

HCSB FINANCIAL CORPORATION

	CPP Disbursement Date 03/06/2009	RSSD (Holding Company) 2805375	Number of Insured Depository Institutions 1	
Selected balance and off-balance sheet items	2008 \$ millions	2009 \$ millions	%chg from prev	
Assets	\$643	\$760	18.1%	
Loans	\$430	\$494	14.9%	
<i>Construction & development</i>	\$61	\$96	58.0%	
<i>Closed-end 1-4 family residential</i>	\$80	\$105	32.2%	
<i>Home equity</i>	\$19	\$20	3.6%	
<i>Credit card</i>	\$0	\$0		
<i>Other consumer</i>	\$19	\$15	-20.1%	
<i>Commercial & Industrial</i>	\$85	\$61	-28.0%	
<i>Commercial real estate</i>	\$136	\$157	16.0%	
Unused commitments	\$62	\$55	-11.7%	
Securitization outstanding principal	\$0	\$0		
Mortgage-backed securities (GSE and private issue)	\$136	\$136	0.0%	
Asset-backed securities	\$0	\$0		
Other securities	\$31	\$33	7.9%	
Cash & balances due	\$10	\$45	330.8%	
Residential mortgage originations				
<i>Closed-end mortgage originated for sale (quarter)</i>	\$0	\$0		
<i>Open-end HELOC originated for sale (quarter)</i>	\$0	\$0		
<i>Closed-end mortgage originations sold (quarter)</i>	\$0	\$0		
<i>Open-end HELOC originations sold (quarter)</i>	\$0	\$0		
Liabilities	\$599	\$709	18.3%	
Deposits	\$485	\$579	19.4%	
Total other borrowings	\$109	\$127	16.5%	
FHLB advances	\$92	\$119	29.1%	
Equity				
Equity capital at quarter end	\$44	\$51	15.3%	
Stock sales and transactions with parent holding company (cumulative through calendar year)	\$4	\$13	NA	
Performance Ratios				
Tier 1 leverage ratio	6.9%	6.5%	--	
Tier 1 risk based capital ratio	9.3%	9.4%	--	
Total risk based capital ratio	10.3%	10.6%	--	
Return on equity ¹	2.1%	-9.8%	--	
Return on assets ¹	0.1%	-0.7%	--	
Net interest margin ¹	2.9%	2.9%	--	
Coverage ratio ((ALL+Alloc transfer risk)/Noncurrent loans)	48.8%	29.8%	--	
Loss provision to net charge-offs (qtr)	208.3%	155.0%	--	
Net charge-offs to average loans and leases ¹	0.3%	2.4%	--	
¹ Quarterly, annualized.				
	Noncurrent Loans		Gross Charge-Offs	
Asset Quality (% of Total Loan Type)	2008	2009	2008	2009
<i>Construction & development</i>	0.7%	6.0%	0.2%	2.0%
<i>Closed-end 1-4 family residential</i>	1.9%	3.0%	0.0%	0.1%
<i>Home equity</i>	5.3%	0.0%	0.0%	0.5%
<i>Credit card</i>	0.0%	0.0%	0.0%	0.0%
<i>Other consumer</i>	0.8%	1.1%	0.7%	0.2%
<i>Commercial & Industrial</i>	0.4%	1.2%	0.4%	0.4%
<i>Commercial real estate</i>	1.2%	8.3%	0.1%	0.5%
<i>Total loans</i>	2.1%	5.1%	0.2%	0.6%