



Social Bond Financing Framework

December 2022



Introduction

Organized in 1938, GreenState has grown to be Iowa's largest credit union and one of the top credit unions in the United States for returning profits to members in the form of better rates and lower fees. As summarized in the table below, our Total Return of Member Score puts us in the 99th percentile of the nation's credit unions.¹

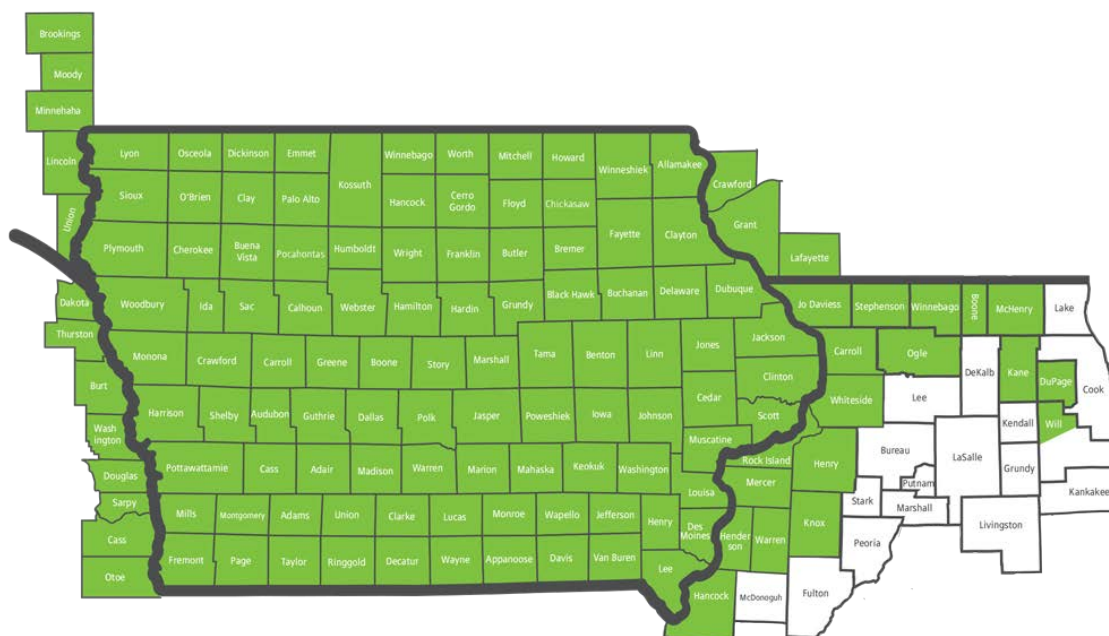
Summary	Weighted Score	Rank	Out of	Percentile	Weight	Final Raw Score
Return to Savers	82.21	73	4841	98.51	X 30%	= 29.55
Return to Borrowers	80.20	264	4840	94.57	X 35%	= 33.10
Member Service Usage	73.41	115	4841	97.65	X 35%	= 34.18
Total ROM Score		24	4841	99.52		96.83

We pride ourselves on offering the finest financial products backed with award-winning, personal service. Giving back is also an important part of our culture. We are proud that we consistently rank among the best credit unions in the country for member value. Perhaps more important, our staff plays an active role in the community by volunteering thousands of hours of service and providing millions of dollars in financial support to nearly 800 charities in Iowa and Illinois this year.

GreenState membership is open to (1) University of Iowa students, staff, and alumni, (2) direct relatives of current GreenState members, (3) members of the Iowa Consumer Council / American Consumer Council, (4) employees of GreenState Partner Companies, and (5) anyone living or working in Iowa, or the bordering counties in Illinois, Nebraska, Wisconsin, and South Dakota.

- Illinois counties: Jo Daviess, Carroll, Whiteside, Rock Island, Henry, Mercer, Knox, Henderson, Warren, Hancock, DuPage, Will (north of I-80), Stephenson, Winnebago, Boone, McHenry, Ogle and Kane.
- Wisconsin counties: Crawford, Grant, Lafayette
- Nebraska counties: Dakota, Thurston, Burt, Washington, Douglas, Sarpy, Cass, Otoe
- South Dakota counties: Union, Lincoln, Minnehaha, Moody, Brookings

¹ Callahan & Associates employs a proprietary Return of the Member (ROM) index to identify the credit unions that return the most value to their members. The ROM measure is intended to capture all aspects of a member's relationship with a credit union, using a calculation that considers three core functions: Return to Savers (savings), Return to Borrowers (lending), and Member Service Usage (product usage). The chart was constructed from Q3 2022 industry data, available as of November 3, 2022. See generally Callahan & Associates. *Callahan's Return Of The Member [ROM] Index Quantifies Member Value*, available at <https://www.creditunions.com/articles/callahan-return-of-the-member-rom-index-quantifies-member-value/#ixzz6Nrb7eUN1>



GreenState is designated as a low-income credit union by the National Credit Union Administration (“NCUA”) and Iowa Division of Credit Unions. To qualify as a low-income credit union, a majority (50.01%) of the credit union’s membership must qualify as “low-income members,” based on publicly available U.S. Census Bureau data and defined as follows:

- Family income is 80% or less than the median family income for the metropolitan area where the member lives or the national metropolitan area, whichever is greater, or
- Member earns 80% or less than the total median earnings for individuals for the metropolitan area where they live or the national metropolitan area, whichever is greater.

We maintain a website at www.greenstate.org.

Our Vision, Our Mission and Our Values

We strive every day to “create lasting value for those we serve.” And, our mission is to:

- Make a profound impact in the financial lives of our members.
- Empower our employees to create endless opportunities and shape our future.
- Enhance the vitality of our communities by donating time, talents, and financial support.

Our Values are what we believe and they drive everything we do at GreenState:

- **We Grow Through Learning** — We expect growth, and help employees unlock their potential while learning from occasional mistakes. We're never satisfied with the status quo.
- **We Build Positive Team Spirit** — We *care* for our teammates. We're diverse, putting the interests of others before our own, and proactively give credit where it's due.
- **We're Truthful and Accountable** — We treat others with uncompromising honesty and respect. We're responsible for our work and that of our teammates.
- **We Go Above and Beyond** — We're not average and neither is our service, which sometimes means unconventional or beyond what's expected.
- **We Take Risks** - We're adventurous, creative, and open-minded and challenge each other with innovative ideas.
- **We Embrace Efficiency and Continuous Improvement**— We involve affected parties in making quick decisions and return more to our stakeholders through excellence in efficiency and growth.

GreenState aspires to be more than just a leader in financial products and services – recognizing both our ability and responsibility to also be leaders in impact for all communities throughout our region.

GreenState is blessed with both the financial resources and talented staff that act as our building blocks for showing our communities how community investment can — and will — make an impactful difference in the lives of the members, employees, and communities we serve. A commitment to community is central to all our efforts. Towards that mission, we contribute time and resources to initiatives that directly benefit our members and the communities where they live.

In addition to our inclusive lending efforts described below, we also make sure to contribute our money and resources to charities that make a positive impact on our communities as described in more detail in our [Annual Giving Report](#). In 2021, the GreenState family contributed over \$2,600,000 to such endeavors. As importantly, we saw our team members volunteer 3,100 hours across more than 700 community charitable events and programs.

In 2021, we announced a new [Community Investment Statement](#) which includes \$20 million in targeted community investments over the next decade. To date, such targeted community investments total nearly \$4 million, with \$314,800 for Affordable Housing, \$3 million for financial health, including racial, immigrant and refugee equity and \$563,500 for Environmental Sustainability.²

² See GreenState Community Investment Statements (October 18, 2022). Available at: <https://www.greenstate.org/connect/creating-lasting-value/community-investment-statement.html>

Continuing to grow is an important part of accomplishing these missions, because as “GreenState grows, the more we are able to give back to our members and the communities we serve.”

Framework Overview

The GreenState Social Bond Financing Framework will guide our future issuance of Social Bonds in the form of subordinated debt notes (the “GreenState Social Bond Financing”). An amount equivalent to the net proceeds of the GreenState Social Bond Financing will be allocated to finance or re-finance, in part or in full, a portfolio of new or existing loans (collectively, the “Eligible Portfolio”) that meet the Eligibility Criteria described subsequently.

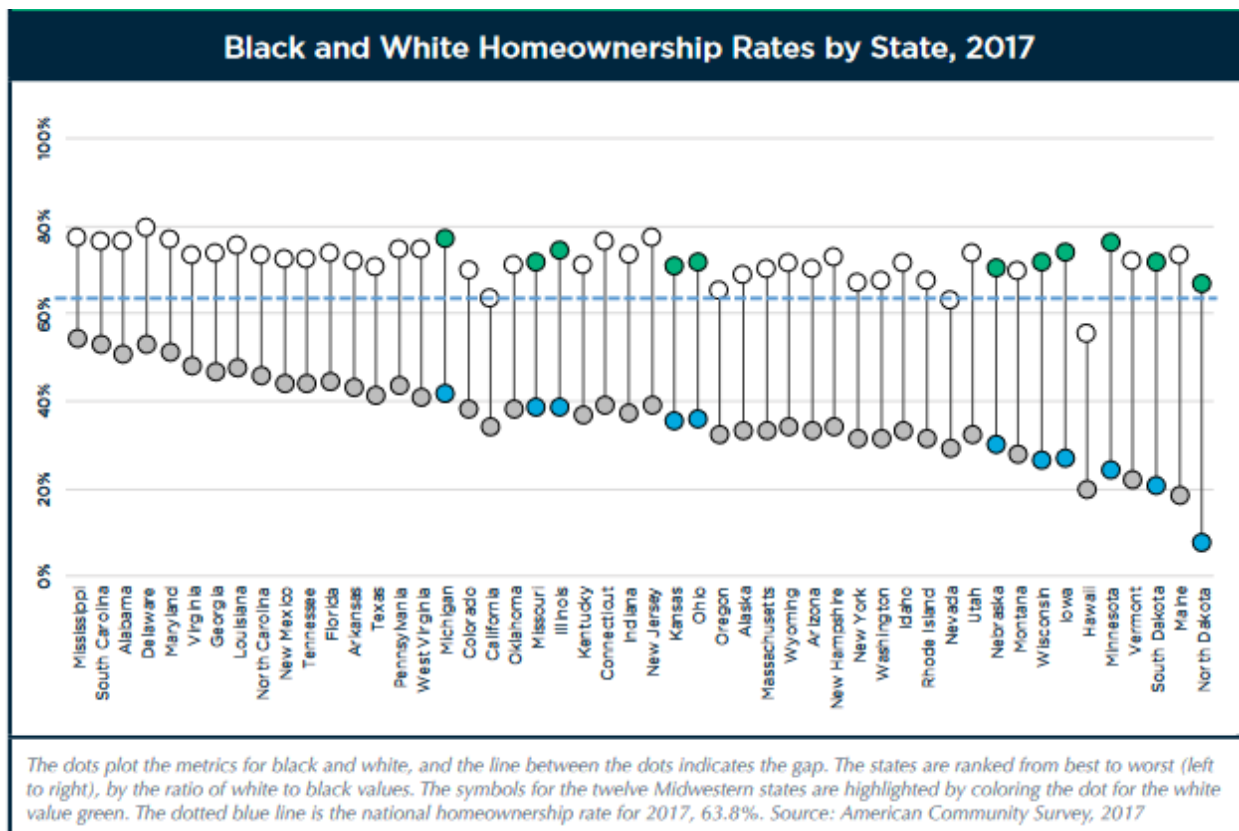
The GreenState Social Bond Financing is a strong strategic fit with our inclusive lending and racial minority homeownership mission. This issuance supports GreenState’s efforts to accelerate its Community Investment Statement and to contribute to a more inclusive local economy through lending and investment initiatives most directly contributing to these goals.

In accordance with the Social Bond Principles June 2021 (“Social Bond Principles”) as administered by the International Capital Market Association (“ICMA”), the net proceeds of the GreenState Social Bond Financing will be allocated to financing loans that contribute to the promotion of financial inclusion, socioeconomic advancement and empowerment of excluded and/or marginalized populations in the primary geographic markets we serve. More specifically, such net proceeds will support mortgage lending to racial minority groups with the objective to address the racial home ownership gap in our Midwest region, which is currently among the largest such gaps in the United States today.³

The specific objectives of this Framework were developed with reference to various studies in recent years identifying significant economic disparities among racial groups in our Midwest region of the United States and specifically in our primary markets in Iowa. For instance, an October 2019 report titled “Race in the Heartland: Equity, Opportunity, and Public Policy in the Midwest” concluded that the homeownership gap between black and white residents of Iowa was the 6th largest in the United States based on 2017 data. Other states we serve such as Nebraska, Wisconsin and South Dakota were also among the 10 largest homeownership gaps between these groups. The report was prepared as a joint project between the Iowa Policy Project, Policy Matters Ohio, COWS – University of Wisconsin, and the Economic Analysis and Research Network.⁴

³ Colin Gordon. *Race in the Heartland: Equity, Opportunity, and Public Policy in the Midwest* (October 2019). Available at: <https://files.epi.org/uploads/Race-in-the-Midwest-FINAL-Interactive-1.pdf>

⁴ *Id.*



More recent data compiled by the Rosen Consulting Group from 2019 census figures, shows the extent of the racial homeownership gaps among white and non-white population in Iowa.⁵

⁵ Kenneth T. Rosen, David Bank, Bjorn Yang-Vaernet and Beth Hartsog. *Housing by the Numbers: Iowa Homeownership and Affordability Outlook*. January 2022. Available at: <https://www.iowarealtors.com/filesimages/Housing%20by%20the%20Numbers%20-%20Iowa%20Homeownership%20and%20Affordability%20Outlook.pdf>

Homeownership by Race - United States and Iowa (2019)			
	Iowa	United States	Gap (IA-U.S.)
All Households	70.5%	64.1%	6.4%
By Race			
White, non-hispanic	74.2%	72.1%	2.1%
Nonwhite	37.2%	46.6%	-9.4%
Black	23.4%	42.0%	-18.6%
Hispanic	50.9%	60.6%	-9.7%
Asian	52.7%	48.1%	4.6%
Spread Between White, Non-Hispanic and Non-White Groups	37.0%	25.6%	11.4%

Source: U.S. Census Bureau, Rosen Consulting Group

An investigative report by The Markup, a non-profit news organization, concluded that Black applicants in Iowa's largest metro area of Des Moines/West Des Moines are 2.6 times more likely to be denied a conventional home loan than similarly qualified white applicants, according to an analysis of 2019 data.⁶

The Iowa Association of Realators recently commissioned a study of homeownership in Iowa prepared by Rosen Consulting Group, LLC, an independent real estate economics consulting firm. The study, entitled "Housing by the Numbers: Iowa Homeownership and Affordability Outlook", included a detailed assessment of the racial homeownership gaps in Iowa:

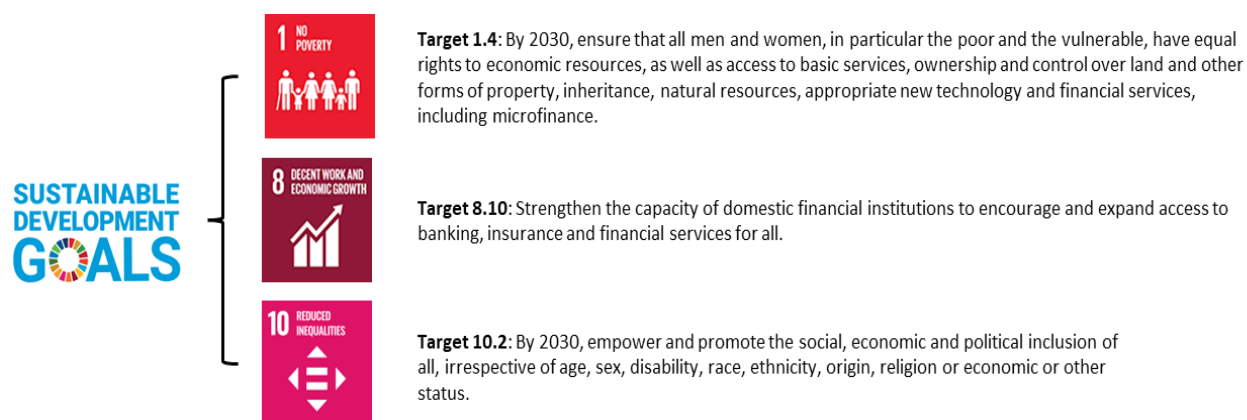
Among households within Iowa, the overall homeownership gap between white and nonwhite households was 37.0 percentage points as of 2019, far exceeding the 25.6 percentage point gap nationally. In fact, whereas nearly three-quarters of all white households in the state were homeowners, only slightly more than half of Asian and hispanic households and less than one-quarter of black households in the state owned their own homes as of 2019. While the lower income distribution among households of color in Iowa is certainly a factor, income alone does not account for the large magnitude of the homeowner gap. For comparison, the homeownership rate among households in the state with incomes of less than \$25,000 (including all races) was 41.6%, more than 18 percentage points higher than homeownership among black households across all income segments. While already a critical issue, without significant measures to

⁶ Emmanuel Martinez and Lauren Kirchner. *The Secret Bias Hidden in Mortgage-Approval Algorithms*. THE MARKUP. August 21, 2021. Available at: <https://themarkup.org/denied/2021/08/25/the-secret-bias-hidden-in-mortgage-approval-algorithms>.

address affordability and access to homeownership, these gaps may well become even more extreme going forward considering the fact that households of color represent by far the fastest growing groups of renter households in the state.⁷

To help address the urgent need for improvement of the racial homeownership gap in Iowa and neighboring markets, one hundred (100%) percent of the net proceeds of the GreenState Social Bond Financing will be allocated to mortgage loans to racial minority populations in our field of membership. Low-to-moderate income (“LMI”) borrowers within certain targeted populations will qualify for our inclusive lending guidelines designed to improve mortgage approval outcomes. These guidelines employ more flexible criteria by combining financial and homeownership counseling, opportunities for grant assistance and reduced credit score and down payment requirements. While we intend to inclusively support the full range of racial minority communities in our local markets, we plan to put a special emphasis on promoting the participation of Black borrowers in our inclusive mortgage program.

The GreenState Social Bond Financing will support and contribute toward meeting the United Nations Sustainable Development Goals (UN SDGs). The UN SDGs, established by all UN member states in 2015, promote social equity and economic prosperity for all through a collection of 17 global goals. Particularly relevant for the GreenState Social Bond Financing’s use of proceeds are:



The GreenState Social Bond Financing Framework was developed to be aligned with the Social Bond Principles and specifically addresses the four components of the principles.

Use of Proceeds

An amount equal to the net proceeds of the GreenState Social Bond Financing will be used to finance or re-finance, in part or in full, new and/or existing social assets that meet the Eligibility

⁷ Kenneth T. Rosen, David Bank, Bjorn Yang-Vaernet and Beth Hartsog. *Housing by the Numbers: Iowa Homeownership and Affordability Outlook*. January 2022.

Criteria defined below (“Eligible Social Assets”). Each of the Eligible Social Assets is aligned to one or more UN SDGs.

GreenState intends to allocate an amount equal to the net proceeds of a GreenState Social Bond Financing to new Eligible Social Assets within 36 months of its issuance.

Eligibility Criteria

Eligible Category per ICMA Social Bond Principles and UN Sustainable Development Goals	Social Assets Eligibility Criteria
Financial Inclusion & Access Socioeconomic Advancement and Empowerment	Loans for first mortgages provided to minority borrowers defined as individuals who are Black or African, American Indian, Hispanic or Latino, Asian, and Native Hawaiian or Other Pacific Islander. <i>At least one applicant in respect of the Eligible Social Asset must identify as one of the minority groups described above.</i>

Eligible Social Assets and related activities must comply with all GreenState policies governing business activities including applicable lending policies and underwriting guidelines.

Selection and Evaluation Process

By nature of our low-income designation, our normal lending activity tends to support underserved markets and engages, on a regular basis, with LMI borrowers and small-to-mid size businesses serving LMI markets. Moreover, we recently implemented a specific home-ownership initiative to target, select and evaluate Eligible Social Assets as set forth in our Year 2023 Community Investment Statement. We anticipate that such initiative will be the source of Eligible Social Assets funded by the proceeds of the GreenState Social Bond Financing.

In 2021, GreenState convened a Racial Equity Working Group comprised of leaders from our Board of Directors, senior leadership, and staff. The group was charged with identifying the role GreenState can play in improving racial inequality in the communities we serve. That process led to a 12-point plan to help close the racial home ownership gap, specifically in Iowa (the “Homeownership Inclusivity Initiative”). Through this initiative, we hope to achieve funding over \$1 billion in mortgage loans to people of color in all communities we serve. As of June 2022, we

have already made \$275.3 million in mortgage loans through this initiative. This initiative helps traditionally marginalized communities take the first steps towards creating generational wealth.

To further the Homeownership Inclusivity Initiative, we actively court partnerships with members of the Black Real Estate Brokers Association to help promote the program to Black borrowers. We have also announced a partnership with the Evelyn K. Davis Center to provide multilingual financial education and services to refugees and immigrants in the Des Moines Metro area.⁸ Through this partnership, we hope to be able to remove some of the language barriers that have been an intimidating deterrent for underrepresented communities trying to access financial services.

We also continue to enhance our marketing to local immigrant communities. These communities are a growing segment of the Iowa and Illinois markets. Such communities include the local Hispanic immigrant population throughout our Midwest region and a growing community of French-speaking African immigrants in Cedar Rapids where GreenState operates three branch locations, including a significant number of refugees from Central Africa.⁹ GreenState currently employs 41 Spanish-speaking and 3 French speaking representatives.

Our recent efforts to make GreenState the most accessible and trustworthy financial services to the Hispanic and immigrant communities in our region include (1) complete Spanish language website translation, (2) implementation of Spanish-language chat, online banking, phone member support, and member chat in Spanish, (3) loan documents and materials translated into Spanish, (4) creation of an ITIN Lending Program, (5) ongoing recruitment of bilingual staff and (6) implementation of a bilingual pay program. In September 2021, GreenState received the Juntos Avanzamos (Together We Advance) designation – a prestigious national award presented by Inclusiv. Juntos Avanzamos designation is awarded to credit unions that are committed to serving the Latino and immigrant communities by providing education and services that provide well-being.¹⁰

With such measures in place along with our fully developed ITIN Lending Program, GreenState is strongly positioned to reach the target populations of its Homeownership Inclusivity Initiative.

⁸ See GreenState website at <https://www.greenstate.org/press-release/feb-15-2022-evelyn-k-davis-center-partnership-with-greenstate-credit-union-will-increase-multilingual-financial-education-services.html>

⁹ Kate Payne, *Refugee Communities Seek Out Iowa to Put Down Roots*, Iowa Public Radio (August 27, 2019) available at: <https://www.iowapublicradio.org/ipr-news/2019-08-27/refugee-communities-seek-out-iowa-to-put-down-roots>

¹⁰ *GreenState Credit Union Earns Juntos Avanzamos (Together We Advance) Designation*, Hola Iowa (September 28, 2021) available at: <https://holaamericanews.com/greenstate-credit-union-earns-juntos-avanzamos-together-we-advance-designation/>

In our effort to close the racial homeownership gap, we recognized that rather than simply changing our mortgage loan requirements, we had to develop an entirely new process. To reach LMI borrowers that might otherwise struggle to qualify under our standard mortgage underwriting procedures, we designed a special purpose credit program under the guidelines of Consumer Financial Protection Bureau Regulation § 1002.8 to apply special criteria to low-income borrowers within the target populations of the Homeownership Inclusivity Initiative. This mortgage credit program is designed to ensure a good faith approach is provided to each individual borrower that might not meet traditional standards of creditworthiness incorporated in usual mortgage underwriting guidelines. Accordingly, every borrower will go through the same phased evaluation process described below.

1. Each borrower will first apply via our normal standard mortgage borrowing process. If a loan is not approved, the borrower will move to Step 2.
2. In Step 2, our team will review applications based on our updated Affordable Home Loan Guidelines (the “AHL Guidelines”). To qualify for consideration under the AHL Guidelines, (A) the borrower’s income may not exceed 80% of the area median income where the Borrower is currently living or where subject property is located, and (B) the borrower must identify as one of the following target populations: Black or African, American Indian, Hispanic or Latino, Asian, and Native Hawaiian or Other Pacific Islander.

Under the AHL Guidelines, acceptable sources of funds for down payments include grants and community seconds. If a member meets certain eligibility criteria, the member automatically will become eligible to receive a grant from the GreenState Foundation’s Home Fund. These grants can be up to \$5,000 with some exceptions and must be utilized for the down payment and/or closing costs in respect of the home purchase. At least one borrower must complete a Fannie Mae HomeView™ home ownership education course or receive housing counseling from a HUD-approved nonprofit housing counseling agency for guidance and coaching on what it means to take out a mortgage and all the costs and responsibilities therein. If after reviewing an application at this stage it still is not approved, the borrower will move to Step 3.

3. In Step 3, our community education partners will take a leading role in assisting the financial wellness of these prospective homeowners, with GreenState by their side through every step of the process. The services offered to members in Step 3 will include credit counseling to review credit reports and help improve credit scores, assistance with budgeting and financial planning for homeownership and continued follow-up to ensure such members are progressing towards qualifying for a mortgage loan.

The phased process is designed to increase the number of borrowers that qualify for a mortgage while also improving the chances of success of new homebuyers. This formula has already proven successful. By working hand-in-hand with members to improve outcomes over the years, GreenState was able to become the leading lender in Iowa and we plan to utilize this approach to become the lender of choice for all homebuyers regardless of race, income, and background throughout the Midwest.

Mitigating Risks of Negative Social and/or Environmental Impact

We recognize that all lending under the Homeownership Inclusivity Initiative must be conducted responsibly to mitigate indirect and unintended negative social impacts. Unmanageable household indebtedness can result in financial risks for borrowers such as financial stress, credit score impairment, foreclosure, and/or bankruptcy. Such conditions would tend to exasperate issues of housing insecurity, financial inequality, and exclusion from financial services.

To mitigate any potential for negative social impact, all activity in respect of the GreenState Social Bond Financing will be conducted in accordance with GreenState policies governing business activities including applicable lending policies and underwriting guidelines. GreenState's lending policies and underwriting guidelines have been formulated to promote strong performance of the credit union's loan portfolio. Such procedures have demonstrated success over historical periods as measured by delinquency rates.

To the extent Eligible Social Assets result from borrowers qualifying under AHL Guidelines, such guidelines incorporate counseling program participation requirements to ensure borrowers receive appropriate guidance in respect of debt and homeownership literacy to promote sound management of household finances.

Eligible Portfolio will be evaluated periodically in accordance with our risk management policies to monitor performance and credit quality over time. If necessary, GreenState may adjust lending standards, underwriting guidelines and other features of the Homeownership Inclusivity Initiative to preserve acceptable performance across the portfolio of Eligible Social Assets and promote manageable debt-to-income ratios of the participating borrowers.

We also prioritize consideration of the environmental impact of all GreenState's operations, including operations related to the Homeownership Inclusivity Initiative. We are actively adopting measures to mitigate the environmental risks and impact that relate to GreenState's business. The environmental impact that may result from the Homeownership Inclusivity Initiative includes the carbon foot-print and environmental costs of GreenState's physical infrastructure and the high volume of physical paper traditionally printed to document residential mortgage transactions.

To establish an organized system to evaluate, monitor and mitigate environmental risks associated with GreenState's business generally, including the Homeownership Inclusivity Initiative, we recently engaged Verdis Group to assist the credit union with the process to conduct a comprehensive energy audit and prepare a Climate Action Plan. The process has begun assessing cost estimates to achieve a net zero carbon footprint by 2030 at our headquarter offices in North Liberty, the existing North Liberty branch on Penn Street, and any new GreenState location construction. We expect that the Climate Action Plan will include energy saving checklists for all existing branches/buildings not named above to begin the process of reducing their carbon energy usage with the objective of eventually becoming net carbon zero across our entire organization. GreenState currently operates thirty-six (36) facilities.

As part of the development of a Climate Action Plan, we are also reviewing our products and services to identify strategies to help our members pursue a carbon-reduction strategy. Such strategies may include grants or loan subsidies, specialized lending products and rewards to encourage responsible energy usage and personal carbon reduction.

The credit union has also committed in partnership with the GreenState Foundation to invest \$5 million by Year 2030 to support environmental causes throughout our geographical footprint, as we recognize that maintaining a healthy environment is essential to mitigate environmental risks across our geographic region so our members may live longer and enjoy enhanced quality of life. By December 2022, we have already invested over \$563,000 as part of this commitment to environmental sustainability, including contributions to various organizations such as the [Great Outdoors Foundation](#), [Trees Forever](#), [Wings2Water](#) and the [Iowa Environmental Council](#).

Finally, we refined our mortgage process in recent years to focus on eliminating paper and transitioning to a digital mortgage process. We have implemented several digital technologies in the last few years for this purpose. As our first initiative, we transitioned our initial mortgage disclosures into a fully digital signature experience. As a result, nearly 98% of the initial disclosure documentation at the initial application is currently delivered and signed through our point-of-sale mobile app or website application. In early 2021, we introduced hybrid closings to our workflow which utilizes a combination of both digital and wet signatures allowing further reduction of physical paper documents. These enhancements transitioned nearly 2/3rd of the closing paperwork to digital signatures. Through November 2022, 66.73% of our closed loans went through the hybrid process, thereby saving untold thousands of pages of paper. As we continue the digital journey, we look forward to implementing a fully electronic mortgage closing process including note and mortgages to eliminate nearly all physical paper used in the process.

Our mortgage underwriting procedures also involve property appraisal and insurance requirements designed to identify environmental hazards associated with subject properties and mitigate the cost of weather-related risks in accordance with prevailing standards.

Management of Proceeds

GreenState has established a formal process to track assets allocated as Eligible Social Assets that are part of the GreenState Social Bond Financing. A “GreenState Community Investment Tracking Report” is produced by designated corporate internal reporting teams for the purpose of recording progress toward GreenState’s inclusive lending goals, including the Eligible Social Assets. Prior to full allocation in an amount equal to the net proceeds from the GreenState Social Bond Financing, should GreenState divest from an Eligible Social Asset, or should an Eligible Social Asset no longer meet eligible criteria defined above, GreenState will reallocate said proceeds to another Eligible Social Asset. Any portion of the net proceeds of the GreenState Social Bond Financing that has not been allocated to Eligible Social Assets in the GreenState Community Investment Tracking Report will be invested temporarily in cash, cash equivalents and/or other high quality liquid assets.

Payment of principal and interest on the GreenState Social Bond Financing will be made from GreenState’s general funds and will not be directly linked to the performance of any Eligible Social Asset.

Reporting

GreenState will continue to publish a report detailing progress in respect of our Homeownership Inclusivity Initiative and other aspects of the Community Investment Statement. This report is available on our website at <https://www.greenstate.org/connect/creating-lasting-value/community-investment-statement.html>. The report is updated on at least an annual basis.

In addition to this regular reporting, GreenState will prepare a report describing the allocation of the GreenState Social Bond Financing on an annual basis, within 90 days of each calendar year end beginning December 31, 2023. The GreenState Social Bond Financing Report will include the following:

1. The amount of net proceeds of the GreenState Social Bond Financing allocated to Eligible Social Assets;
2. The balance of any unallocated net proceeds; and
3. Number and dollar amount of first mortgages provided to racial minority purchasers pursuant to the Homeownership Inclusivity Initiative.

The GreenState Social Bond Financing Report will continue to be updated on an annual basis until all of the net proceeds of the GreenState Social Bond Financing have been fully allocated to Eligible Social Assets.

External Review

GreenState has engaged S&P Global Ratings (the “External Reviewer”) to provide an independent Second Party Opinion on its Social Bond Financing Framework. The external opinion and attestation will be published on the GreenState website.

Disclaimer

The information contained in this Framework is provided as of the original date of this document (or the date of its most recent update, if applicable) and GreenState does not assume any duty to update the information.

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You should not assume that the information appearing in this Framework is accurate as of any date other than the date hereof, as GreenState’s business and prospects may have changed since that date. This Framework is not intended to provide the basis for any third-party evaluation of any GreenState securities and should not be considered as a recommendation that any investor should subscribe for or purchase any GreenState securities, or as an assessment of the economic performance and creditworthiness of any GreenState securities.

This Framework contains statements regarding GreenState plans with respect to its Social Bond Financing. Such statements are, by their nature, forward-looking, and accordingly are subject to numerous assumptions, risks and uncertainties, which may change over time. In particular, future events or circumstances may change GreenState’s approach to bond issuances or result in changes to the terms of this Framework. Thus, there can be no assurance that the financing for any Eligible Social Assets will be implemented in the manner set forth in this Framework or

achieve the results or outcome (environmental, social, or otherwise) originally expected or anticipated by GreenState or as contemplated by this Framework. Applicable offering materials may describe other or more specific risks to accomplishment of GreenState's plans as set forth in this Framework.