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	**2011** $ millions	**2012** $ millions	%chg from prev
Assets	$536	$473	-11.8%
Loans	$367	$302	-17.7%
Construction & development	$67	$61	-9.2%
Closed-end 1-4 family residential	$85	$71	-15.6%
Home equity	$20	$18	-9.6%
Credit card	$0	$0	
Other consumer	$6	$6	-1.4%
Commercial & Industrial	$42	$33	-21.5%
Commercial real estate	$120	$89	-25.6%
Unused commitments	$29	$29	2.3%
Securitization outstanding principal	$0	$0	
Mortgage-backed securities (GSE and private issue)	$44	$42	-5.7%
Asset-backed securities	$3	$3	-7.3%
Other securities	$53	$33	-38.0%
Cash & balances due	$34	$47	38.3%
Residential mortgage originations			
Closed-end mortgage originated for sale (quarter)	$0	$0	
Open-end HELOC originated for sale (quarter)	$0	$0	
Closed-end mortgage originations sold (quarter)	$0	$0	
Open-end HELOC originations sold (quarter)	$0	$0	
Liabilities	$523	$461	-11.8%
Deposits	$491	$436	-11.3%
Total other borrowings	$29	$23	-21.0%
FHLB advances	$22	$22	0.0%
Equity			
Equity capital at quarter end	$13	$11	-11.2%
Stock sales and transactions with parent holding company (cumulative through calendar year)	$2	$0	NA
Performance Ratios			
Tier 1 leverage ratio	2.9%	2.3%	--
Tier 1 risk based capital ratio	3.8%	3.2%	--
Total risk based capital ratio	5.1%	4.5%	--
Return on equity[1]	-101.0%	9.2%	--
Return on assets[1]	-2.8%	0.2%	--
Net interest margin[1]	3.4%	3.3%	--
Coverage ratio {(ALLL+Alloc transfer risk)/Noncurrent loans)}	47.3%	51.6%	--
Loss provision to net charge-offs (qtr)	141.8%	1.4%	--
Net charge-offs to average loans and leases[1]	3.8%	13.1%	--

[1] *Quarterly, annualized.*

	Noncurrent Loans		Gross Charge-Offs		
Asset Quality (% of Total Loan Type)	**2011**	**2012**	**2011**	**2012**	
Construction & development	30.9%	25.0%	2.9%	4.9%	--
Closed-end 1-4 family residential	10.4%	2.7%	1.0%	1.3%	--
Home equity	3.9%	0.0%	1.6%	5.5%	--
Credit card	0.0%	0.0%	0.0%	0.0%	--
Other consumer	0.2%	2.0%	0.3%	0.4%	--
Commercial & Industrial	2.4%	0.7%	1.2%	6.4%	--
Commercial real estate	9.4%	4.1%	0.1%	2.8%	--
Total loans	12.2%	7.5%	1.0%	3.3%	--