‘A Rated’* Opportunity to Invest in Underserved U.S. Communities

Capital Impact Investment Notes, rated A* with a positive outlook by S&P, provide a unique opportunity for individuals and organizations to invest in our nationwide efforts to create impact for underserved communities.

Capital Impact Partners is a national nonprofit Community Development Financial Institution (CDFI). Since 1982 we have delivered social and financial impact through mission-driven financing and technical assistance to support organizations that foster equity, opportunity and healthy communities nationwide.

Funding from the Capital Impact Investment Notes will expand our national footprint to increase access to critical social services, including health care, education, healthy foods, affordable housing, cooperatives, and dignified aging facilities in communities nationwide.

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**Capital Impact Investment Notes Highlights**

<table>
<thead>
<tr>
<th>Total Offering</th>
<th>$150,000,000</th>
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<tbody>
<tr>
<td>Financial Return</td>
<td>Fixed interest rates; Terms up to 20 years</td>
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<tr>
<td>Social Return</td>
<td>Delivers social impact to underserved communities across multiple sectors nationwide</td>
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<tr>
<td>Min Investment</td>
<td>$1,000</td>
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<tr>
<td>S&amp;P Credit Rating</td>
<td>‘A’ with a positive outlook as of May 17, 2022*</td>
</tr>
<tr>
<td>Convenience</td>
<td>Available for purchase through your brokerage account</td>
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For more information, visit [www.capitalimpact.org/invest](http://www.capitalimpact.org/invest)

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*A Rated* means that S&P Global assigned a long-term issue credit rating of “A” with a positive outlook as of May 17, 2022. Please check the current Pricing Supplement at the link above for the S&P credit rating assigned to Notes currently being offered for sale. An S&P credit rating is not a recommendation to buy, sell or hold Notes and may be subject to suspension, reduction or withdrawal at any time by S&P.

**DISCLAIMER:** This is not an offer to sell or a solicitation of an offer to buy any securities. Such an offer is made only by means of a current Prospectus (including any applicable Pricing Supplement) for each of the respective notes. Such offers may be directed only to investors in jurisdictions in which the Notes are eligible for sale. Investors in such states should obtain a current Prospectus by visiting [www.capitalimpact.org/prospectus](http://www.capitalimpact.org/prospectus). Investors are urged to review the current Prospectus before making any investment decision. No state or federal securities regulators have passed on or endorsed the merits of the offering of Notes. Any representation to the contrary is unlawful. The notes will not be insured or guaranteed by the FDIC, SIPC or other governmental agency.

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A Mission-Driven Community Development Financial Institution

Working Since 1982

on Social and Racial Justice Issues Nationwide

= $2.5+ BILLION

Invested in Communities to Deliver Social Impact
We have invested over $2.5 BILLION to serve 6 MILLION PEOPLE and create more than 38,000 JOBS in sectors critical to building equitable communities.

**Deployed $970+ Million**
To Community Health Centers Providing care to 3.5 Million Patients

**Deployed $900+ Million**
To Charter Schools Educating 270,000 Students

**Deployed $200+ Million**
To Healthy Food Retailers Serving 1 Million Customers

**Deployed $400+ Million**
To Affordable Housing Developers Creating 40,000 Homes

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**ON-BALANCE SHEET LOAN PORTFOLIO**

$364.1 MILLION

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*The large increase in non-accrual was related to two affordable housing loans, which both have since returned to accrual status.*

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**Debt & Net Asset Composition** as of 12/31/2021

**Debt**
- Revolving Lines of Credit: $0
- Notes Payable: $52,230,970
- Capital Impact Investment Note: $185,583,000
- Subordinated debt: $2,500,000
- FHLB-A: $47,271,304
- CDFI Fund BGP: $58,849,113
- Subtotal Debt: $346,434,387
- Less Investor Notes issuance costs: ($2,385,421)
- **Total Debt** (1): $344,048,966

**Net Assets**:
- Without Donor Restrictions (2): $120,919,519
- Noncontrolling Interest (3): $20,572,345
- Total Net Assets without donor restrictions: $141,491,864
- With Donor Restrictions (4): $47,974,195
- **Total Net Assets**: $189,466,059
- **Total Capitalization**: $533,515,025

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*Total Debt does not include subsidiary debt or lease obligations.
**Net assets without donor restrictions have no external restrictions regarding their use or function.
(3) Represents the non-managing member’s 70% equity interest in Community Investment Impact Fund, which is exclusive of Capital Impact’s equity interest.
(4) Net assets with donor restrictions have donor-imposed restrictions such as (i) fulfilling a specified purpose, and/or (ii) the passage of a specified amount of time regarding use or function.*