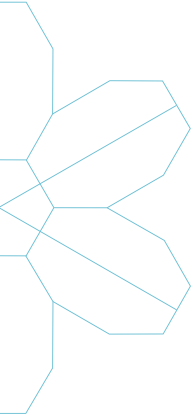




2023 ANNUAL IMPACT REPORT



A Letter from the President & CEO

SOWING THE SEEDS OF LOVE



Greetings friends and supporters of the

United Church of Christ Cornerstone Fund. I am delighted to present our inaugural Annual Impact Report for 2023. This is by no means the first year that the Fund has created impact, it is however the first year in our over 30-year history that we reflected, compiled and analyzed our 2023 milestones as well as the performance and impact of our portfolio.

2023 was indeed a monumental year for the Fund. Not only did we close 37 new loans, but we also increased our already formidable lending to churches of color and immigrant churches, in line with our Racial Equity Plan. Equally in 2023, we furthered on our commitment to Creation Care and with the passage of the Inflation Reduction Act, we redoubled our efforts in educating churches and other faith-based organizations on the benefits of going solar, both in terms of reducing their carbon footprint and generating savings.

On the Cornerstone Fund Investment front, in the face of a very competitive rate environment, we increased our net investments by nearly \$7.5 million. As we illustrate in our Infinity Loop graphic, this is important because our investors, both individuals and institutions, provide the capital that enables us to support projects that do everything from enhancing a spiritual home, to feeding the hungry, to providing a safe space for working, living, healing or other daily activities. This is the essence of "The Cornerstone Difference."



In 2023, we actively participated in the 34th General Synod of the United Church of Christ, where we enjoyed fellowship with friends from all across the country, launched our new LGBTQIA+ Giving Bonus, and debuted our new Fund logo and brand identity. The logo itself is said to resemble a seed emerging from the ground, fed by five streams, much like the five streams that formed the United Church of Christ. For those of us that work at the Cornerstone Fund, we see that sprouting seed as a growing love for the many projects we have the privilege of financing.

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Our work goes beyond the United Church of Christ, and we have engaged with missionally aligned non-denominational or other faith tradition-based entities to honor our Mission of "Joining together in faith to invest in and build Community", and on a path to realizing our Vision of "Serving as a catalyst for ministries to thrive".

I hope you enjoy the stories and information within, and I pray you will continue with us on this journey.

Sincerely,

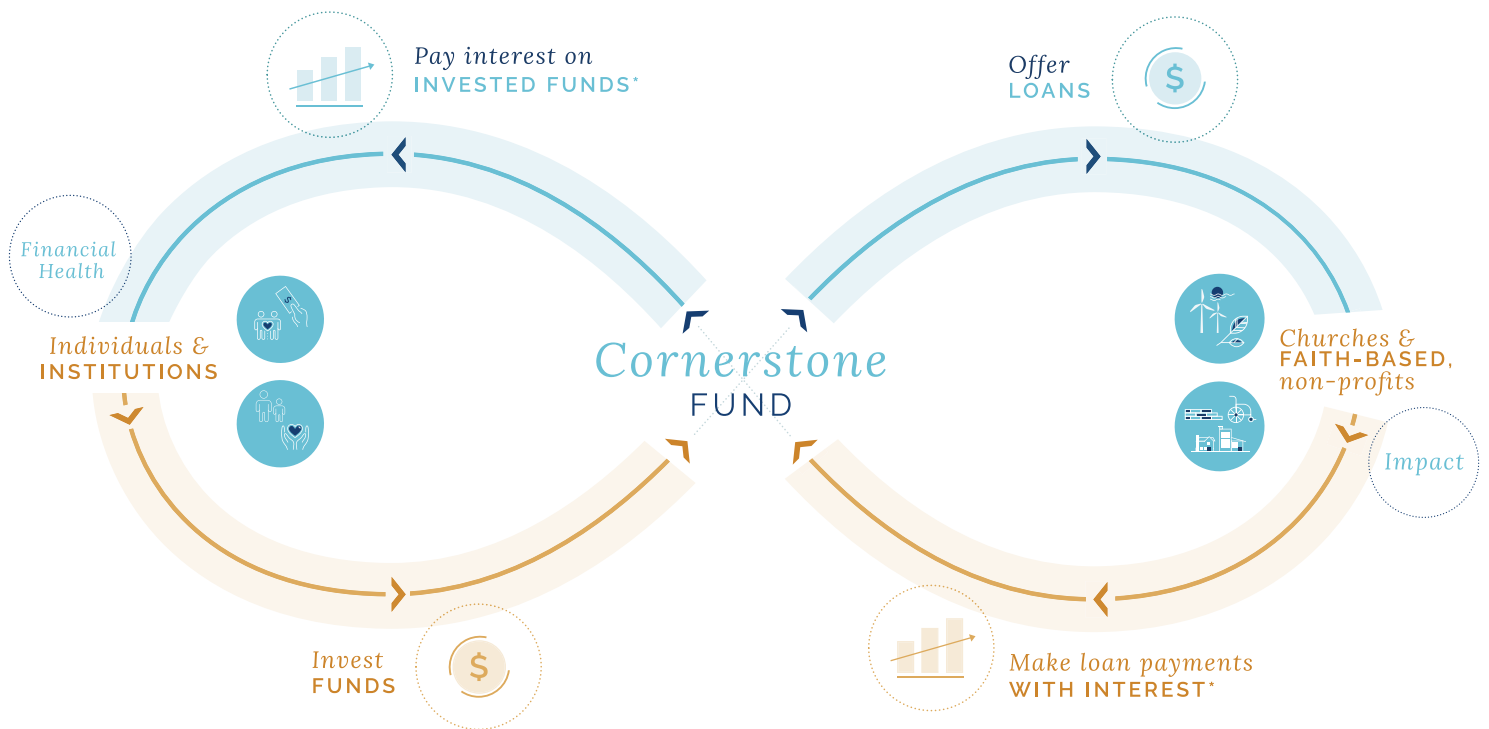
A handwritten signature in white ink that reads "Maria Coyne".

Maria Coyne
PRESIDENT & CEO

The Cornerstone Difference

WHEN YOU INVEST WITH CORNERSTONE FUND, YOU ARE INVESTING IN CHURCH VITALITY, ANTIRACISM, CLIMATE CARE, AND MORE.

Cornerstone Fund provides loans to churches and faith-based non-profits. By Investing in our Notes, individuals and organizations take part in our mission, as investment funds primarily finance projects ranging from worship space renovations to transitional housing developments.



*This is not an offer to sell securities and is not a solicitation to buy securities. The offering is made solely by the Offering Circular. The purchase of securities is subject to risks, which are described in the Offering Circular. Cornerstone Fund will offer and sell securities only in states where authorized. Not FDIC or SIPC insured. Not a bank deposit. Not guaranteed by the United Church of Christ. Past performance is no guarantee of future results. View the Offering Circular at www.cornerstonefund.org/circular

JOINING TOGETHER IN FAITH TO
INVEST IN AND BUILD COMMUNITY*

Invest funds

\$111,012,661

TOTAL INVESTMENT PORTFOLIO

36%

INDIVIDUALS

64%

INSTITUTIONS

88%

OF INVESTORS
renewed their investment in 2023

SERVING AS A CATALYST FOR
MINISTRIES TO THRIVE*

Offer Loans

\$121,109,472

283 CURRENT ACTIVE LOANS

Impact

\$33,191,264

37 LOANS APPROVED IN 2023





Genesis Worship Center

CASE STUDY

The Genesis Worship Center in Oakland, California, saw the significant needs of those coming out of incarceration, especially the need for transitional housing, support, and job training. While the Genesis congregation felt called to address this critical need, they lacked the resources in their budget and on their property to follow their calling and make a real impact.

NEED

Transitional housing for formerly incarcerated men because there are certain restrictions to some living arrangements

CALLING

Provide for men in their community – to meet them where they are and support their needs

GOD MATH

- \$4.6 mil loan to build transitional housing on church property in Oakland, CA
- Residents are supported with 4 full time staff engaged in case management, job readiness and other supports
- 12 units built to house 20 formerly incarcerated men for up to 18 months
- County Subsidies fully fund housing, support services, staff and loan payments totaling approx. \$1 mil annually



Christ United Church of Christ

CASE STUDY

LOCATION

Dupo, Illinois

OPPORTUNITY

Leverage creation care to install renewable energy sources



The congregation of Christ United Church of Christ in Dupou, Illinois, is called to care for God's creation. They saw the earth's need for carbon reduction and wanted to do their part. Prioritizing that goal, Christ UCC embarked on a large-scale solar panel project to not only reduce their own carbon footprint, but also to serve as an example of care and stewardship to the surrounding community.

NEED Dramatically reduce carbon to limit the impact of human caused climate change

CALLING Care for Creation by reducing the carbon footprint of the congregation

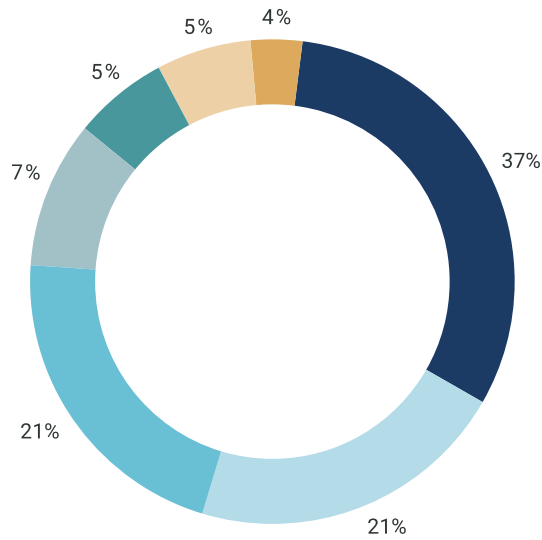
GOD MATH

- \$80,000 to install solar, paid for with a loan from Cornerstone Fund's Creation Care program at a reduced loan rate
- \$60,000 reimbursed in Solar Renewable Energy Credits (SRECS) from the state
- \$20,000 left on the loan, paid off in two years
- Minimum monthly savings of \$500 in electricity costs for at least 30 years = \$180,000 dollars saved

Telling the Story with Data

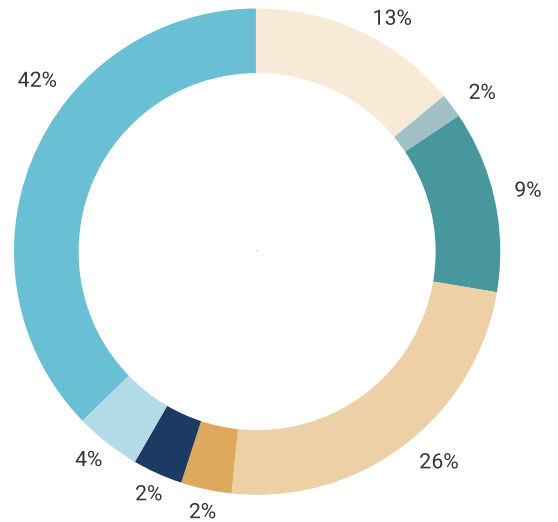
PURPOSE

Vision or project needing loan funding

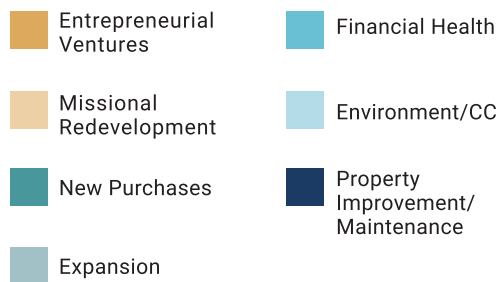


IMPACT

Impact for the congregation/community because of this project



2023 LOAN PURPOSES

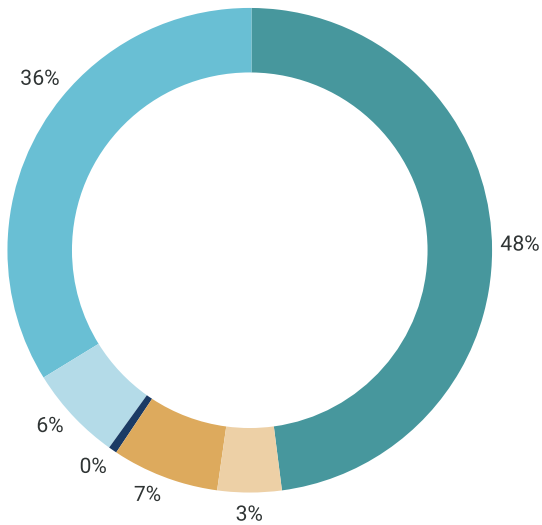


2023 LOANS BY IMPACT

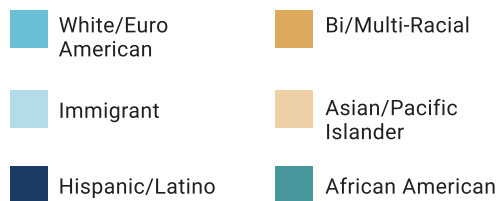


RACE/ETHNICITY

Of the congregation (does not apply for other institutions)



ALL CHURCH LOANS BY RACE/ETHNICITY



INCOME GENERATION

Anticipated income or budgetary savings

2023 LOANS - INCOME GENERATION

ANTICIPATED INCOME OR BUDGETARY SAVINGS IN

18 of 37

LOAN PROJECTS

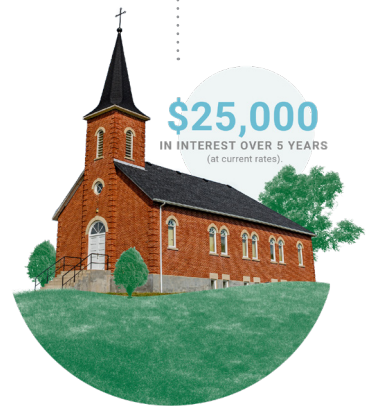
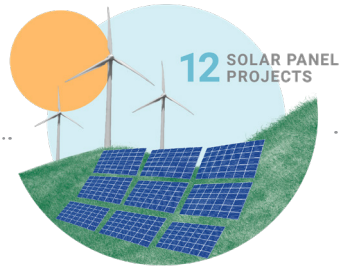
MEDIAN VALUE OF ESTIMATED ANNUAL INCOME/SAVINGS

\$37,500

Cornerstone Fund's Investing Program is NOT a donation

WHILE OUR INVESTMENT PROGRAM FEELS LIKE A DONATION OR TITHE, WE ARE ACTUALLY ABLE TO DO TREMENDOUS GOOD WITH YOUR INVESTMENT WHILE YOU ALSO EARN A FIXED INTEREST RATE RETURN.

**\$1M
INVESTMENT**
Example



**\$100,000
INVESTMENT**
Example



CLIENT TESTIMONIALS

Rev. Dr. Lori Walke

Pastor, Mayflower Congregational UCC



Because Cornerstone Fund shares our values, our vision, and our mission to make earth as it is in heaven, we are able to multiply the good we can do with our finances, deepening and widening our impact on the community. People give generously when they know their money is working for the good of the whole, and Cornerstone Fund empowers our congregation to do more with the gifts we've been given.

Art Clement

Treasurer, First Congregational UCC, Atlanta



I was a member of our church building committee at the time when we applied to the Cornerstone Fund in 2010 for a loan to renovate our church and construct an addition. The initial Cornerstone loan was for \$2.8 million. A year later, our church reapplied for a second loan for \$575,000, bringing the total loan to \$3,375,000. Without the Cornerstone Fund, our congregation wouldn't have been able to complete the construction project and move back into a fully renovated church building in early 2012. Cornerstone Fund was a lifeline; we couldn't have done it without your support!



From Beth Walker

CHAIR, BOARD OF DIRECTORS

During the time I have served on the Board of Directors for the Cornerstone Fund, I have been blessed to witness the many ways that through the Cornerstone Fund people and churches have come together, in faith, to invest in and build Community...from day care and pre-school facilities in my beloved Philadelphia, to senior housing adjacent to the church property in Hawaii... from the basic needs of new roofs and boilers, to updating sanctuaries to be accessible to all. The gift of the Cornerstone Fund difference is that there are countless examples of how sharing our ministry needs and our resources multiplies the impact of God's love and connection. We do more together than any of us can do on our own.

Perhaps you too have been looking for that place where your investments can make a real impact and where your lender is committed to your success. Join us, won't you?



Leadership Team



MARIA COYNE
President & Chief
Executive Officer



**REV. DR. COURTNEY
STANGE-TREGEAR**
VP & Chief Relationship Officer



BETSEY SAFFAR
VP & Chief Financial Officer



REBECCA PERERA
VP & Chief Credit Officer



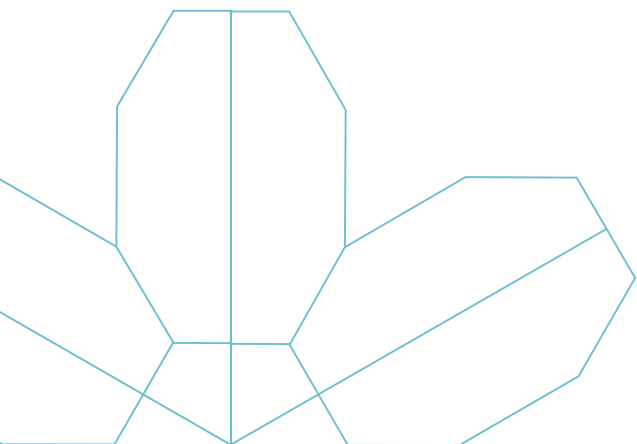
SCOTT HACKENBERG
VP & Chief Lending Officer



OUR CONGREGATION HAD A TREMENDOUS TRUST AND COMFORT WITH THE UCC CORNERSTONE FUND. CORNERSTONE HAS BEEN A FAITHFUL PARTNER TO IRVINE UNITED CONGREGATIONAL CHURCH FOR OVER 25 YEARS. WE WOULDN'T BE HERE WITHOUT THEIR SUPPORT.

Mark Allen

IUCC'S TREASURER



Cornerstone
FUND

1300 E 9th Street, Suite 1605, Cleveland, Ohio 44114 | 888.822.3863

*Unless otherwise noted all data is contained herein refers to end-of-year 2023

*Refer to OC Disclosure

*Estimated income or savings, when quoted, are as self-reported by clients
Case studies financed prior to 2023.