PUBLIC DISCLOSURE

April 27, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Dallas Capital Bank, National Association
Charter Number: 15980

14185 Dallas Parkway
Suite 200
Dallas, TX 75254

Office of the Comptroller of the Currency

225 E. John Carpenter Freeway
Suite 900
Irving, TX 75062

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

Contents

Overall CRA Rating

Institution's CRA Rating: This institution is rated **Satisfactory.**

The Lending Test is rated: Satisfactory.
The Community Development Test is rated: Satisfactory.

The major factors that support this rating include:

- The Lending Test and Community Development (CD) Test ratings are based on performance in the bank's sole assessment area (AA), which is comprised of Dallas, Denton, and Collin Counties in the state of Texas.
- The loan-to-deposit (LTD) ratio is more than reasonable.
- The majority of the bank's loans are inside the AA.
- The distribution of loans across geographies of different income levels is reasonable.
- The distribution of loans to businesses of different sizes is reasonable given the performance context.
- CD activities reflect an overall adequate responsiveness to community development needs.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AA, the bank's LTD ratio was more than reasonable.

Dallas Capital Bank, National Association's (DCB or bank) quarterly LTD ratio since the previous evaluation averaged 96.18 percent, with a quarterly high of 106.67 percent and a quarterly low of 88.98 percent. The LTD is calculated on a bank-wide basis. To place in proper context, the bank's LTD ratio was compared to 14 similarly situated institutions operating in AA with asset sizes ranging from $425 million to $2.7 billion. The quarterly average LTD ratio for banks in this peer group was 85.61 percent with a high average ratio of 112.30 percent and a low average ratio of 68.85 percent. As such, DCB's LTD ratio compares favorably to similar institutions operating within the AA.

Lending in Assessment Area

A majority of the bank's loans were inside its AA.

The bank originated and purchased 73.33 percent of its total loans inside the bank's AA during the evaluation period. This analysis is performed at the bank, rather than the AA, level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria.

Table 1: Lending Inside and Outside of the Assessment Area										2022-2024
Loan Category	Number of Loans				Total #	Dollar Amount of Loans $(000s)				Total $(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		$	%	$	%	
Small Business	22	73.33	8	26.67	30	7,168	79.18	1,885	20.82	9,053
Total	22	73.33	8	26.67	30	7,168	79.18	1,885	20.82	9,053

Source: 1/1/2022 - 12/31/2024 Bank Data.
Due to rounding, totals may not equal 100.0%

Description of Institution

DCB is a single-state community bank headquartered in Dallas, Dallas County, Texas, which operates from its sole location at 14185 Dallas Parkway, Dallas, Texas. The bank is wholly-owned by Park Cities Financial Group, a $1.1 billion one-bank holding company, which is also headquartered in the same location. DCB is a full-service financial institution that offers a range of loan and deposit services. The bank operates two full-service automated teller machines (ATMs), one located within the lobby and the second located in the drive-through of the building's parking garage. No branches were opened or closed during the evaluation period. The bank's delineated AA incorporates the entirety of Dallas, Denton, and Collin Counties ("Dallas AA"). This AA represents a portion of the Dallas-Plano-Irving, Texas Metropolitan Division (MD), which is within the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA).

DCB provides traditional and private banking services to the public from its sole Dallas office, with a significant focus on small and medium sized businesses within its Dallas AA. Bank lobby services are provided Monday through Friday from 9:00am to 4:00pm with drive-through lanes open from 7:30am to 5:00pm. The bank is closed on Saturday and Sunday. Customers have access to a network of nationwide ATMs without surcharge fees, as well as a variety of alternative banking services. Alternative banking services include telephone banking, which is available to all customers 24 hours a day and provides the ability to retrieve balance and account transaction history, place stop payments, and transfer funds. The bank maintains a website that provides free online banking capabilities. The online banking system allows customers to retrieve balances, transfer funds, enroll in electronic statements, access account histories, view check images, place alerts and stop payments, and utilize free bill payment and external transfer services. Mobile banking is available at no cost and includes Zelle. The bank also offered the following products and services that are available for small local business owners and low- and moderate-income individuals during the evaluation period:

- Personal checking accounts with no monthly fee or minimum required balance with electronic statements. The opening deposit must be $100.00 or more. This account provides free services such as electronic statements, online banking capabilities, telephone banking, mobile deposits, and a MasterCard debit card. In addition, the account comes with free ATM access at bank-owned and non-bank ATM locations nationwide.
- Business checking accounts are available for $0.00 minimum opening deposit and include 150 free transactions per month. There is a $15 monthly fee if the daily balance falls below $1,500. This account provides free services such as online banking (bill pay and transfers), telephone banking, mobile deposit, electronic statements, and a MasterCard debit card. Customers have free access to bank-owned and non-bank ATMs.
- Prepaid (reloadable) cards for small businesses to offer their employees an alternative banking product with no initial load cost.
- Remote Deposit Capture for small businesses to scan checks for electronic deposit from their place of business.
- Free mobile deposit for small businesses instead of remote deposit capture services, which eliminates the traditional hardware and analysis fees.

The bank reported total assets of $1.1 billion, total deposits of $928.7 million, and Tier 1 Capital of $116.9 million as of December 31, 2024, which was the end of our evaluation period. Loans and leases totaled approximately $833.5 million, or 75.7 percent of total assets. Major loan categories include commercial real estate (CRE) lending at 37 percent of total loans, loans to non-depository financial institutions at 22.4 percent, commercial and industrial loans at 13.1 percent, single family, residential mortgages at 13.1 percent, construction loans at 10.1 percent, and multifamily loans at 3.6 percent.

As demonstrated above, commercial loan products continue to represent the largest share of the loan portfolio. The lending strategy focuses on the origination of commercial and CRE loans to small and midsize businesses as well as operating its mortgage warehouse division. While consumer and residential real estate lending products are offered, they are not a primary focus for the bank. The bank is not subject to the data reporting requirements pursuant to the Home Mortgage Disclosure Act (HMDA) due to limited mortgage origination activity.

There are no legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its AA. The bank's CRA performance was previously evaluated as of April 10, 2023, with an overall rating of "Satisfactory."

Scope of the Evaluation

Evaluation Period/Products Evaluated

This performance evaluation assessed DCB's record of meeting the credit needs of its AA using Intermediate Small Bank performance criteria, which includes the lending test and the CD test. The evaluation period was from January 1, 2022, through December 31, 2024.

The lending test evaluates the bank's record of meeting the credit needs of its AA through lending activities. In evaluating the bank's lending performance, the OCC analyzed one primary loan product, small loans made to businesses. The primary lending product was determined based on the bank's overall business strategy and the volume of small business loans originated during the evaluation period. The OCC reviewed an initial sample of 30 small loans to businesses to determine the prevalence of lending inside the bank's AA. From this sample, examiners analyzed the 22 loans inside the bank's AA to determine the distribution of loans by business revenue and geography. The CD test evaluates the bank's responsiveness to CD needs in its AA through qualified lending, investments, donations, and services. As such, we assessed qualified activities and their responsiveness with consideration of the bank's capacity and the need and availability for such opportunities for community development in the bank's AA.

Selection of Areas for Full-Scope Review

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated AAs located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA), if applicable are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under each State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

Ratings

The bank's overall rating is based on the performance in the bank's sole AA, the Dallas AA, within the state of Texas.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) (March 29, 2024) in determining a national banks or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

State Rating

State of Texas

CRA rating for the State of Texas[1]: Satisfactory
The Lending Test is rated: Satisfactory
The Community Development Test is rated: Satisfactory

The major factors that support this rating include:

- DCB originated a majority of loans within its AA by count and dollar volume.
- The distribution of loans across geographies of different income levels is reasonable.
- The distribution of loans to businesses of different sizes is reasonable given the performance context.
- CD activities reflect adequate responsiveness to community development needs.

Description of Institution's Operations in Texas

DCB is a $1.1 billion institution headquartered in Dallas, Texas that serves one AA consisting of Dallas, Denton, and Collin Counties in North Texas. The bank serves the public through one main office location and two ATMs in Dallas with a focus on products, services, and solutions to meet the needs of small- and medium-size businesses. To that end, bank management continues to pursue a lending strategy involving the origination of commercial and CRE loans. Consumer lending products are not actively marketed and are primarily offered as accommodation loans for existing commercial customers. Refer to the "*Description of Institution*" section for more information.

Local banking competition is intense and includes national and super-regional banks as well as credit unions and traditional community banks with longstanding roots within their communities. According to the FDIC, DCB's bank deposits represented less than one percent of the deposit market share in the AA as of June 30, 2024. Specifically, the bank ranked 36th out of 143 reporting institutions in this AA. The top five financial institutions by market share are Charles Schwab Bank, SSB at 38.9 percent, Bank of America, N.A. at 20.38 percent, JPMorgan Chase Bank, N.A. at 12.08 percent, Charles Schwab Premier Bank, SSB at 3.51 percent, and Wells Fargo Bank, N.A. at 2.64 percent. Institutions with the largest branch network in the market include JPMorgan Chase Bank, N.A. with 127 offices, Bank of America, N.A. with 88 offices, and Wells Fargo Bank, N.A. with 84 offices.

Demographics

The bank's sole location is situated in a middle-income census tract (CT) in North Dallas. With respect to its AA, this three-county area contains 1,058 CTs; 10.78 percent are low-income CTs, 25.52 percent are moderate-income CTs, 27.03 percent are middle-income CTs, 34.88 percent are upper-income CTs, and 1.8 percent have no income designation. The AA does not have any underserved or distressed CTs.

[1] This rating reflects performance within the state. The statewide evaluations do not reflect performance in the parts of those states contained within the MMSA.

Owner-occupied housing units in the AA total 901,643. Most housing units are located in middle- and upper-income CTs. Only 5.55 percent are located in low-income CTs and 19.96 percent are in moderate-income CTs. The percentage of families below the poverty level in the Dallas AA is 8.35 percent, and the median family income (MFI) has been steadily rising in recent years with MFI at $110,300 in 2024. The following table provides a summary of the demographics, including housing, businesses, and economic information for the AA:

Assessment Area(s) - Dallas AA						
						2022 - 2024
Demographic Characteristics	**#**	**Low % of #**	**Moderate % of #**	**Middle % of #**	**Upper % of #**	**NA* % of #**
Geographies (Census Tracts)	1,058	10.78	25.52	27.03	34.88	1.80
Population by Geography	4,584,426	10.58	25.13	27.18	36.06	1.06
Housing Units by Geography	1,722,268	11.28	24.80	27.98	34.81	1.13
Owner-Occupied Housing by Geography	901,643	5.55	19.96	28.77	45.33	0.38
Occupied Rental Units by Geography	698,429	17.78	30.65	27.28	22.38	1.92
Vacant Units by Geography	122,196	16.33	27.14	26.17	28.19	2.17
Businesses by Geography	259,251	5.66	17.75	29.79	45.78	1.02
Farms by Geography	5,582	3.94	16.75	32.37	46.06	0.88
Family Distribution by Income Level	1,081,037	22.77	17.18	18.50	41.55	0.00
Household Distribution by Income Level	1,600,072	23.36	17.13	17.48	42.03	0.00
Unemployment rate (%)	4.55	6.29	5.41	4.52	3.53	4.41
Households Below Poverty Level (%)	10.31	26.08	14.66	7.41	4.45	19.19
Median Family Income (19124 - Dallas-Plano-Irving, TX MD)		$88,315			**Median Housing Value**	$227,550
Median Family Income (19124 - Dallas-Plano-Irving, TX MD) for 2024		$110,300			**Median Gross Rent**	$1,260
					Families Below Poverty Level	8.35

FFIEC File - 2024 Census
2024 Dun & Bradstreet SBSF Demographics
Due to rounding, totals may not equal 100.0%
(*) The NA category consists of geographies that have not been assigned an income classification

For performance context, examiners evaluated the disparity between the median income of families within the AA and the cost of housing. Based on the information in the table above, low-income families earned $55,150 and moderate-income families earned $88,240. The median housing value in the AA was $227,550. One method to determine housing affordability assumes a maximum affordable monthly principal and interest payment of no more than 30 percent of the applicant's income. The calculated maximum affordable monthly mortgage payment was $1,379 for a low-income borrower and $2,206 for a moderate-income borrower. Assuming a 30-year mortgage with a six percent interest rate and not considering any down payment, homeowner's insurance, real estate taxes, or additional monthly expenses, the monthly payment for a home at the MSA median housing value would be $1,364.

Economic Conditions

Per Moody's Analytics, job growth in the Dallas-Plano-Irving MD matched the slow national pace towards the end of our evaluation period, below the area's customary above-average performance. Core professional and technical services as well as manufacturing experienced payroll declines in previous two years, and only the healthcare sector has continued to rise. Housing market data did not show material growth over previous two years. Construction of new office space persisted despite some concerns about high vacancy rates and weak absorption. House prices rose more slowly than average because of over-evaluation. New permits for multifamily units declined significantly from 2022 coinciding with a high rate of construction but have recently stabilized. High interest rates continue to challenge affordability, slowing the housing market. However, the concentration of corporate headquarters, technology businesses, and financial services, and above-average population growth position the Dallas market for above-average growth in the long-term.

The OCC considered information from two previously conducted community contacts for the purpose of determining a community profile, identifying opportunities for participation by local financial institutions, and determining the performance of local financial institutions. Contacts included representatives from a nonprofit organization devoted to serving the needs of low- and moderate-income individuals and their communities, and an individual that works for a local Community Development Financial Institution (CDFI) devoted towards affordable housing initiatives. Both community contacts emphasize that affordable housing remains a critical need within the Dallas-Plano-Irving MD. One contact highlighted that there are readily available opportunities for local banks to partner with community development organizations to help support affordable housing initiatives and provide financial literacy education to transition individuals from being renters to homeowners. Moreover, there is a need for home improvement loans to help senior citizens “age-in-place” and repair ageing housing stock in the AA. With respect to small businesses, one contact indicated that local small business owners express difficulty in qualifying for, and obtaining, funding to grow their businesses. In general, community contacts noted that local banks could do more to serve the “underbanked” and unbanked populations within the Dallas AA.

Scope of Evaluation in Texas

The OCC performed a full-scope review of DCB’s sole AA, which consists of all CTs within Dallas, Denton, and Collin Counties in the state of Texas. Consistent with the bank’s primary lending focus, examiners analyzed small loans to businesses for the lending test.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN TEXAS

LENDING TEST

The bank’s performance under the Lending Test in Texas is rated Satisfactory.

Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank’s lending performance in the state of Texas was reasonable.

Distribution of Loans by Income Level of the Geography

The bank exhibited reasonable geographic distribution of loans in the state. Our analysis placed more emphasis on the bank’s performance in moderate-income geographies as these areas had a higher percentage of small businesses relative to low-income geographies.

Small Loans to Businesses

Refer to Table 9 in the state of Texas section of appendix D for the facts and data used to evaluate the geographic distribution of the bank’s originations and purchases of small loans to businesses.

The bank did not originate any small business loans in low-income geographies, which compared poorly to available demographic and peer data. However, it was acknowledged that there were limited opportunities as only 5.66 percent of businesses operate in these geographies and the bank's sole branch location potentially limits its ability to penetrate low-income geographic clusters situated throughout other portions of AA. Conversely, the bank's small business lending in moderate-income geographies exceeded both the percentage of businesses within those geographies and the aggregate distribution of loans.

Lending Gap Analysis

There were no unexplained conspicuous gaps in lending considering the geographic distribution of loans and other performance context as discussed throughout this evaluation.

Distribution of Loans by Income Level of the Borrower

The bank exhibited a reasonable distribution of loans to businesses of different sizes, given the product lines offered by the bank.

Small Loans to Businesses

Refer to Table 10 in the state of Texas section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses.

The percentage of the bank's small loans to businesses with revenues less than or equal to $1 million was below the percentage of businesses identified as having revenue less than or equal to $1 million and was somewhat below the aggregate lending performance. Nevertheless, it is noteworthy to mention that several loans within our sample involved financing for new and fledgling businesses. These loans are impactful as small business entrepreneurs often cite lack of access to capital as a primary impediment faced when starting or growing a business. Considering this coupled with the bank's overall business strategy, lending staff turnover, and the size and scale of deposit-taking operations relative to local competition, this performance level is deemed reasonable.

Responses to Complaints

DCB received four CRA-related complaint letters from a Dallas-based community organization since the previous CRA evaluation. The bank responded adequately to the complaints with complaints and bank responses documented in the bank's public file.

COMMUNITY DEVELOPMENT TEST

The bank's performance under the CD Test in the state of Texas is rated Satisfactory.

Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank exhibited an overall adequate responsiveness to CD needs in the state through CD loans, qualified investments, and CD services, as appropriate, considering the bank's capacity and the need and availability of such opportunities for CD in the bank's AA.

Number and Amount of Community Development Loans

The CD Loans Table, shown below, sets forth the information and data used to evaluate the bank's level of CD lending. The table includes all CD loans, including multifamily loans that also qualify as CD loans.

Table 3: Community Development Loans				
Assessment Area	Total			
	#	% of Total #	$(000's)	% of Total $
Dallas AA	6	60.00	12,473	45.72
Statewide with no Purpose, Mandate or Function	4	40.00	14,806	54.28
Total	10	100.00	27,279	100.00

The level of CD lending demonstrates excellent responsiveness to the credit and community development needs of the bank's AA relative to performance context considerations. The bank originated six CD loans totaling $12.5 million in the AA during the evaluation period. This represents 10.66 percent of Tier 1 Capital as of December 31, 2024.

The following are examples of CD loans originated in the AA:

- Three loans totaling $8.4 million to support affordable housing within moderate-income geographies in the city of Dallas, illustrating responsiveness to the AA's affordable housing needs.
- A $2.6 million loan to fund revitalization and stabilization efforts through the development of a retail center located in a moderate-income geography in Dallas County.
- A $133 thousand loan to support an organization located in a moderate-income geography that provides essential health services primarily benefiting low- and moderate-income individuals.

Examiners also considered CD loans in the broader statewide and regional areas that include the bank's AA, but do not have a purpose, mandate, or function to serve the AA. CD lending in the broader statewide area consisted of four loans totaling $14.8 million, representing 12.66 percent of Tier 1 Capital as of December 31, 2024. Of this total, three loans totaling $10.1 million supported affordable housing initiatives and one loan totaling $4.7 million funded revitalization and stabilization efforts.

Number and Amount of Qualified Investments

Table 4: Qualified Investments										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments**	
	#	$(000's)	#	$(000's)	#	% of Total #	$(000's)	% of Total $	#	$(000's)
Dallas AA	1	350	55	3,491	56	100.00	3,841	100.00	0	0
Total	1	350	55	3,491	56	100.00	3,841	100.00	0	0

DCB demonstrated adequate responsiveness to CD needs through qualified investments, donations, and grants in the AA. DCB made a total of 55 qualifying investments and donations totaling $3.49 million and maintained an additional prior-period investment totaling $350,000 in the AA during the evaluation

* 'Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.

period. The combined prior and current period dollar volume represented 3.28 percent of Tier 1 capital as of December 31, 2024. Details of noteworthy investments are summarized below:

- DCB purchased two qualified mortgage-backed securities (MBS) totaling $3.3 million backed by affordable housing within the AA.
- The bank maintained a prior-period investment, with a balance of $350,000 as of December 31, 2024, in a fund that promotes economic development by financing small businesses in the bank's AA, with a focus on driving economic growth in low-income geographies.
- The bank made 53 donations totaling $175,000 to various community service organizations operating in the AA. Significant examples include $12,500 in donations to a local food pantry that provides food supplies to low- and moderate-income families and $14,800 to an organization that provides social services, food assistance, and workforce development programs to low- and moderate-income individuals.

Extent to Which the Bank Provides Community Development Services

The bank's level of CD services demonstrates adequate responsiveness relative to the AAs CD needs, the bank's market share, and other performance context discussed throughout this report. Thirty-eight employees devoted 297 qualifying CD service hours to 13 different organizations serving the AA during the evaluation period. This includes seven employees who served as board members of seven organizations devoted to serving a qualified community development purpose. Other services include developing and conducting financial education programs for individuals and providing financial and other technical expertise to CD organizations. Specific examples of qualifying CD service activities include:

- Ten employees provided 38 hours of qualifying technical support to an organization that provides food assistance, financial literacy education, and other essential services to low- and moderate-income individuals and families in Dallas County.
- A bank officer provided 35 hours of cumulative board service and technical expertise to a nonprofit organization that provides services to vulnerable and at-risk youth in Dallas and Collin Counties.
- Ten employees provided 50 hours of financial and other technical expertise to a local organization that provides educational and work-force assistance to low- and moderate-income individuals and families in Dallas County.

From an average annual CD service hour perspective, qualified CD service hours slightly increased from the previous CRA evaluation period wherein service activity totaled 130.5 hours in the 2020-2021 period. Bank management has also recently increased engagement efforts with local organizations to identify new CD service opportunities in its AA. Furthermore, it is acknowledged that DCB's banking programs include financial products and services that are likely advantageous to local small business owners as well as low- and moderate-income individuals, which are described in the "Description of Institution" section in this Performance Evaluation.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the MSA(s) and non-MSA(s) that received comprehensive examination review, designated by the term "full-scope," and those that received a less comprehensive review, designated by the term "limited-scope".

Time Period Reviewed:	01/01/2022 to 12/31/2024	
Bank Products Reviewed:	Small business Community development loans, qualified investments, community development services	
Affiliate(s)	**Affiliate Relationship**	**Products Reviewed**
(none)		
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	**Type of Exam**	**Other Information**
State of Texas		
Partial Dallas-Plano-Irving MD (Dallas AA)	Full-scope	All Census Tracts in Collin, Dallas, and Denton Counties

Appendix B: Summary of MMSA and State Ratings

RATINGS			
Overall Bank:	Lending Test Rating*	CD Test Rating	Overall Bank/State/ Multistate Rating
Dallas Capital Bank, N.A.	Satisfactory	Satisfactory	Satisfactory
State:			
Texas	Satisfactory	Satisfactory	Satisfactory

(*) The Lending Test and Community Development Test carry equal weight in the overall rating.

Appendix C: Definitions and Common Abbreviations

The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances. Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the Small Business Administration Development Company or Small Business Investment Company programs' size eligibility standards or have gross annual revenues of $1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including low- and moderate-income areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): Loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a 'male householder' and no wife present) or 'female householder' (a family with a 'female householder' and no husband present).

Full-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that conduct business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of CD loans and qualified investments, branch distribution, and CD services).

Low-Income: Individual income that is at less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a Core Based Statistical Area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units**.**

Multistate Metropolitan Statistical Area (MMSA): Any multistate metropolitan statistical area or multistate combined statistical area, as defined by the Office of Management and Budget.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Prior Period Investments: Investments made in a previous evaluation period that are outstanding as of the end of the evaluation period.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rating Area: A rated area is a state or multistate metropolitan statistical area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan statistical area, the institution will receive a rating for the multistate metropolitan statistical area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of $1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of $500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

Tier 1 Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Unfunded Commitments: Legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Upper-Income: Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.

Appendix D: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the "bank" include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) "aggregate" is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/AA. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

Table 9. **Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - Compares the percentage distribution of the number of small loans (less than or equal to $1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because arrogate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank's AA.

Table 10. **Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to $1 million) originated and purchased by the bank to businesses with revenues of $1 million or less to: (1) the percentage distribution of businesses with revenues of greater than $1 million; and, (2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

Table 9: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography																					2022 - 2024
Assessment Area:	**Total Loans to Small Businesses**				**Low-Income Tracts**			**Moderate-Income Tracts**			**Middle-Income Tracts**			**Upper-Income Tracts**			**Not Available-Income Tracts**				
	#	**$**	**% of Total Number**	**Overall Market**	**% Businesses**	**% Bank Loans**	**% Aggregate**	**% Businesses**	**% Bank Loans**	**% Aggregate**	**% Businesses**	**% Bank Loans**	**% Aggregate**	**% Businesses**	**% Bank Loans**	**% Aggregate**	**% Businesses**	**% Bank Loans**	**% Aggregate**		
Dallas AA	22	7,168,677	100.00	483,358	5.66	--	4.68	17.75	36.36	16.94	29.79	31.82	27.69	45.78	31.82	49.60	1.02	--	1.09		
Total	22	7,168,677	**100.00**	**483,358**	**5.66**	--	**4.68**	**17.75**	36.36	**16.94**	**29.79**	31.82	**27.69**	**45.78**	31.82	**49.60**	**1.02**	--	**1.09**		

Source: FFIEC File - 2024 Census; 1/1/2022 - 12/31/2024 Bank Data, 2024 Dunn & Bradstreet SBSF Demographics, 2022, 2023, 2024 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table 10: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues											2022 - 2024
Assessment Area:	**Total Loans to Small Businesses**				**Businesses with Revenues <= 1MM**			**Businesses with Revenues > 1MM**		**Businesses with Revenues Not Available**	
	#	**$**	**% of Total Number**	**Overall Market**	**% Businesses**	**% Bank Loans**	**% Aggregate**	**% Businesses**	**% Bank Loans**	**% Businesses**	**% Bank Loans**
Dallas AA	22	7,168,677	100.00	483,358	88.33	36.36	51.57	3.28	63.64	8.39	--
Total	22	7,168,677	**100.00**	**483,358**	**88.33**	36.36	**51.57**	**3.28**	63.64	**8.39**	**--**

Source: FFIEC File - 2024 Census; 1/1/2022 - 12/31/2024 Bank Data, 2024 Dunn & Bradstreet SBSF Demographics, 2022, 2023, 2024 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%