



Transforming communities with Historic Tax Credits.



Solutions that help communities reimagine what's possible.

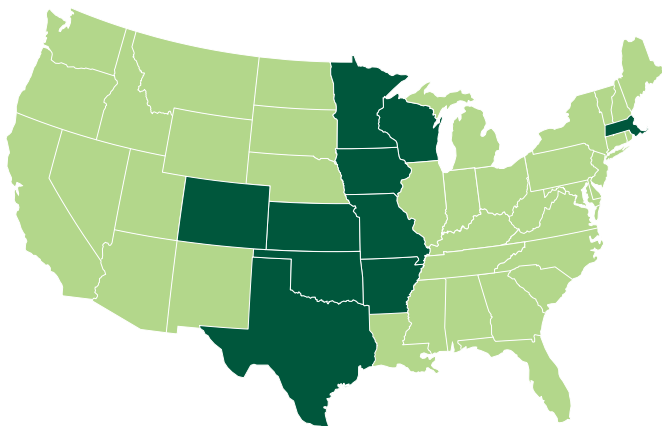
Few things capture a community's imagination more than seeing a long-neglected historic property repurposed into something new and vibrant. Transforming notable properties into thriving community assets can be costly, but Historic Tax Credit (HTC) transactions can often be the key element in making it all possible. These credits play a crucial role in driving preservation and economic growth.

At Commerce Bank, we work directly with developers across the region to invest in state Historic Tax Credit opportunities. For larger projects, we often collaborate with other financial institutions to maximize a developer's tax credit proceeds. We also share our knowledge and experience with community banks looking to get involved.

Our experience in Historic Tax Credits.

Since 2001, the Commerce Bank Tax Credit team has actively purchased state historic and other transferable state tax credits across 10 states. These states include Missouri, Kansas, Arkansas, Texas, Oklahoma, Iowa, Colorado, Minnesota, Wisconsin and Massachusetts.

With no minimum requirement, Commerce can purchase credits of any size — offering flexibility to meet your needs.



TAX CREDIT PROJECTS FUNDED

166 → 203 → 300
2022 2023 2024

Our suite of tax credits solutions include:



Strength as a state tax credit buyer.

- Direct Buyer of state tax credits, offering streamlined execution.
- \$32.3B in total assets and \$11.4B in securities/interest earning deposits.
- 25 years of purchasing state Historic Tax Credits.



Sophisticated tax credit structuring.

- Comprehensive understanding of the federal tax liability created by selling state tax credits.
- Proactive identification of potentially advantageous tax structures.*



Seamless credit bridge financing.

- Commerce seamlessly integrates state and federal financing solutions through established bridge lender relationships, supporting transactions ranging from \$500 thousand to \$25 million in tax credit financing. Upfront funding secured by state tax credits (no property mortgage required) provides a significant advantage for capital stack structuring.



Federal credit investor placement.

- Experienced in sourcing federal Historic Tax Credit investors for deals, we have strong relationships with purchasers for almost all federal credit amounts.

Success story.

When developers set out to transform Houston's historic Barbara Jordan Post Office into a mixed-use development, they turned to Commerce Bank to enhance their capital stack. The bank provided \$20 million+ in state tax credit equity through the purchase of Texas Historic Tax Credits, with flexible terms tailored to the project's complex needs — playing a crucial role in preserving the landmark, creating a vibrant cultural hub, and driving economic growth in downtown Houston.



What sets us apart.



Knowledge & Insight

Deep understanding of state HTC programs and the nuances that drive successful investments.



Community Involvement

Cross-team collaboration to build vibrant, sustainable communities.



Innovation & Adaptability

Creative solutions for a complex and evolving tax credit environment.



Reliability & Consistency

Building lasting relationships through dependable service and consistent outcomes in every deal.

The bottom line.

Qualifying for and receiving Historic Tax Credits requires the collective knowledge of an experienced team, including historic preservation consultants, architects, developers, bankers and others. With the right support, these credits make it possible for developers to turn notable properties into community treasures, preserving history while fostering economic development.

About Commerce Bank

Since 1865, Commerce Bank has been helping businesses of all sizes find the solutions they need. Our ongoing service to Historic Tax Credits transactions aligns with our broader commitment to community development and economic growth. For more information on our full suite of solutions, including commercial lending, equipment financing, payments and treasury services, visit commercebank.com.

