



**COMMUNITY
REINVESTMENT
ACT**

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PUBLIC DISCLOSURE

November 3, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**Utah Independent Bank
RSSD # 256179**

**55 South State Street
Salina, Utah, 84654**

**Federal Reserve Bank of San Francisco
101 Market Street
San Francisco, California 94105**

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 the safe and sound operation of the institution. This evaluation is not, nor should it 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.

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INSTITUTION RATING

Institution's Community Reinvestment Act (CRA) Rating

Utah Independent Bank is rated "SATISFACTORY."

The major factors supporting the institution's rating include:

- The loan-to-deposit (LTD) ratio is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- The bank made a substantial majority of its small business and agricultural loans within the AA.
- The geographic distribution of loans reflects reasonable dispersion throughout the AA.
- The distribution of borrowers reflects excellent penetration among businesses of different revenue sizes.

INSTITUTION

Description of Institution

Utah Independent Bank (UIB/bank) is headquartered in Salina, Utah (UT) with total assets of \$159.8 million as of September 30, 2025, reflecting a strong growth of 107.3 percent in assets since the prior Performance Evaluation dated June 5, 2017. UIB is an independently owned community bank with four branch offices in operation within the cities of Beaver, Monroe, Salina, and Milford, Utah. The branch office in Milford, Utah is a new location since the prior examination, opened on January 2, 2020.

UIB is a full-service bank focused on serving the specific credit needs of the local community it operates within. The bank focuses on meeting the credit needs specific to small businesses and small farms through its wide range of products, such as secured and unsecured lines of credit for working or operation capital, construction and land development loans, term loans, equipment loans, commercial real estate loans, and business checking deposit accounts. UIB also offers multiple products to its local consumer base, including checking and savings accounts, consumer loans, auto loans, and residential real estate loans.

Exhibit 1 below reflects the bank’s loan portfolio as of September 30, 2025, as reported in the bank’s Consolidated Reports of Condition and Income, and demonstrates the bank’s focus on Commercial, Construction, and Agricultural lending.

EXHIBIT 1 LOANS AND LEASES AS OF SEPTEMBER 30, 2025		
Loan Type	\$ ('000s)	%
Commercial/Industrial & Non-Farm Non-Residential Real Estate	46,048	43.4
Construction & Land Development	20,821	19.6
Secured by 1-4 Family Residential Real Estate	19,172	18.1
Farm Land & Agriculture	14,853	14.0
Consumer Loans & Credit Cards	4,482	4.2
Multi-Family Residential Real Estate	713	0.7
All Other	100	0.1
Total (Gross)	106,189	100.0
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

UIB did not face any legal or financial impediments during the review period that would have prevented the bank from helping to meet the credit needs of the AA consistent with its business strategy, size, financial capacity, and local economic conditions.

Description of Beaver-Sevier Counties Assessment Area

The AA for UIB consists of the counties of Beaver and Sevier in central Utah. The counties are contiguous political divisions located 140 to 200 miles south, respectively, of Salt Lake City. As noted in Exhibit 2 on the following page, there are six middle-income census tracts and one moderate-income census tract within UIB’s AA. The single moderate-income census tract is located in Sevier County. As of 2024, UIB’s

deposit market share in the AA was 22.3 percent, ranking second among the four institutions in the market.¹

The following exhibit presents key demographic and business information used to help develop a performance context for the AA.

EXHIBIT 2 ASSESSMENT AREA DEMOGRAPHICS BEAVER-SEVIER COUNTIES ASSESSMENT AREA ²								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	0	0	0	0	0	0	1,465	19.5
Moderate-income	1	14.3	896	11.9	160	17.9	1,667	22.2
Middle-income	6	85.7	6,605	88.1	597	9.0	1,876	25.0
Upper-income	0	0	0	0	0	0	2,493	33.2
Tract not reported	0	0	0	0	0	0	0	0
Total AA	7	100	7,501	100.0	757	10.1	7,501	100.0
Income Categories	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacant	
		#	%	%	#	%	#	%
Low-income	0	0	0	0	0	0	0	0
Moderate-income	1,301	799	10.4	61.4	432	33.2	70	5.4
Middle-income	10,627	6,911	89.6	65.0	1,558	14.7	2,158	20.3
Upper-income	0	0	0	0	0	0	0	0
Tract not reported	0	0	0	0	0	0	0	0
Total AA	11,928	7,710	100.0	64.6	1,990	16.7	2,228	18.7
Income Categories	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low-income	0	0	0	0	0	0	0	0
Moderate-income	269	25.8	239	25.5	25	31.6	5	20
Middle-income	774	74.2	700	74.5	54	68.4	20	80
Upper-income	0	0	0	0	0	0	0	0
Tract not reported	0	0	0	0	0	0	0	0
Total AA	1,043	100.0	939	100.0	79	100.0	25	100.0
Percentage of Total Businesses				90.0		7.6		2.4

¹ Federal Deposit Insurance Corporation (FDIC), Summary of Deposits, June 30, 2024

² 2025 FFIEC Census Data and 2024 D&B Information

Income Categories	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or Equal to \$1 Million		Greater than \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low-income	0	0	0	0	0	0	0	0
Moderate-income	13	18.1	13	18.3	0	0	0	0
Middle-income	59	81.9	58	81.7	1	100.0	0	0
Upper-income	0	0	0	0	0	0	0	0
Tract not reported	0	0	0	0	0	0	0	0
Total AA	72	100.0	71	100.0	1	100.0	0	.0
Percentage of Total Farms			98.6		1.4		0.0	

Economic Conditions

During the review period, Beaver and Sevier Counties experienced stable economic growth and currently demonstrate a steady projection due to a diverse labor market and the area’s continued importance to the state’s agricultural production. The local economy was not largely impacted from the setbacks generally caused by the COVID-19 pandemic as business closures were limited in the bank’s market. While the majority of establishments in the AA are related to public labor, the private industries with the most business establishments in the AA consist of construction, retail trade, and health care and social assistance.³ Since 2022, the job market in the AA has trended slightly upward due to an increase in private sector establishments.⁴ A majority, 78 percent, of jobs in the AA are in the private sector. The private industries with the largest number of employees in the AA consist of retail trade, health care and social assistance, and accommodation and food services.⁵ A representative of a local community organization focused on small business development who was contacted in relation to this evaluation noted that construction and general commercial development activity has increased in recent years and has been reflected through a steady rise in building permits.

Mining and agriculture continue to be important industries for employment in the AA, but growth in these industries has been minimal in recent years when compared to the significant increases in jobs in the health care and social assistance and accommodation and food services sectors.⁶ Although mineral production in Utah is expected to decrease in the upcoming year, Beaver County is situated within “Utah’s Renewable Energy Corridor” and may still benefit from near-future developments in clean energy infrastructure.⁷ Potential impacts to the local economy from a slowing mineral industry could be mitigated through jobs in this burgeoning industry. Sevier County is an important contributor to Utah’s agricultural GDP as it provides 8.4 percent of the state’s agricultural GDP and is the fifth-largest contributing county.⁸ In Beaver County, the hog industry faced recent hardships when a local producer limited operations and ultimately cancelled partnerships with 26 hog farms, resulting in a 60 percent decrease in overall state sales.⁹ The overall outlook for the agricultural industry in Utah remains positive

³ Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages - Q4 2024.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ 2025 Economic Report to the Governor, Prepared by the Utah Economic Council; available from: <https://gardner.utah.edu/utah-economy/economic-report-to-the-governor/2025-economic-report-to-the-governor/>

⁸ Ibid.

⁹ Ibid.

for rural areas such as Beaver and Sevier Counties but could experience potential hardships due to uncertainty surrounding tariffs on exported goods and imported fertilizer and machinery.¹⁰

Employment Statistics

Exhibit 3 below reflects the unemployment rate of the bank’s AA and the state of Utah. The unemployment rate has declined since 2020, when overall unemployment rates were generally higher due to impacts from the COVID-19 pandemic. The AA unemployment rate was impacted slightly less than the overall state of Utah in 2020; however, unemployment rates have been above the state average each year since 2021.

Exhibit 3 2025 Unemployment Rates Beaver-Sevier Counties Assessment Area					
Area	2020	2021	2022	2023	2024
Beaver-Sevier Counties AA 2025	4.5%	3.4%	3.0%	3.0%	3.5%
Utah	4.8%	2.8%	2.4%	2.7%	3.2%

Source: Bureau of Labor Statistics (BLS), Local Area Unemployment Statistics

Population Change

The overall population in the AA increased at a much lower rate than the state as a whole, as reflected in Exhibit 4 below. A contributing factor to this moderate growth, when compared to the state, is that the AA is primarily composed of farmland and rural territory. The cities in which the bank operates are smaller communities consisting of relatively low populations under 5,000 residents. As of 2020, the AA represented 0.9 percent of the total population of Utah.

Exhibit 4 Population Change Beaver-Sevier Counties Assessment Area			
Area	2015 Population	2020 Population	Percent Change
Beaver-Sevier Counties AA 2025	27,332	28,594	4.6%
Utah	2,903,379	3,271,616	12.7%

*Source: 2011-2015 U.S. Census Bureau American Community Survey
2020 U.S. Census Bureau Decennial Census*

Median Family Income

As depicted in Exhibit 5 on the following page, the median family income of the AA increased between 2015 and 2020. However, this increase was lower in comparison to the state average. Sevier County’s 3.4 percent increase in median family income was significantly low compared to the state’s increase of 12.5 percent.¹¹

¹⁰ Ibid.

¹¹ 2011-2015 and 2016-2020 U.S. Census Bureau American Community Survey

Exhibit 5 Median Family Income Change Beaver-Sevier Counties Assessment Area			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Beaver-Sevier Counties AA 2025	\$61,778	\$65,676	6.3%
Beaver County, UT	\$66,224	\$75,066	13.4%
Sevier County, UT	\$60,044	\$62,058	3.4%
Utah	\$75,188	\$84,590	12.5%

*Source: 2011 - 2015 U.S. Census Bureau American Community Survey
2016 - 2020 U.S. Census Bureau American Community Survey
Median Family Incomes have been inflation-adjusted and are expressed in 2020 dollars.*

Small Business Lending

As reflected in Exhibit 6 below, the number of small business loans originated within the AA has increased steadily from 2019 through 2023. The AA’s 34.3 percent increase during this period outpaced the state’s increase of 20.6 percent. Lending levels have remained steady and elevated since 2020. Lending to small businesses is critical in supporting the local economy given that 90 percent of all businesses in the AA have revenues of \$1 million or less. In addition, these figures support the steady growth of industry and commercial development activity in the AA.

Exhibit 6 2025 Small Business Loan Trends Beaver-Sevier Counties Assessment Area					
Area	2019	2020	2021	2022	2023
Beaver-Sevier Counties AA 2025	397	441	533	539	533
Utah	66,853	68,794	79,874	79,513	80,646

Source: Federal Financial Institutions Examination Council (FFIEC) Community Reinvestment Act Aggregate Data

Small Farm Lending

As depicted in Exhibit 7 below, the number of small farm loans originated within the AA has increased greatly from 2019 through 2023, with the largest gains occurring in the last two reported years. The AA’s 200 percent increase in these loans during this period significantly outpaced the state’s overall increase of 51.2 percent. In the AA, 98.6 percent of all farms have revenues of \$1 million or less. The significant increase in small farm lending underpins the importance in the bank’s AA of supporting Utah’s farming and agricultural economy.

Exhibit 7 2025 Small Farm Loan Trends Beaver-Sevier Counties Assessment Area					
Area	2019	2020	2021	2022	2023
Beaver-Sevier Counties AA 2025	44	57	53	115	132
Utah	884	922	1,585	1,251	1,337

Source: Federal Financial Institutions Examination Council (FFIEC) Community Reinvestment Act Aggregate Data

Housing Cost Burden

Exhibit 8 below reflects the percentages of cost burdened renters and owners within the AA and statewide. The cost burden for renters reflects the need for affordable housing in the area. Low-income renters are the most impacted income group with the highest percentage of cost burden in the AA, 64.8 percent. The AA can be generally considered as affordable for Utah, as the cost burden is lower than the state’s percentages for both renters and owners. Since the prior examination in 2017, the median housing value in the AA increased in Beaver County by 61 percent to \$209,000, and in Sevier County by 26 percent to \$173,000.¹²

Exhibit 8 2025 Housing Cost Burden Beaver-Sevier Counties Assessment Area						
Area	Cost Burden - Renters			Cost Burden - Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Beaver-Sevier Counties AA 2025	64.8%	12.3%	32.0%	49.2%	30.9%	15.6%
Utah	77.1%	40.0%	40.7%	61.5%	35.6%	17.9%

Cost Burden is housing cost that equals 30 percent or more of household income
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy

Credit and Community Development Needs

As noted above, a representative of a local community organization with expertise in small business development was contacted as part of this evaluation. The representative noted that financing and services for small business owners are critical needs in the AA. Guidance in business expansion and startup financing is seen as the greatest credit-related need with the most limited resources. The only resource within the AA is a small business development center established in partnership with Sevier County and a local community college, Snow College. Per the local community contact, there is a demand for small business capital for operating and expansion purposes; however, there are limited resources for local business owners to educate themselves or find guidance on how to achieve their business’ financial goals.

Scope of Examination

The CRA evaluation was conducted using the Interagency Small Institution CRA Examination Procedures. The evaluation was based upon the following performance criteria:

The evaluation was based on the following performance criteria:

- Loan volume compared to deposits (LTD Ratio).
- Lending inside versus outside the AA (Lending in the Assessment Area)
- Dispersion of lending throughout the AA (Lending Distribution by Geography), and
- Lending to businesses of different sizes (Lending Distribution by Business Revenue).

¹² FFIEC Census Data; 2020 Housing Summary

The lending test evaluation was based on a sample of small business and small farm loans. The review period for small business loans was October 1, 2024 to March 31, 2025, and the sample consisted of 55 small business loans. The review period for small farm loans was April 1, 2024 to March 31, 2025, and the sample consisted of 52 small farm loans. UIB opted to not include consumer lending information for this evaluation. Although included in the prior examination, consumer lending volume has since decreased relative to the bank's overall portfolio, and bank management decided to not include this product for consideration. In total, 107 loans were used in the evaluation of the bank's CRA performance.

The dispersion of the bank's lending throughout the AA (Lending Distribution by Geography) received reduced weighting in relation to other performance criteria in this evaluation. The AA contains no low-income census tracts. The only moderate-income census tract in the AA is located 18 miles from the bank's Salina branch and 10 miles from its Monroe branch, while several financial institutions – including prominent national and regional banks and a lender specializing in agriculture credit – maintain offices in close proximity to the tract. As the bank's ability to effectively penetrate this moderate-income tract is diminished, this criterion will not provide significant weight to the overall performance assessment.

Under the Interagency Small Institution CRA Examination Procedures, small banks are not required to provide community development (CD) services for review but may voluntarily submit qualified CD activities for consideration for possible enhancement of the bank's overall rating. UIB elected to provide these activities for review, so the evaluation also included a review of the bank's CD loans, donations, and services since the prior examination.

Additionally, a community representative was contacted in connection with the examination to better understand the credit needs in the community. The representative was from a local organization with focus on addressing small business and affordable housing needs in the community.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

Loan-to-Deposit Ratio

The bank's LTD ratio is reasonable. Since the previous CRA examination conducted on June 5, 2017, the bank's average LTD ratio for the previous 35 quarters is 69.9 percent. This number is consistent with the bank's national peer average of 70.5 percent.

UIB was compared against three similarly situated institutions to assess its average LTD performance. The institutions were identified based on shared similarities such as asset size, financial condition, geographic location, and lending focus. Exhibit 9 below illustrates that UIB's ratio is generally on parity with similarly situated institutions.

Exhibit 9 LTD Ratio Comparison		
Bank	Total Assets as of September 30, 2025	Average Net LTD Ratio
Utah Independent Bank	\$159.8 Million	69.9%
Institution #1	\$146.1 Million	72.2%
Institution #2	\$163.4 Million	71.7%
Institution #3	\$132.3 Million	67.7%

Lending in Assessment Area

The bank originated a substantial majority of small business and agricultural loans within the AA. The bank's outstanding performance in this area of the assessment demonstrates its ability to meet the needs of the community within which it operates. As indicated in Exhibit 10 below, over 75 percent of the bank's evaluated loans were originated within the AA.

EXHIBIT 10 LENDING INSIDE AND OUTSIDE THE ASSESSMENT AREA 2025								
Loan Type	Inside				Outside			
	#	%	\$ ('000s)	%	#	%	\$ ('000s)	%
Small Business	45	81.8	\$8,384	85.6	10	18.2	\$1,412	14.4
Total Small Bus. related	45	81.8	\$8,384	85.6	10	18.2	\$1,412	14.4
Small Farm	37	71.2	\$2,197	57.5	15	28.8	\$1,622	42.5
Total Small Farm related	37	71.2	\$2,197	57.5	15	28.8	\$1,622	42.5
TOTAL LOANS	82	76.6	\$10,581	77.7	25	23.4	\$3,034	22.3

Lending Distribution by Geography

The lending distribution by geography reflects reasonable penetration among businesses and farms of different sizes. As previously described, factors considered in determining this weighting consisted of the bank’s lack of branch presence in the AA’s only moderate-income census tract and the overabundance of competitors which have historically serviced this particular population. Specific to small farms in this area, federal loan programs offering lower interest rates undercut the bank’s ability to further grow its customer base beyond its branch communities. As a result of these mitigating factors, the Lending Distribution by Geography results received reduced weighting for this evaluation.

Small Business Lending

The geographic distribution of loans reflects reasonable dispersion throughout the AA, given the bank’s limited access to the AA’s lone moderate-income tract and the presence of significant competition. As shown below in Exhibit 11 below, the bank’s lending in the moderate-income tract is underperforming the aggregate lending. The bank’s lending in this tract is also below demographic indicators, as 25.8 percent of AA businesses are located within this tract.

EXHIBIT 11 Distribution of 2024 and 2025 Small Business Lending By Income Level of Geography Assessment Area: Beaver-Sevier Counties											
Geographic Income Level	Bank And Aggregate Loans By Year										Total Businesses %
	2024						2025*				
	Bank		Agg	Bank		Agg	Bank				
	#	%	%	\$(000)	\$%	\$%	#	%	\$(000)	\$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	1	5.3	19.4	10	0.5	16.5	3	11.5	92	1.5	25.8
Middle	18	94.7	78.2	2,107	99.5	83.1	23	88.5	6,175	98.5	74.2
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	2.5	0	0.0	0.4	0	0.0	0	0.0	0.0
Total	19	100.0	100.0	2,117	100.0	100.0	26	100.0	6,267	100.0	100.0

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
*Aggregate data is not currently available.

Small Farm Lending

The level of lending to small farms in the AA’s only moderate-income census tract is reasonable given the bank’s aforementioned challenges in this tract. As shown in Exhibit 12 on the following page, the bank’s small farm lending is also underperforming the aggregate despite there being an increase in small farm concentration in the moderate-income census tract since the prior examination in 2017. As described above, the bank is hindered by its lack of a branch presence in the moderate-income census tract and strong competition from other lenders located in closer proximity to the tract.

EXHIBIT 12 Distribution of 2024 and 2025 Small Farm Lending By Income Level of Geography Assessment Area: Beaver-Sevier Counties											
Geographic Income Level	Bank And Aggregate Loans By Year										Total Farms %
	2024						2025*				
	Bank		Agg	Bank			Bank				
	#	#%	#%	\$(000)	\$%	\$%	#	#%	\$(000)	\$%	
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	1	3.7	12.0	75	4.6	16.2	1	10.0	54	9.8	18.1
Middle	26	96.3	88.0	1,572	95.4	83.8	9	90.0	495	90.2	81.9
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Total	27	100.0	100.0	1,647	100.0	100.0	10	100.0	549	100.0	100.0

Source: 2025 FFIEC Census Data
2025 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding. *Aggregate data is not currently available.

Lending Distribution by Borrower Income and Business Revenue

The distribution of borrowers reflects, given the demographics of the AA, excellent penetration among businesses and farms of different sizes. The bank’s lending patterns demonstrate a continued commitment to meeting the needs of businesses and farms with annual revenues of \$1 million or less. A substantial majority of the bank’s sampled loans were under \$100,000, demonstrating the bank’s commitment to meeting the most critical needs of the AA with “small dollar” loans.

Small Business Lending

As shown in Exhibit 13 on the following page, a majority of small business loans were extended to businesses with gross annual revenues of \$1 million or less. The bank originated 63.2 percent of its sampled small business loans to these smaller businesses, exceeding the level of aggregate lending to businesses of this size. The overall percentage of the bank’s loans originated in amounts at or below \$100,000 was below aggregate lending levels at 68.4 percent; however, of those loans extended to small businesses with revenue of \$1 million or less, 83.3 percent were considered “small dollar” loans of under \$100,000, reflecting that the bank is making loans that satisfy the needs of area small businesses.

EXHIBIT 13 Distribution of 2024 and 2025 Small Business Lending By Revenue Size of Businesses Assessment Area: Beaver-Sevier Counties											
	Bank And Aggregate Loans By Year										Total Businesses %
	2024						2025*				
	Bank		Agg	Bank		Agg	Bank				
	#	#%	#%	\$(000)	\$%	\$%	#	#%	\$(000)	\$%	
By Revenue											
\$1 Million or Less	12	63.2	44.9	527	24.9	12.4	18	69.2	2,483	39.6	90.0
Over \$1 Million	4	21.1		1,556	73.5		8	30.8	3,785	60.4	7.6
Revenue Unknown	3	15.8		34	1.6		0	0.0	0	0.0	2.4
Total	19	100.0		2,117	100.0		26	100.0	6,267	100.0	100.0
By Loan Size											
\$100,000 or Less	13	68.4	90.5	343	16.2	29.4	14	53.8	489	7.8	
\$100,001 - \$250,000	3	15.8	5.7	320	15.1	24.2	3	11.5	491	7.8	
\$250,001 - \$1 Million	3	15.8	3.8	1,455	68.7	46.4	9	34.6	5,287	84.4	
Total	19	100.0	100.0	2,117	100.0	100.0	26	100.0	6,267	100.0	
By Loan Size and Revenues \$1 Million or Less											
\$100,000 or Less	10	83.3		309	58.6		13	72.2	451	18.2	
\$100,001 - \$250,000	2	16.7		218	41.4		2	11.1	380	15.3	
\$250,001 - \$1 Million	0	0.0		0	0.0		3	16.7	1,652	66.5	
Total	12	100.0		527	100.0		18	100.0	2,483	100.0	
<i>Source: 2025 FFIEC Census Data 2025 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding. *Aggregate data is not currently available.</i>											

Small Farm Lending

As shown in Exhibit 14 on the following page, a substantial majority of the bank’s sampled small farm loans were extended to farms with gross annual revenues of \$1 million or less. This is important, as 98.6 percent of small farms in the AA are in this revenue category. As described previously, the AA primarily consists of rural farmland and small farm financing has become of key importance due to a major increase in the number of farms experienced in the last 3 years. The bank’s performance was achieved despite the challenges faced from strong competition in the AA. Over three-quarters of UIB’s loans were also considered “small dollar” loans of under \$100,000, further evidencing the bank’s efforts to address the small farm credit needs of the AA.

EXHIBIT 14 Distribution of 2024 and 2025 Small Farm Lending By Revenue Size of Farms Assessment Area: Beaver-Sevier Counties											
	Bank And Aggregate Loans By Year										Total Farms %
	2024						2025*				
	Bank		Agg	Bank		Agg	Bank				
	#	#%	#%	\$(000)	%	%	#	#%	\$(000)	%	
By Revenue											
\$1 Million or Less	20	74.1	83.3	1,210	73.5	77.0	9	90.0	521	94.9	98.6
Over \$1 Million	2	7.4		282	17.1		0	0.0	0	0.0	1.4
Revenue Unknown	5	18.5		156	9.5		1	10.0	28	5.1	0.0
Total	27	100.0		1,647	100.0		10	100.0	549	100.0	100.0
By Loan Size											
\$100,000 or Less	21	77.8	92.6	771	46.8	32.6	8	80.0	319	58.1	
\$100,001 - \$250,000	5	18.5	2.8	621	37.7	14.5	2	20.0	230	41.9	
\$250,001 - \$500,000	1	3.7	4.6	255	15.5	52.9	0	0.0	0	0.0	
Total	27	100.0	100.0	1,647	100.0	100.0	10	100.0	549	100.0	
By Loan Size and Revenues \$1 Million or Less											
\$100,000 or Less	15	75.0		589	48.7		7	77.8	291	55.9	
\$100,001 - \$250,000	5	25.0		621	51.3		2	22.2	230	44.1	
\$250,001 - \$500,000	0	0.0		0	0.0		0	0.0	0	0.0	
Total	20	100.0		1,210	100.0		9	100.0	521	100.0	
<i>Source: 2025 FFIEC Census Data 2025 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding. *Aggregate data is not currently available.</i>											

Response to Complaints

Utah Independent Bank did not receive any CRA-related complaints during the review period. Accordingly, the bank’s performance in responding to complaints was not considered in evaluating its overall performance.

Community Development Activities

The bank’s submitted CD activities, including CD loans, donations, and services, benefit the communities it serves, but do not materially enhance credit availability within the AA sufficient to impact the bank’s overall CRA rating. Loans were made to a nonprofit organization which has a mission of providing affordable housing to Low to Moderate (LMI) families within Beaver County. Donations primarily assisted local school programs for students in financial need. Service hours were concentrated on the bank’s financial education activities across the schools in the AA.

As shown below in Exhibit 15, the CD activity submitted for consideration included the following:

EXHIBIT 15 COMMUNITY DEVELOPMENT ACTIVITIES						
Assessment Area	Loans		Investments / Donations		Services	
			Current Period			
	#	\$ ('000s)	#	\$ ('000s)	#	Hours
Beaver–Sevier Counties 2025	3	\$220.8	10	\$8.1	52	302

Fair Lending or Other Illegal Practices Review

Concurrently with this CRA evaluation, a review of the bank’s compliance with consumer protection laws and regulations was conducted and found no violations of the substantive provisions of anti-discrimination, fair lending or other illegal credit practice rules, laws or regulations that were inconsistent with helping to meet community credit needs.

GLOSSARY OF TERMS

Aggregate lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 people, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: All Agencies have adopted the following language. 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 size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize:

- (i) Low- or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on:
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

Consumer loan(s): A 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, home equity 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 and community development tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, 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 do 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

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 and community development tests is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-income: Individual income that is 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 metropolitan area/assessment area.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

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.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

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

Rated area: A rated area is a state or multistate metropolitan 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 area, the institution will receive a rating for the multistate metropolitan 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) and the Thrift Financial Reporting (TFR) 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. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial 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.

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

BEAVER office:

195 North Main Street
PO Box 1030
Beaver, UT 84713
Phone: 435-438-2433, Fax: 435-438-5885
Census Tract: 1001.00

SALINA office:

55 South State Street
PO Box 9
Salina, UT 84654
Phone: 435-529-7459, Fax: 435-529-7884
Census Tract: 9751.00

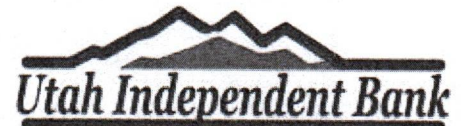
MONROE office:

45 West Center
PO Box 70
Monroe, UT 84754
Phone: 435-527-4189, Fax: 435-527-4245
Census Tract: 9755.00

MILFORD office:

326 South Main Street
PO Box 610
Milford, UT 84751
Phone: 435-387-2220, Fax: 435-387-2314
Census Tract: 1002.00

FEE SCHEDULE



FEEES AND CHARGES. The following fees and charges may be assessed against your account:

Check printing fees vary by the style of check ordered.

Account Statements (replacement) Emailed Commercial Statement Fee	\$4.00
Account Statements (replacement) Emailed Consumer Statement Fee	\$2.00
Account Statements (replacement) Paper Statement - Commercial Account Fee	\$4.00
Account Statements (replacement) Paper Statement - Consumer Account Fee	\$2.00
Account transfer Fee - Apply to Checking and Savings Accounts	\$4.00
Account Transfers - In-Person Transfer Fee - between accounts	\$0.00
Account Transfers - Telephone Transfer Fee - between Deposit Accounts	\$4.00
Account Transfers - Transfer from Deposit Account for Loan Payment Fee	\$0.00
Change Order - Customer Fee	\$0.00
Change Order - Non-Customer: \$10.00 for the first \$100.00; \$5.00 per \$100.00 thereafter	
Checks - Cashier Check Fee	\$5.00
Checks - Convenience Checks - per page	\$2.00
Closing Account Fee - (applies to Checking and Savings accounts) - if open less than 90 days	\$10.00
Collection Services - Collection of Foreign Item Fee	\$20.00
Commercial Bill Pay Item Fee: First 20 free. \$0.55 per bill pay item after 20.	
Commercial Bill Pay Monthly Fee	\$9.95
Commercial Cash Management ACH Fee - per file	\$16.00
Commercial Cash Management ACH Fee - per transactions in file	\$0.21
Commercial Cash Management Monthly Fee	\$10.00
Commercial Cash Management One-Time Setup Fee	\$35.00
Commercial Positive Pay Monthly Fee	\$10.00
Credit Card Advance - Credit Card Advance for Loan Payments only 3% of transaction	
Dormant Account Fee - per month; Does not apply to Certificates of Deposit and Time Deposit accounts.	\$1.00
Excessive Withdrawal Fee - (applies to Money Market and Savings Accounts) - the sixth withdrawal and each withdrawal thereafter per statement cycle	\$1.00
Garnishment or Levy - per item	\$75.00
Items Deposited and Returned handling charge - Applies to all accounts with us	\$4.00
Notary Service - Customer - No Fee	\$0.00
Notary Service - Non-Customer - per Notarization Fee	\$5.00
Overdraft/Return Check Fee - (applies to Checking and Savings accounts) - per item ; Overdraft fee daily limit is \$125.00	\$25.00
Overdrawn Accounts (applies to Checking accounts) - Interest at 18%. Fee applies to overdrafts created by check, in-person withdrawal, ATM withdrawal, or other electronic means.	
Research Time - per hour (minimum one hour)	\$35.00
Researched Item Fee - per item	\$5.00
Statement charge for paper mail statement (Business) - applies to Checking and Savings accounts	\$4.00
Statement charge for paper mail statement Fee (Personal) - applies to checking & savings accounts	\$2.00
Stop Payment Fee - per item; Does not apply to Certificates of Deposit and Time Deposit accounts.	\$30.00
Wire Transfer - Incoming Wire Transfer - Domestic or Foreign Fee	\$12.00
Wire Transfer - Outgoing Wire Transfer - Domestic Fee	\$20.00
Wire Transfer - Outgoing Wire Transfer - Foreign Fee	\$55.00

BEAVER office: Hours of Operation:

Hours: 8:00 am to 5:00 pm Monday through Friday (Drive-up)

Hours: 9:00 am to 5:00 pm Monday through Friday (Lobby)

SALINA office: Hours of Operation:

Hours: 8:00 am to 5:00 pm Monday through Friday (Drive-up)

Hours: 9:00 am to 5:00 pm Monday through Friday (Lobby)

MONROE office: Hours of Operation:

Hours: 8:30 am to 5:00 pm Monday through Friday (Drive-up)

Hours: 9:00 am to 5:00 pm Monday through Friday (Lobby)

MILFORD office: Hours of Operation:

Hours: 9:00 am to 4:00 pm Monday through Thursday

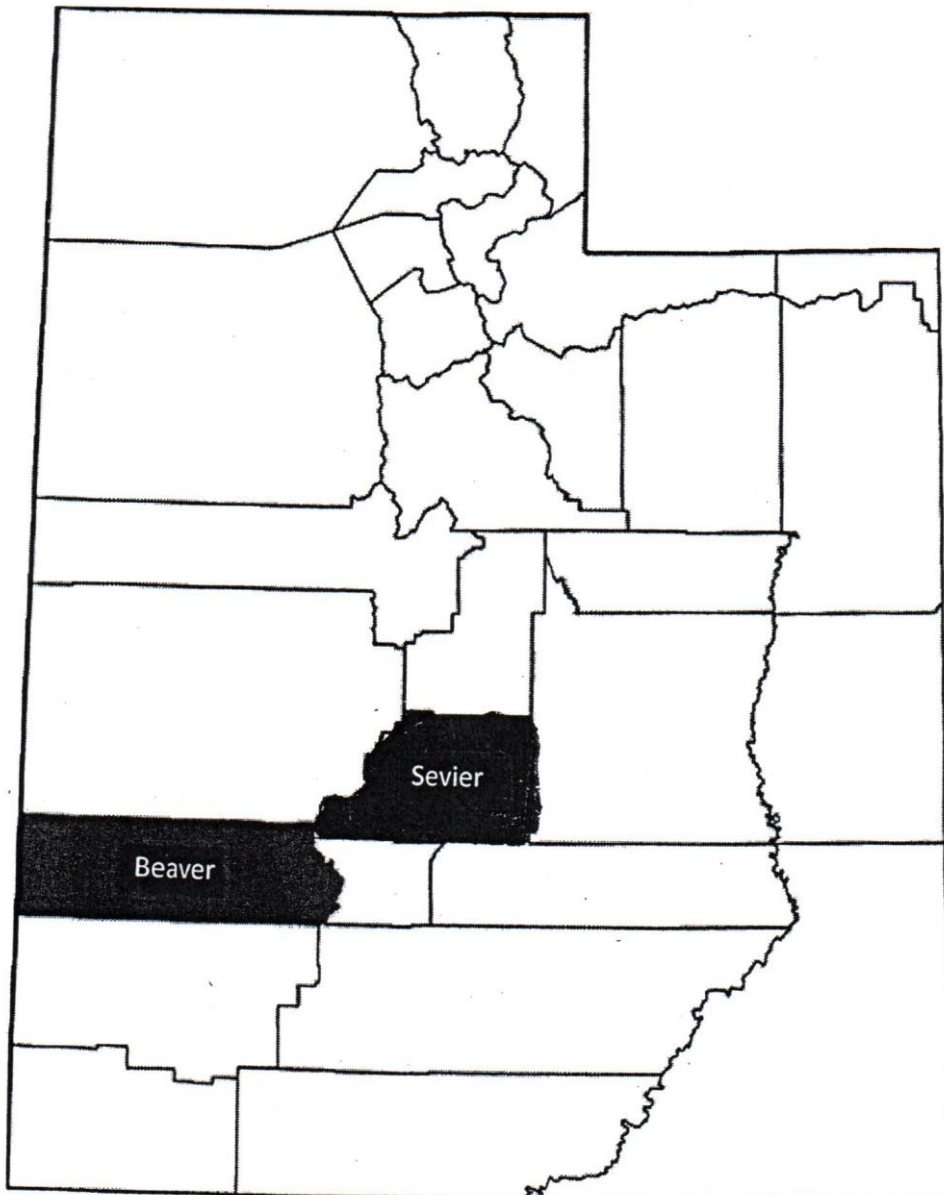
Hours: 9:00 am to 5:00 pm Friday

Utah Independent Bank

Community Reinvestment Act

Assessment Area: A banks' assessment area should include the geographies in which the bank has its main office, its branches, and its deposit-taking ATM's, as well as the surrounding geographies in which the bank has originated or purchased a substantial portion of its loans. An assessment area will generally consist of one or more metropolitan statistical areas or metropolitan divisions or one or more contiguous political subdivisions, such as counties, cities or towns.

UTAH INDEPENDENT BANK'S DEFINED ASSESSMENT AREA CONSISTS OF THE COUNTIES OF BEAVER AND SEVIER IN THE STATE OF UTAH.



Description of Assessment Area

Utah Independent Bank's assessment area is comprised of two whole counties in Utah – Beaver and Sevier. A brief description of the two counties follows:

Beaver County

History

While explorers first visited present-day Beaver County in the 1776 Dominguez-Escalante Expedition, the county was created by the Utah territorial legislature from a section of Iron County on January 5, 1856 when Latter-day Saint settlers founded the city of Beaver, Utah. The county was named after the animal which was plentiful there. ³

Geography

According to the U.S. Census Bureau, the count has a total area of 2,592 square miles (6,713.2 km²), of which 2,590 square miles (6,708.1 km²) is land and 2 square miles (5.2 km²) (0.09%) is water. The Tushar Mountains lie on the Eastern boundary of the county, reaching 12,000 feet (3,700 m) in elevation, and providing water for the farming communities of Beaver and Manderfield. To the West, wide, barren desert valleys typify the scenery, separated by mountains lightly forested with junipers.

Demographics

As of census of 2010, there were 6,629 people, 2,265 households, and 1,697 families residing in the county. The population density was 2.56 people per square mile (1 km²). There were 2,908 housing units at an average density of 1.12 per square mile (0.43/km²). The racial makeup of the county was 89% White, 0.24 Black or African American, 1.14% Native American, 1.05% Asian, 0.28% Pacific Islander, 6.86% from other races, and 1.4% from two or more races. 10.8% of the population were Hispanic or Latino of any race.

There were 2,265 households out of which 32.05% had children under the age of 18 living with them, 63.22% were married couples living together, 7.2% had a female householder with no husband present, and 25.08% were non-families. 22.12% of all households were made up of individuals and 9.62% had someone living alone who was 65 years of age or older. The average household size was 2.92 and the average family size was 3.44.

Beaver cities and towns:

- Beaver, Greenville, Milford and Minersville



Census Tracts: 1001.00 Beaver, Minersville
1002.00 Milford

Sevier County

Brief History

The first non-Native Americans to see the Sevier River were most likely the Catholic fathers Silvestre Vélez de Escalante and Francisco Atanasio Dominguez as they passed through on their expedition to California in 1776. The Old Spanish Trail (trade route) was the route they mapped, and over the course of the next hundred years the trail was used by fur trappers, hunters, government officials, and many more. This brought many people through Sevier County. Nearly 100 years later the first colonization began as Richfield, Utah was established within the present-day county boundaries. The area was colonized by the Mormon Settlers on 15 June 1864. Much of the area was populated by newly immigrated Mormon converts from Scandinavian countries, and because of the growth in this small community they officially created Sevier County in early 1865.

Geography

According to the U.S. Census Bureau, the county has a total area of 1,918 square miles (4,968 km²), of which 1,910 square miles (4,948 km²) is land and 8 square miles (21 km²) (0.42%) is water.

Demographics

As of the census of 2010, there were 20,802 people, 7,396 households, and 6,081 families residing in the county. The population density was 10.9 people per square mile (4/km²). There were 8,828 housing units at an average density of 4 per square mile (1 km²). The racial make up of the county was 95.5% White, 0.6% Black or African American, 1.60% Native American, 0.4% Asian, 0.30% Pacific Islander, 1.60% from other races, and 0.99% from two or more races. 5.80% of the population were Hispanic or Latino of any race.

There were 7,396 households out of which 27.9% had children under the age of 18 living with them, 64.28% were married couples living together, 8.20% had a female householder with no husband present, and 18.75% were non-families. Of the 7,396 households in Sevier County, 155 are unmarried partner households: 137 heterosexual, 11 same-sex male and 7 same-sex female. 17.60% of all households were made of individuals and 17.10% had someone living alone who was 65 years of age or older. The average household size was 4.08 and the average family size was 3.45.

In the county, the population was spread out with 34.50% under the age 19, 10.10% from 18 to 24, 22.90% from 25 to 44, 19.70% from 45 to 64 and 12.90% who were 65 years of age or older. The median age was 30 years. For every 100 females there were 99.20 males. For every 100 females age 18 and over, there were 97.40 males.

The median income for household in the county was \$66,972, and the median income for a family was \$50,230. Males had a median income of \$40,625 versus \$20,250 for females. The per capita income for the county was \$15,250. About 10.50% of families and 12.60% of population were below the poverty line, including 15.30% of those under age 18 and 10.60% of those age 65 or over.

Sevier cities and towns:

Annabella, Aurora, Central Valley, Elsinore, Glenwood, Joseph, Koosharem, Monroe, Redmond, Richfield, Salina, Sevier and Sigurd.



Census Tracts: 9751.00	Salina, Redmond, Aurora
9752.00	Annabella, Sigurd, Glenwood, Koosharem
9753.00	Richfield – West
9754.00	Richfield – Central/East
9755.00	Monroe, Elsinore, Joseph

Utah Independent Bank

Loan to Deposit Ratios

2025	1 st Quarter	73.56%
	2 nd Quarter	76.80%
	3 rd Quarter	79.11%
	4 th Quarter	82.36%

2024	1 st Quarter	72.74%
	2 nd Quarter	77.17%
	3 rd Quarter	75.43%
	4 th Quarter	74.24%

2023	1 st Quarter	69.38%
	2 nd Quarter	68.70%
	3 rd Quarter	71.57%
	4 th Quarter	61.69%

2022	1 st Quarter	61.21%
	2 nd Quarter	57.23%
	3 rd Quarter	51.88%
	4 th Quarter	61.69%

2021	1 st Quarter	62.68%
	2 nd Quarter	62.51%
	3 rd Quarter	59.75%
	4 th Quarter	59.01%

