for the Properties is one (1) dollar plus assumption of all related debt to the Properties, totaling approximately \$26.2 million.

In connection with the transaction, an entity controlled by the same buyer is expected to pay \$2.3 million in consideration for indebtedness owed by the three subsidiaries to Century Housing. At the time of execution of the sale agreement, the indebtedness, including accrued interest had an outstanding balance of \$11.2 million, of which \$9.9 million has been treated as a contingent asset by Century Housing since 2023.

The PSA is subject to multiple conditions, including approval by the City of Los Angeles, and may be terminated by either party without penalty on or before May 31, 2026. As of April 30, 2026, management feels the required approvals are unlikely to be obtained, and there can be no assurance that the transaction will be consummated on the terms described, or at all.

In light of the uncertainty surrounding the proposed transaction, including the potential for modification of terms or identification of an alternative purchaser, Century Housing has not recognized any gain or loss related to the contemplated disposition in the accompanying financial statements.

Management continues to evaluate strategic alternatives for the Properties, which may include sale to an alternative buyer, continued operation, or rehabilitation.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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18. Commitments and contingencies (continued)

Legal proceedings

Century is involved in various legal proceedings associated with its normal operations. While the ultimate disposition of each proceeding is not determinable, management believes that such proceedings will not have a materially adverse effect on its financial condition or results of operations.

19. Deferred income

Deferred development fee (“DDF”) income

Deferred development fee income was \$4,566,225 and \$3,804,433, net of accumulated amortization of \$363,812 and \$277,971, respectively, related to the 10% profit portion of development fees as of December 31, 2025 and 2024, respectively. During the years ended December 31, 2025 and 2024, amortization of development fees capitalized as real property totaled \$85,841 and \$60,012, respectively. The deferred income is amortized using the straight-line method over the estimated useful life of the underlying asset.

	DDF Income 12/31/24	Developer fee income	Eliminated against salaries expense	Amortization of DDF income	DDF Income 12/31/25
Cabrillo Gateway	\$ 38,125	\$ -	\$ -	\$ (1,250)	\$ 36,875
Anchor Place	163,750	-	-	(5,000)	158,750
Century Beachwood 2	181,343	-	-	(5,334)	176,009
Florence Morehouse	263,160	-	-	(7,519)	255,641
Beacon Pointe	172,002	-	-	(4,914)	167,088
Beacon Place	172,500	-	-	(5,000)	167,500
Casa Rita	266,338	-	-	(7,833)	258,505
Woodbridge	238,343	-	-	(6,545)	231,798
Plaza de Cabrillo	390,529	-	-	(10,555)	379,974
Cove	197,606	-	-	(5,000)	192,606
Banning	246,874	-	-	(6,250)	240,624
B404	594,145	(216,979)	195,281	(13,119)	559,328
Villa Vanowen	105,000	1,450,000	(1,305,000)	(2,604)	247,396
B156+157	205,000	1,450,000	(1,305,000)	(4,376)	345,624
B158	389,305	2,074,135	(1,866,722)	-	596,718
Steamline	30,844	-	-	-	30,844
WLAVA Infrastructure	81,611	719,182	(647,264)	-	153,529
One San Pedro	16,500	-	-	-	16,500
Moonstone	51,458	-	-	(542)	50,916
B409	-	2,000,000	(1,800,000)	-	200,000
RCV1	-	1,000,000	(900,000)	-	100,000
Total	\$ 3,804,433	\$8,476,338	\$ (7,628,705)	\$ (85,841)	\$ 4,566,225

CENTURY HOUSING CORPORATION AND AFFILIATES
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19. Deferred income (continued)

Deferred development fee (“DDF”) income (continued)

	DDF Income 12/31/23	Developer fee income	Eliminated against salaries expense	Amortization of DDF income	DDF Income 12/31/24
Cabrillo Gateway	\$ 39,375	\$ -	\$ -	\$ (1,250)	\$ 38,125
Anchor Place	168,750	-	-	(5,000)	163,750
Century Beachwood 2	186,677	-	-	(5,334)	181,343
Florence Morehouse	270,679	-	-	(7,519)	263,160
Beacon Pointe	176,916	-	-	(4,914)	172,002
Beacon Place	177,500	-	-	(5,000)	172,500
Casa Rita	274,171	-	-	(7,833)	266,338
Woodbridge	244,888	-	-	(6,545)	238,343
Plaza de Cabrillo	401,084	-	-	(10,555)	390,529
Cove	140,000	600,000	(540,000)	(2,394)	197,606
Banning	175,000	750,000	(675,000)	(3,126)	246,874
B404	354,145	2,400,000	(2,160,000)	-	594,145
Villa Vanowen	105,000	-	-	-	105,000
B156+157	100,000	1,050,000	(945,000)	-	205,000
B158	141,505	2,478,000	(2,230,200)	-	389,305
Steamline	16,755	140,892	(126,803)	-	30,844
WLAVA Infrastructure	-	816,109	(734,498)	-	81,611
One San Pedro	-	165,000	(148,500)	-	16,500
Moonstone	-	520,000	(468,000)	(542)	51,458
Total	\$ 2,972,445	\$ 8,920,001	\$ (8,028,001)	\$ (60,012)	\$ 3,804,433

20. Net assets with donor restriction

Net assets with donor restriction at December 31, 2025 and 2024 consisted of the following:

	<u>2025</u>	<u>2024</u>
CDFI Funds	\$ 6,292,678	\$ 6,092,678
Capital Magnet Funds	14,393,872	21,893,872
West Los Angeles Veterans Collective	8,098,979	8,317,148
CA Innovation & Investment Program	377,612	200,000
SCAG Reap 2.0 Fund	1,741,278	-
Total	\$ 30,904,419	\$ 36,503,698

During 2023, Century Housing was awarded \$4,957,678 of CDFI Funds – Equitable Recovery Program and \$610,000 of CDFI Funds - Financial Assistance Grants (collectively, “CDFI grants”) that must be committed for use in a manner prescribed in the grant agreement. In addition, during 2025, Century Housing was awarded \$725,000 in CDFI Funds - Financial Assistance Grants, and \$177,612 in CA Innovation & Investment Program funds. The CDFI grants must be used to finance loans, equity investments, and similar financing activities, including the purchase of loans and the provision of loan guarantees, which service low-income families. Century Housing loans these funds on a short-term basis generally for periods not to exceed 12 months. During 2025 and 2024, Century Housing disbursed \$652,500 and \$610,000, respectively, of the CDFI grants to eligible recipients.

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20. Net assets with donor restriction (continued)

As of December 31, 2024, Century Housing had cumulative awards of \$12,290,122 from the U.S. Treasury Community Development Financial Institutions Capital Magnet Fund. Awards must be used to finance affordable housing projects for low-income, very-low income, and extremely-low income families, or located in High Housing Need areas. The funds must be used as revolving loans and be committed for use by 2 years after Effective Date, as defined in the grant agreements, and the projects receiving the funds must be placed in service by the Completion Date, as defined in the grant agreements. Century Housing loans these funds on a short-term basis generally for periods not to exceed 12 months. As of December 31, 2025 and 2024, Century Housing had disbursed Capital Magnet funds of \$12,290,122 to eligible recipients. As of December 31, 2025 and 2024, total funds committed to date were \$44,403,244 and \$44,403,244, respectively. The entire award will remain as net assets with donor restriction until after the Completion Date, after which the funds will become net assets without donor restriction to Century. If Century Housing meets certain benchmarks as described in the agreement prior to the Completion Date, the funds will become net assets without donor restriction to Century.

CADI was awarded Capital Magnet Funds in the amount of \$7,803,750 and \$1,800,000 during 2023 and 2021, respectively, that must be used as affordable housing fund to finance for very-low income, and extremely-low income families. The federal grants were received to finance affordable rental housing projects. The funds must be committed by the 2nd anniversary of grant receipt and the rental affordable housing projects receiving the funds must be placed in service by the 5th anniversary of grant receipt date. As of December 31, 2025 and 2024, CADI committed and disbursed Capital Magnet funds of \$9,603,750 and \$2,604,000, respectively, to eligible rental affordable housing projects.

During 2021, CADI was awarded \$20,000,000 of Veteran Services Grant Support appropriated for use for the West Los Angeles Veterans Collective to build affordable housing units and related infrastructure as part of the permanent supportive housing community on the West Los Angeles VA Medical Center campus.

During 2023, West LA was awarded \$8,290,000 from US VETS for the construction of permanent supportive housing for veterans at Buildings 156, 157, 158 and 207, West Los Angeles VA Medical Center campus.

During 2025, CADI was awarded \$5,000,000 from the Southern California Association of Governments (“SCAG”) to fund a lending program, provided the loans are secured by a deed of trust recorded against the title to real property.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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21. Reconciliation of net assets without donor restriction

Following is a reconciliation of the beginning and ending balances of net assets without donor restriction attributable to Century and to the non-controlling interest:

	<u>Total</u>	<u>Controlling Interest</u>	<u>Non-controlling Interest</u>
Net assets without donor restriction, January 1, 2024	\$ 469,894,124	\$ 356,994,704	\$ 112,899,420
Contributions	1,220,478	-	1,220,478
Syndication costs	(196,300)	-	(196,300)
Transfer of interest due to buyout	-	(487,624)	487,624
Change in net assets from continuing operations	<u>29,335,851</u>	<u>42,611,249</u>	<u>(13,275,398)</u>
Net assets without donor restriction, December 31, 2024	\$ 500,254,153	\$ 399,118,329	\$ 101,135,824
Contributions	61,972,114	-	61,972,114
Syndication costs	(382,755)	-	(382,755)
Change in net assets from continuing operations	<u>53,266,445</u>	<u>73,038,344</u>	<u>(19,771,899)</u>
Net assets without donor restriction, December 31, 2025	<u>\$ 615,109,957</u>	<u>\$ 472,156,673</u>	<u>\$ 142,953,284</u>

22. Liquidity and availability of financial assets

As of December 31, 2025 and 2024, Century has \$612,776,697 and \$253,703,933, respectively, of financial assets available for general expenditure within one year of the statement of financial position date. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. In addition to operating Century in a manner to ensure compliance with the approved budget, Century has various other sources of liquidity.

SUPPLEMENTARY INFORMATION

CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
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	Century Housing Corporation	Century Metropolitan Fund	Inglewood Home Assist Fund	Century Community Fund	Century Guaranty Fund	Century Long Term Value Fund	Century Ackerfield	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
ASSETS											
Cash and cash equivalents	\$ 6,122,185	\$ 25,029	\$ 608,161	\$ 580,919	\$ 8,533,898	\$ 26,040,163	\$ 87,749	\$ 11,980,971	\$ 3,434,173	\$ -	\$ 57,413,248
Cash equivalents (restricted)	4,597,993	-	-	-	-	-	189,719	37,303,316	6,338,643	-	48,429,671
Accounts receivable, net	16,523	-	-	-	-	216,907	307,493	11,475,093	1,536,255	(10,740,386)	2,811,885
Contributions receivable	-	-	-	-	-	-	-	1,350,000	-	-	1,350,000
Investments	174,860,199	-	-	-	-	28,056,554	-	-	-	(61,531,713)	141,385,040
Interest receivable	11,823,973	-	31,973	23,579	-	3,338	-	-	-	(7,662,102)	4,220,761
Prepaid expenses and other assets	525,522	-	-	-	-	(250)	21,437	2,311,023	292,702	(639,599)	2,510,835
Notes receivable, net	727,623,184	-	12,516,414	204,437	-	399,778	-	-	-	(34,476,549)	706,267,264
Other notes receivable	-	-	-	-	-	-	-	13,079,456	-	-	13,079,456
Real estate held for investment, net	6,825,418	-	-	-	-	-	16,125,496	503,442,451	141,327,833	(1,820,517)	665,900,681
Furniture, fixtures and equipment, net	109,290	-	-	-	-	-	32,547	7,453,407	1,333,676	(123,093)	8,805,827
Assets held for sale, net	-	-	-	-	-	-	-	28,038,488	-	-	28,038,488
Deferred charges, net	-	-	-	-	-	-	-	447,266	333,411	-	780,677
Fair value of derivative financial instrument	-	-	-	-	-	-	-	522,606	-	-	522,606
Total assets	\$ 932,504,287	\$ 25,029	\$ 13,156,548	\$ 808,935	\$ 8,533,898	\$ 54,716,490	\$ 16,764,441	\$ 617,404,077	\$ 154,596,693	\$ (116,993,959)	\$ 1,681,516,439
LIABILITIES AND NET ASSETS											
Accounts payable and accrued liabilities	\$ 1,221,446	\$ -	\$ 250	\$ -	\$ -	\$ 5,000	\$ 148,328	\$ 7,313,805	\$ 10,916,581	\$ (12,264,309)	\$ 7,341,101
Accounts payable - construction	-	-	-	-	-	-	-	22,558,009	-	-	22,558,009
Accrued interest	2,660,287	-	151,604	-	-	-	-	20,278,069	8,571,251	(12,071,044)	19,590,167
Tenant security deposits	9,000	-	-	-	-	-	89,416	1,004,470	799,943	-	1,902,829
Deferred income	1,538,572	-	-	-	-	-	-	600,000	-	-	2,138,572
Deferred development fee income	-	-	-	-	-	-	-	4,370,600	195,625	-	4,566,225
Bonds payable, net	99,467,909	-	-	-	-	-	-	46,237,829	-	-	145,705,738
Notes payable, net	376,217,760	-	12,750,000	-	-	25,138,545	11,877,781	298,146,562	64,843,198	(65,354,993)	723,618,853
Commercial paper	100,000,000	-	-	-	-	-	-	-	-	-	100,000,000
Other liabilities	6,797,345	-	-	-	-	-	21,615	981,259	5,214,489	(4,934,139)	8,080,569
Total liabilities	587,912,319	-	12,901,854	-	-	25,143,545	12,137,140	401,490,603	90,541,087	(94,624,485)	1,035,502,063
Net assets:											
Without donor restriction											
Controlling interest	333,131,556	25,029	254,694	808,935	8,533,898	29,572,945	4,627,301	99,554,425	4,429,672	(8,781,782)	472,156,673
Non-controlling interest	-	-	-	-	-	-	-	96,915,042	59,625,934	(13,587,692)	142,953,284
With donor restriction - controlling interest	11,460,412	-	-	-	-	-	-	19,444,007	-	-	30,904,419
Total net assets	344,591,968	25,029	254,694	808,935	8,533,898	29,572,945	4,627,301	215,913,474	64,055,606	(22,369,474)	646,014,376
Total liabilities and net assets	\$ 932,504,287	\$ 25,029	\$ 13,156,548	\$ 808,935	\$ 8,533,898	\$ 54,716,490	\$ 16,764,441	\$ 617,404,077	\$ 154,596,693	\$ (116,993,959)	\$ 1,681,516,439

see report of independent auditors

CENTURY HOUSING CORPORATION AND AFFILIATES
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CONSOLIDATING STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024

	Century Housing Corporation	Century Metropolitan Fund	Inglewood Home Assist Fund	Century Community Fund	Century Guaranty Fund	Century Long Term Value Fund	Century Ackerfield	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
ASSETS											
Cash and cash equivalents	\$ 3,228,416	\$ 26,683	\$ 202,711	\$ 794,699	\$ 8,190,605	\$ 16,623,546	\$ 31,801	\$ 3,506,589	\$ 468,134	\$ -	\$ 33,073,184
Cash equivalents (restricted)	3,230,267	-	-	-	-	-	188,871	28,072,000	5,722,592	-	37,213,730
Accounts receivable, net	54,554	-	-	-	-	-	114,806	7,393,548	523,448	(6,669,429)	1,416,927
Investments	150,071,729	-	-	-	-	27,606,554	-	-	-	(55,617,814)	122,060,469
Interest receivable	9,278,277	-	28,125	24,090	-	-	-	-	-	(6,729,669)	2,600,823
Prepaid expenses and other assets	31,367	-	-	-	-	(250)	8,536	1,580,974	724,458	(1,135,323)	1,209,762
Notes receivable, net	464,573,314	-	11,053,125	323,518	-	-	-	-	-	(44,821,580)	431,128,377
Other notes receivable	-	-	-	-	-	-	-	14,731,039	-	-	14,731,039
Real estate held for investment, net	6,667,328	-	-	-	-	-	16,320,373	462,426,840	146,818,023	(1,820,517)	630,412,047
Furniture, fixtures and equipment, net	89,739	-	-	-	-	-	32,547	3,451,977	1,906,418	(123,093)	5,357,588
Deferred charges, net	-	-	-	-	-	-	-	300,130	371,781	-	671,911
Fair value of derivative financial instrument	-	-	-	-	-	-	-	464,877	-	-	464,877
Total assets	\$ 637,224,991	\$ 26,683	\$ 11,283,961	\$ 1,142,307	\$ 8,190,605	\$ 44,229,850	\$ 16,696,934	\$ 521,927,974	\$ 156,534,854	\$ (116,917,425)	\$ 1,280,340,734
LIABILITIES AND NET ASSETS											
Accounts payable and accrued liabilities	\$ 1,657,883	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ 72,445	\$ 2,484,195	\$ 3,728,665	\$ (3,029,584)	\$ 4,913,854
Accounts payable - construction	-	-	-	-	-	-	-	29,139,762	3,589,801	-	32,729,563
Accrued interest	1,198,302	-	33,125	-	-	-	-	17,771,528	7,379,685	(11,101,111)	15,281,529
Tenant security deposits	9,000	-	-	-	-	-	98,032	959,273	749,602	-	1,815,907
Deferred income	1,329,923	-	-	-	-	-	-	-	-	-	1,329,923
Deferred development fee income	-	-	-	-	-	-	-	3,602,558	201,875	-	3,804,433
Bonds payable, net	99,628,652	-	-	-	-	-	-	71,879,481	-	-	171,508,133
Notes payable, net	155,596,888	-	11,250,000	-	-	25,138,545	12,141,062	240,496,194	86,482,998	(75,673,162)	455,432,525
Commercial paper	50,000,000	-	-	-	-	-	-	-	-	-	50,000,000
Other liabilities	5,683,059	-	-	-	-	-	9,071	942,759	5,066,266	(4,934,139)	6,767,016
Total liabilities	315,103,707	-	11,283,375	-	-	25,138,545	12,320,610	367,275,750	107,198,892	(94,737,996)	743,582,883
Net assets:											
Without donor restriction											
Controlling interest	303,538,484	26,683	586	1,142,307	8,190,605	19,091,305	4,376,324	67,105,954	2,746,949	(7,100,868)	399,118,329
Non-controlling interest	-	-	-	-	-	-	-	69,625,372	46,589,013	(15,078,561)	101,135,824
With donor restriction - controlling interest	18,582,800	-	-	-	-	-	-	17,920,898	-	-	36,503,698
Total net assets	322,121,284	26,683	586	1,142,307	8,190,605	19,091,305	4,376,324	154,652,224	49,335,962	(22,179,429)	536,757,851
Total liabilities and net assets	\$ 637,224,991	\$ 26,683	\$ 11,283,961	\$ 1,142,307	\$ 8,190,605	\$ 44,229,850	\$ 16,696,934	\$ 521,927,974	\$ 156,534,854	\$ (116,917,425)	\$ 1,280,340,734

CENTURY HOUSING CORPORATION AND AFFILIATES
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FOR THE YEAR ENDED DECEMBER 31, 2025

	Century Housing Corporation	Century Metropolitan Fund	Inglewood Home Assist Fund	Century Community Fund	Century Guaranty Fund	Century Long Term Value Fund	Century Ackerfield	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Lending revenue											
Income on notes receivable	\$ 46,385,605	\$ -	\$ 398,201	\$ 5,830	\$ -	\$ 4,338	\$ -	\$ -	\$ -	\$ (1,568,914)	\$ 45,225,060
Net assets released from restrictions	8,025,000	-	-	-	-	-	-	-	-	-	8,025,000
Other income	70,062	-	-	25,000	-	72,600	-	-	-	-	167,662
Total lending revenue	54,480,667	-	398,201	30,830	-	76,938	-	-	-	(1,568,914)	53,417,722
Housing revenue and support											
CVC, CADI and other real estate operations											
Rental property income	-	-	-	-	-	-	1,317,513	23,215,941	12,783,499	(530,935)	36,786,018
Other real estate income	-	-	-	-	-	-	-	81,788	-	-	81,788
Grant income	-	-	-	-	-	-	-	-	514,800	-	514,800
Income from certificated state credits	-	-	-	-	-	-	-	-	3,048,024	-	3,048,024
Contributions and fundraising income	-	-	-	-	-	-	-	27,193,320	934,085	-	28,127,405
Net assets released from restrictions	-	-	-	-	-	-	-	818,169	-	-	818,169
Total housing revenue and support	-	-	-	-	-	-	1,317,513	51,309,218	17,280,408	(530,935)	69,376,204
Corporate revenue											
Residual receipts and contingent asset income	628,982	-	-	-	-	9,226,400	-	-	-	-	9,855,382
Corporate office building rental income	176,381	-	-	-	-	-	-	-	-	-	176,381
Total corporate revenue	805,363	-	-	-	-	9,226,400	-	-	-	-	10,031,763
Total revenue	55,286,030	-	398,201	30,830	-	9,303,338	1,317,513	51,309,218	17,280,408	(2,099,849)	132,825,689
Lending expenses											
Allocation for loan losses	5,060,681	-	26,064	-	-	-	-	-	-	-	5,086,745
Borrowing and bond fees	898,028	-	(1,500)	-	-	-	-	-	-	-	896,528
Interest expense	18,509,145	-	118,479	-	-	-	-	-	-	-	18,627,624
Salaries and employee benefits	2,706,474	-	-	-	-	-	-	-	-	-	2,706,474
Direct lending expenses	270,252	-	-	-	-	-	-	-	-	-	270,252
Total lending expenses	27,444,580	-	143,043	-	-	-	-	-	-	-	27,587,623
Housing expenses											
CVC, CADI and other real estate operations											
Rental property expenses	-	-	-	-	-	-	575,499	11,432,673	7,031,291	(530,935)	18,508,528
Other real estate expenses	-	-	-	-	-	-	-	380,101	188,088	-	568,189
Property depreciation and amortization	-	-	-	-	-	-	194,877	10,921,744	6,276,219	-	17,392,840
Interest expense	-	-	-	-	-	-	345,144	10,582,411	2,853,290	(1,633,276)	12,147,569
Housing salaries and employee benefits	-	-	-	-	-	-	166,952	6,187,407	6,790,565	-	13,144,924
Development fee salary offset	-	-	-	-	-	-	-	(7,628,705)	-	-	(7,628,705)
Impairment loss	-	-	-	-	-	-	-	-	-	-	-
Other program support	-	-	-	-	-	-	-	1,761	97,017	-	98,778
Total housing expenses	-	-	-	-	-	-	1,282,472	31,877,392	23,236,470	(2,164,211)	54,232,123

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
CONSOLIDATING STATEMENTS OF ACTIVITIES - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2025

	Century Housing Corporation	Century Metropolitan Fund	Inglewood Home Assist Fund	Century Community Fund	Century Guaranty Fund	Century Long Term Value Fund	Century Ackerfield	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Corporate expenses											
Salaries and employee benefits	6,937,138	-	-	-	-	-	-	-	-	-	6,937,138
Professional fees	1,066,748	-	-	-	-	10,000	-	-	-	-	1,076,748
Business development expenses	373,699	-	-	60,000	-	-	-	-	-	-	433,699
General and administrative expenses	1,215,689	854	250	350	-	1,100	-	-	-	-	1,218,243
Depreciation expense	170,192	-	-	-	-	-	-	-	-	-	170,192
Total corporate expenses	<u>9,763,466</u>	<u>854</u>	<u>250</u>	<u>60,350</u>	<u>-</u>	<u>11,100</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,836,020</u>
Total expenses	<u>37,208,046</u>	<u>854</u>	<u>143,293</u>	<u>60,350</u>	<u>-</u>	<u>11,100</u>	<u>1,282,472</u>	<u>31,877,392</u>	<u>23,236,470</u>	<u>(2,164,211)</u>	<u>91,655,766</u>
Other income and (expenses)											
Investment interest and dividends	4,672,872	-	-	30,698	344,993	846,202	-	43,955	-	(37,500)	5,901,220
Reorganization expense	(1,355,288)	-	-	-	-	-	-	-	-	-	(1,355,288)
Other program support	(30,532)	-	-	(333,750)	-	(100,000)	-	-	-	-	(464,282)
Income tax expense for LLCs	-	(800)	(800)	(800)	(1,700)	(6,800)	(971)	(46,324)	(8,800)	-	(66,995)
Total other income and (expenses)	<u>3,287,052</u>	<u>(800)</u>	<u>(800)</u>	<u>(303,852)</u>	<u>343,293</u>	<u>739,402</u>	<u>(971)</u>	<u>(2,369)</u>	<u>(8,800)</u>	<u>(37,500)</u>	<u>4,014,655</u>
Increase (decrease) in net assets without donor restriction											
before realized and unrealized gains (losses) on investments	21,365,036	(1,654)	254,108	(333,372)	343,293	10,031,640	34,070	19,429,457	(5,964,862)	26,862	45,184,578
Realized and unrealized gains (losses) on investments											
Realized and unrealized gain on investments	8,228,036	-	-	-	-	-	-	-	-	-	8,228,036
Unrealized loss on financial derivative instruments	-	-	-	-	-	-	-	(146,169)	-	-	(146,169)
Total realized and unrealized gains (losses) on investments	<u>8,228,036</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(146,169)</u>	<u>-</u>	<u>-</u>	<u>8,081,867</u>
Increase (decrease) in net assets without donor restriction											
from operations	29,593,072	(1,654)	254,108	(333,372)	343,293	10,031,640	34,070	19,283,288	(5,964,862)	26,862	53,266,445
Contributions from non-controlling interest											
Contributions from controlling interest	-	-	-	-	-	-	-	41,287,608	20,684,506	-	61,972,114
Distributions from/to non-controlling interest	-	-	-	-	-	450,000	-	(450,000)	-	-	-
Syndication costs paid by non-controlling interest	-	-	-	-	-	-	-	(382,755)	-	-	(382,755)
Change in net assets without donor restriction	<u>29,593,072</u>	<u>(1,654)</u>	<u>254,108</u>	<u>(333,372)</u>	<u>343,293</u>	<u>10,481,640</u>	<u>250,977</u>	<u>59,738,141</u>	<u>14,719,644</u>	<u>(190,045)</u>	<u>114,855,804</u>
Net assets with donor restriction											
Contributions	902,612	-	-	-	-	-	-	2,341,278	-	-	3,243,890
Net assets released from restrictions	(8,025,000)	-	-	-	-	-	-	(818,169)	-	-	(8,843,169)
Change in net assets with donor restriction	<u>(7,122,388)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,523,109</u>	<u>-</u>	<u>-</u>	<u>(5,599,279)</u>
Total change in net assets	<u>22,470,684</u>	<u>(1,654)</u>	<u>254,108</u>	<u>(333,372)</u>	<u>343,293</u>	<u>10,481,640</u>	<u>250,977</u>	<u>61,261,250</u>	<u>14,719,644</u>	<u>(190,045)</u>	<u>109,256,525</u>
Net assets at beginning of year	<u>322,121,284</u>	<u>26,683</u>	<u>586</u>	<u>1,142,307</u>	<u>8,190,605</u>	<u>19,091,305</u>	<u>4,376,324</u>	<u>154,652,224</u>	<u>49,335,962</u>	<u>(22,179,429)</u>	<u>536,757,851</u>
Net assets at end of year	<u>\$ 344,591,968</u>	<u>\$ 25,029</u>	<u>\$ 254,694</u>	<u>\$ 808,935</u>	<u>\$ 8,533,898</u>	<u>\$ 29,572,945</u>	<u>\$ 4,627,301</u>	<u>\$ 215,913,474</u>	<u>\$ 64,055,606</u>	<u>\$ (22,369,474)</u>	<u>\$ 646,014,376</u>

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
CONSOLIDATING STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Century Housing Corporation	Century Metropolitan Fund	Inglewood Home Assist Fund	Century Community Fund	Century Guaranty Fund	Century Long Term Value Fund	Century Ackerfield	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Lending revenue											
Income on notes receivable	\$ 37,964,963	\$ -	\$ 225,000	\$ 6,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,688,951)	\$ 36,507,493
Net assets released from restrictions	8,883,265	-	-	-	-	-	-	-	-	-	8,883,265
Other income	341,999	-	-	50,940	-	-	-	-	-	(340,940)	51,999
Total lending revenue	47,190,227	-	225,000	57,421	-	-	-	-	-	(2,029,891)	45,442,757
Housing revenue and support											
CVC, CADI and other real estate operations											
Rental property income	-	-	-	-	-	-	1,218,420	19,153,716	10,950,586	(300,267)	31,022,455
Other real estate income	-	-	-	-	-	-	-	88,022	-	-	88,022
Gain from sale of fixed assets	-	-	-	-	-	-	-	1,653,069	-	-	1,653,069
Grant income	-	-	-	-	-	-	-	-	632,097	-	632,097
Income from certificated state credits	-	-	-	-	-	-	-	-	98,943	-	98,943
Contributions and fundraising income	-	-	-	-	-	-	-	5,608,188	2,024,163	-	7,632,351
Net assets released from restrictions	-	-	-	-	-	-	-	2,253,705	-	-	2,253,705
Total housing revenue and support	-	-	-	-	-	-	1,218,420	28,756,700	13,705,789	(300,267)	43,380,642
Corporate revenue											
Residual receipts and contingent asset income	775,584	-	-	-	-	900,000	-	-	-	-	1,675,584
Corporate office building rental income	171,241	-	-	-	-	-	-	-	-	-	171,241
Total corporate revenue	946,825	-	-	-	-	900,000	-	-	-	-	1,846,825
Total revenue	48,137,052	-	225,000	57,421	-	900,000	1,218,420	28,756,700	13,705,789	(2,330,158)	90,670,224
Lending expenses											
Allocation for loan losses	2,834,272	-	196,875	-	-	-	-	-	-	-	3,031,147
Borrowing and bond fees	602,598	-	288,750	-	-	-	-	-	-	(290,000)	601,348
Bond fees	-	-	-	-	-	-	-	-	-	-	-
Interest expense	12,214,913	-	33,125	-	-	-	-	-	-	-	12,248,038
Salaries and employee benefits	2,565,560	-	-	-	-	-	-	-	-	-	2,565,560
Direct lending expenses	351,300	-	-	-	-	-	-	-	-	-	351,300
Total lending expenses	18,568,643	-	518,750	-	-	-	-	-	-	(290,000)	18,797,393
Housing expenses											
CVC, CADI and other real estate operations											
Rental property expenses	-	-	-	-	-	-	1,023,434	9,216,048	7,526,776	(300,267)	17,465,991
Other real estate expenses	-	-	-	-	-	-	-	200,788	101,221	-	302,009
Property depreciation and amortization	-	-	-	-	-	-	184,212	7,859,506	5,556,542	-	13,600,260
Interest expense	-	-	-	-	-	-	352,062	6,333,375	2,043,375	(1,609,941)	7,118,871
Housing salaries and employee benefits	-	-	-	-	-	-	147,287	5,812,173	6,344,472	-	12,303,932
Development fee salary offset	-	-	-	-	-	-	-	(8,028,001)	-	-	(8,028,001)
Other program support	-	-	-	-	-	-	3,850	93,969	127,899	(90,430)	135,288
Total housing expenses	-	-	-	-	-	-	1,710,845	21,487,858	21,700,285	(2,000,638)	42,898,350

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
CONSOLIDATING STATEMENTS OF ACTIVITIES - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2024

	Century Housing Corporation	Century Metropolitan Fund	Inglewood Home Assist Fund	Century Community Fund	Century Guaranty Fund	Century Long Term Value Fund	Century Ackerfield	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Corporate expenses											
Salaries and employee benefits	5,459,388	-	-	-	-	-	-	-	-	-	5,459,388
Professional fees	453,921	-	-	-	-	-	-	-	-	-	453,921
Business development expenses	229,580	-	2,652	-	-	-	-	-	-	-	232,232
General and administrative expenses	1,048,264	358	670	614	24	1,307	-	-	-	-	1,051,237
Depreciation expense	181,895	-	-	-	-	-	-	-	-	-	181,895
Total corporate expenses	<u>7,373,048</u>	<u>358</u>	<u>3,322</u>	<u>614</u>	<u>24</u>	<u>1,307</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,378,673</u>
Total expenses	<u>25,941,691</u>	<u>358</u>	<u>522,072</u>	<u>614</u>	<u>24</u>	<u>1,307</u>	<u>1,710,845</u>	<u>21,487,858</u>	<u>21,700,285</u>	<u>(2,290,638)</u>	<u>69,074,416</u>
Other income and (expenses)											
Investment interest and dividends	5,143,627	-	-	34,232	376,480	691,834	-	28,438	-	(28,438)	6,246,173
Reorganization expense	(1,377,922)	-	-	-	-	-	-	-	-	-	(1,377,922)
Other program support	(108,840)	-	-	(199,750)	-	-	-	-	-	50,940	(257,650)
Income tax expense for LLCs	-	(800)	(1,408)	(3,642)	(12,590)	(12,590)	-	(23,149)	(9,700)	-	(63,879)
Total other income and (expenses)	<u>3,656,865</u>	<u>(800)</u>	<u>(1,408)</u>	<u>(169,160)</u>	<u>363,890</u>	<u>679,244</u>	<u>-</u>	<u>5,289</u>	<u>(9,700)</u>	<u>22,502</u>	<u>4,546,722</u>
Increase (decrease) in net assets without donor restriction before realized and unrealized gains (losses) on investments	25,852,226	(1,158)	(298,480)	(112,353)	363,866	1,577,937	(492,425)	7,274,131	(8,004,196)	(17,018)	26,142,530
Realized and unrealized gains (losses) on investments											
Realized and unrealized gain on investments	2,997,166	-	-	-	-	-	-	-	-	-	2,997,166
Unrealized gains on financial derivative instruments	-	-	-	-	-	-	-	196,155	-	-	196,155
Total realized and unrealized gains on investments	<u>2,997,166</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>196,155</u>	<u>-</u>	<u>-</u>	<u>3,193,321</u>
Increase (decrease) in net assets without donor restriction from operations	28,849,392	(1,158)	(298,480)	(112,353)	363,866	1,577,937	(492,425)	7,470,286	(8,004,196)	(17,018)	29,335,851
Contributions from non-controlling interest	-	-	-	-	-	-	287,000	406,321	814,157	(287,000)	1,220,478
Contributions from controlling interest	-	-	-	-	-	-	255,688	-	-	(255,688)	-
Distributions from/to non-controlling interest	-	-	-	-	-	777,048	-	(777,048)	-	-	-
Syndication costs paid by non-controlling interest	-	-	-	-	-	-	-	(86,250)	(110,050)	-	(196,300)
Change in net assets without donor restriction	<u>28,849,392</u>	<u>(1,158)</u>	<u>(298,480)</u>	<u>(112,353)</u>	<u>363,866</u>	<u>2,354,985</u>	<u>50,263</u>	<u>7,013,309</u>	<u>(7,300,089)</u>	<u>(559,706)</u>	<u>30,360,029</u>
Net assets with donor restriction											
Contributions	200,000	-	-	-	-	-	-	-	-	-	200,000
Net assets released from restrictions	(8,883,265)	-	-	-	-	-	-	(2,253,705)	-	-	(11,136,970)
Change in net assets with donor restriction	<u>(8,683,265)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,253,705)</u>	<u>-</u>	<u>-</u>	<u>(10,936,970)</u>
Total change in net assets	20,166,127	(1,158)	(298,480)	(112,353)	363,866	2,354,985	50,263	4,759,604	(7,300,089)	(559,706)	19,423,059
Net assets at beginning of year	301,955,157	27,841	299,066	1,254,660	7,826,739	16,736,320	4,326,061	149,892,620	56,636,051	(21,619,723)	517,334,792
Net assets at end of year	<u>\$ 322,121,284</u>	<u>\$ 26,683</u>	<u>\$ 586</u>	<u>\$ 1,142,307</u>	<u>\$ 8,190,605</u>	<u>\$ 19,091,305</u>	<u>\$ 4,376,324</u>	<u>\$ 154,652,224</u>	<u>\$ 49,335,962</u>	<u>\$ (22,179,429)</u>	<u>\$ 536,757,851</u>

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF FINANCIAL POSITION - CENTURY HOUSING CORPORATION
DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash and cash equivalents	\$ 6,122,185	\$ 3,228,416
Cash equivalents (restricted)	4,597,993	3,230,267
Accounts receivable, net	16,523	54,554
Investments	141,385,040	122,060,469
Investments in affiliates	33,475,159	28,011,260
Interest receivable	11,823,973	9,278,277
Notes receivable, net	693,546,413	419,751,734
Notes receivable from affiliates	34,076,771	44,821,580
Prepaid expenses and other assets	525,522	31,367
Furniture, fixtures and equipment, net	109,290	89,739
Real estate held for investment, net	<u>6,825,418</u>	<u>6,667,328</u>
 Total assets	 <u>\$ 932,504,287</u>	 <u>\$ 637,224,991</u>
LIABILITIES AND NET ASSETS		
Accounts payable and accrued liabilities	\$ 1,221,446	\$ 1,657,883
Accrued interest	2,660,287	1,198,302
Deferred income	1,538,572	1,329,923
Bonds payable, net	99,467,909	99,628,652
Notes payable, net	376,217,760	155,596,888
Commercial paper	100,000,000	50,000,000
Other liabilities	<u>6,806,345</u>	<u>5,692,059</u>
Total liabilities	587,912,319	315,103,707
 Net assets:		
Net assets without donor restriction	333,131,556	303,538,484
Net assets with donor restriction	<u>11,460,412</u>	<u>18,582,800</u>
Total net assets	<u>344,591,968</u>	<u>322,121,284</u>
 Total liabilities and net assets	 <u>\$ 932,504,287</u>	 <u>\$ 637,224,991</u>

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF ACTIVITIES - CENTURY HOUSING CORPORATION
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Lending revenue		
Income on notes receivable	\$ 46,385,605	\$ 37,964,963
Net assets released from restrictions	8,025,000	8,883,265
Other income	70,062	341,999
Total lending revenue	<u>54,480,667</u>	<u>47,190,227</u>
Corporate revenue		
Residual receipts and contingent asset income	628,982	775,584
Corporate office building rental income	176,381	171,241
Total corporate revenue	<u>805,363</u>	<u>946,825</u>
Total revenue	<u>55,286,030</u>	<u>48,137,052</u>
Lending expenses		
Allocation for loan losses	5,060,681	2,834,272
Borrowing and bond fees	898,028	602,598
Interest expense	18,509,145	12,214,913
Salaries and employee benefits	2,706,474	2,565,560
Direct lending expenses	270,252	351,300
Total lending expenses	<u>27,444,580</u>	<u>18,568,643</u>
Corporate expenses		
Corporate office building rental expenses	38,425	38,506
Corporate office building depreciation	90,063	90,062
Total corporate expenses	<u>128,488</u>	<u>128,568</u>
Management and general expenses		
Salaries and employee benefits	6,937,138	5,459,388
Professional fees	1,066,748	453,921
Business development expenses	373,699	229,580
General and administrative expenses	1,177,264	1,009,758
Depreciation	80,129	91,833
Total management and general expenses	<u>9,634,978</u>	<u>7,244,480</u>
Total expenses	<u>37,208,046</u>	<u>25,941,691</u>

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF ACTIVITIES - CENTURY HOUSING CORPORATION - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Other income and (expenses)		
Investment interest and dividends	4,672,872	5,143,627
Reorganization expense	(1,355,288)	(1,377,922)
Other program support	(30,532)	(108,840)
Total other income and (expenses)	3,287,052	3,656,865
Increase in net assets without donor restriction before realized and unrealized gains (losses) on investments	21,365,036	25,852,226
Realized and unrealized gains on investments		
Realized and unrealized gains on investments	8,228,036	2,997,166
Total realized and unrealized gains on investments	8,228,036	2,997,166
Increase in net assets without donor restriction	29,593,072	28,849,392
Change in net assets with donor restriction		
Contributions	902,612	200,000
Net assets released from restrictions	(8,025,000)	(8,883,265)
Change in net assets with donor restriction	(7,122,388)	(8,683,265)
Increase in net assets	22,470,684	20,166,127
Net assets at beginning of year	322,121,284	301,955,157
Net assets at end of year	\$ 344,591,968	\$ 322,121,284

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF CASH FLOWS - CENTURY HOUSING CORPORATION
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Increase in net assets	\$ 22,470,684	\$ 20,166,127
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Interest expense - debt issuance costs	653,893	585,450
Interest expense - bond premium amortization	(383,614)	(383,614)
Depreciation expense	170,192	181,895
Allocation for loan losses	5,060,681	2,834,272
Realized and unrealized gains on financial investments	(8,228,036)	(2,997,166)
(Increase) decrease in assets		
Accounts receivable, net	38,031	133,792
Interest receivable	(2,545,696)	(734,047)
Prepaid expenses and other assets	(494,155)	(5,298)
Increase (decrease) in liabilities		
Accounts payable and accrued liabilities	(436,437)	(289,137)
Accrued interest	1,461,985	(787,617)
Deferred income	208,649	357,184
Other liabilities	(4,476)	(86,185)
Net cash provided by operating activities	<u>17,971,701</u>	<u>18,975,656</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Advances in notes receivable	(445,921,730)	(312,001,121)
Receipts from notes receivable	167,066,370	257,771,472
Receipts from notes receivable from affiliates	10,744,809	-
Purchase of investment securities	(290,274,182)	(243,333,079)
Proceeds from sales of investment securities	279,177,647	269,838,280
(Increase) decrease in investment in affiliates	(5,463,899)	4,900
Purchase of real estate held for investment	(270,384)	(526,789)
Purchase of furniture, fixtures and equipment	(77,449)	(4,046)
Increase (decrease) in other liabilities	1,118,762	(2,706,756)
Net cash used in investing activities	<u>(283,900,056)</u>	<u>(30,957,139)</u>

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CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF CASH FLOWS - CENTURY HOUSING CORPORATION (CONTINUED)
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from notes payable and lines of credit	275,542,000	113,096,725
Payments of notes payable and lines of credit	(53,699,725)	(154,364,000)
Proceeds from commercial paper	120,000,000	175,000,000
Payments of commercial paper	(70,000,000)	(125,000,000)
Increase in debt issuance costs	(1,652,425)	(135,000)
Net cash provided by financing activities	<u>270,189,850</u>	<u>8,597,725</u>
 Net change in cash, cash equivalents and restricted cash	 4,261,495	 (3,383,758)
 Cash, cash equivalents and restricted cash at beginning of year	 <u>6,458,683</u>	 <u>9,842,441</u>
 Cash, cash equivalents and restricted cash at end of year	 <u>\$ 10,720,178</u>	 <u>\$ 6,458,683</u>
 Cash and cash equivalents	 \$ 6,122,185	 \$ 3,228,416
Restricted cash	4,597,993	3,230,267
Total cash, cash equivalents and restricted cash	<u>\$ 10,720,178</u>	<u>\$ 6,458,683</u>
 SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for interest	<u>\$ 17,342,317</u>	<u>\$ 13,002,530</u>

see report of independent auditors