

RHODE ISLAND COMMERCE CORPORATION

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY

**INDEPENDENT ACCOUNTANTS' REPORT ON
APPLYING AGREED-UPON PROCEDURES**

LISTING OF REVENUE BONDS AND NOTES

JUNE 30, 2025

**RHODE ISLAND COMMERCE CORPORATION
RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY**

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Independent Accountants' Report
on Applying Agreed-Upon Procedures

To the Boards of Directors

Rhode Island Commerce Corporation

Rhode Island Industrial Facilities Corporation

Rhode Island Industrial-Recreational Building Authority

Providence, Rhode Island

We have performed the procedures enumerated below on the accompanying Listings of Revenue Bonds and Notes of the Rhode Island Commerce Corporation, the Rhode Island Industrial Facilities Corporation, and the Rhode Island Industrial-Recreational Building Authority (the "Listings") as of June 30, 2025. The management of the Rhode Island Commerce Corporation, the Rhode Island Industrial Facilities Corporation, and the Rhode Island Industrial-Recreational Building Authority are responsible for the Listings.

The Rhode Island Commerce Corporation, Rhode Island Industrial Facilities Corporation and Rhode Island Industrial-Recreational Building Authority have agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the engagement which is to perform and present the agreed-upon procedures outlined below. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained the listing of outstanding balances of revenue bonds and notes as of June 30, 2025, from management and prepared the following listings in alphabetical order by trustee/purchaser, alphabetical order by obligor, and chronologically by series year:
 - a. Bonds and notes issued by the Rhode Island Commerce Corporation (conduit debt obligations unless otherwise noted)
 - b. Bonds issued by the Rhode Island Industrial Facilities Corporation and insured by the Rhode Island Industrial-Recreational Building Authority (conduit debt obligations)
 - c. Bonds issued by the Rhode Island Industrial Facilities Corporation and not insured by the Rhode Island Industrial-Recreational Building Authority (conduit debt obligations)
 - d. No exceptions were noted as a result of performing this procedure

2. We obtained the June 30, 2025, balances of the obligations from the respective trustee/purchaser for all bonds and notes provided by management and agreed these balances to the available listing. We were unable to obtain June 30, 2025 balances from trustee/purchaser for the following obligations:
 - a. Bonds and notes issued by the Rhode Island Commerce Corporation
 - i. Federal Highway Administration, RI Airport Corporation (Intermodel Project), Original Issuance Amount of \$42,000,000
 - ii. Washington Trust Company, Quonset Development Corporation, Original Issuance Amount of \$15,700,000
 - iii. Bank of New York, Fleet National Bank, Original Issuance Amount of \$11,000,000
 - iv. Bank of New York, Grant Anticipation Bonds (RIDOT), Original Issuance Amount of \$247,830,000
 - b. Bonds issued by the Rhode Island Industrial Facilities Corporation and not insured by the Rhode Island Industrial-Recreational Building Authority
 - i. Deutsche Bank Trust Company, Exxon Mobil, Original Issuance Amount of \$15,400,000
 - ii. People's United Bank, Bullard Abrasives, Original Issuance Amount of \$3,300,000
 - iii. Bristol County Savings Bank, Gamma Realty LLC and Custom & Miller Box Company, Original Issuance Amount of \$9,000,000
 - iv. Webster Bank, CAPCO Steel, Original Issuance Amount of \$1,000,000
 - c. Bonds issued by the Rhode Island Industrial Facilities Corporation insured by the Rhode Island Industrial-Recreational Building Authority
 - i. Webster Bank, CAPCO Steel, Original Issuance Amount of \$5,000,000
 - ii. Webster Bank, Narragansett Brewing Company, Original Issuance Amount of \$4,640,000

We were engaged by the Rhode Island Commerce Corporation, Rhode Island Industrial Facilities Corporation and Rhode Island Industrial-Recreational Building Authority to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the Listings of Revenue Bonds and Notes, as of June 30, 2025. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of Rhode Island Commerce Corporation, the Rhode Island Industrial Facilities Corporation, and the Rhode Island Industrial-Recreational Building Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Rhode Island Commerce Corporation, Rhode Island Industrial Facilities Corporation and Rhode Island Industrial-Recreational Building Authority and is not intended to be and should not be used by anyone other than those specified parties.

CBIZ CPAs P.C.

Providence, RI
December 3, 2025

APPENDIX I

RHODE ISLAND COMMERCE CORPORATION RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY LISTINGS OF REVENUE BONDS AND NOTES

JUNE 30, 2025

(ALPHABETICAL BY TRUSTEE OR PURCHASER)

Trustee or Purchaser	Obligor	Original Issue Amount	Balance at June 30, 2025	Series Year	
<u>Bonds and notes issued by the Rhode Island Commerce Corporation (conduit debt obligations unless otherwise noted):</u>					
Obtained Balances					
Bank of New York	Historic Tax Credit	\$ 76,925,000	\$ 27,865,000	2019	
Bank of New York	Grant Anticipation Bonds (RIDOT)	165,555,000	153,900,000	2020	
Bank of New York	Grant Anticipation Bonds (RIDOT)	245,925,000	215,720,000	2016	
Bank of New York	Rhode Island Philharmonic Orchestra	7,000,000	--	2008	
Bank of New York	Motor Fuel Tax Revenue Bonds (RIDOT)	35,020,000	6,110,000	2017	
Bank of New York	RI Airport Corporation (Intermodel Project)	39,185,000	31,090,000	2018	
Bank of America	Providence Art Club	3,000,000	656,764	2017	
Bay Coast Bank	Providence Country Day School	3,499,270	2,794,898	2017	
Santander	YMCA of Pawtucket, Inc.	10,540,000	5,034,624	2011	
US Bank	FMR, Inc.	10,000,000	1,747,177	2002	*
US Bank	RI Airport Corporation	33,500,000	22,192,061	2013	
US Bank	RI Airport Revenue Refunding Bonds	42,980,000	--	2015	
US Bank	RI Airport Corp/Economic Development Corp	30,700,000	13,965,000	2013	
US Bank	RI Commerce Corp Airport Revenue Bond 2016 Series D (Non-Amt)	36,885,000	36,885,000	2016	
US Bank	RI Airport Corporation	24,162,661	24,162,661	2020	
Washington Trust Company	Ocean Community YMCA Issue	<u>3,499,270</u>	<u>2,714,006</u>	2018	
Total Obtained Balances		<u>\$ 768,376,201</u>	<u>\$ 544,837,191</u>		
Unobtained Balances					
Bank of New York	Fleet National Bank Project	\$ 11,000,000	\$ 2,490,000	1997	*
Bank of New York	Grant Anticipation Bonds (RIDOT)	247,830,000	247,830,000	2024	
Federal Highway Administration	RI Airport Corporation (Intermodel Project) TIFIA	42,000,000	40,150,105	2006	
Washington Trust	Quonset Development Corporation	<u>15,700,000</u>	<u>13,999,166</u>	2020	
Total Unconfirmed		<u>\$ 316,530,000</u>	<u>\$ 304,469,271</u>		
Total Debt		<u>\$ 1,084,906,201</u>	<u>\$ 849,306,462</u>		

* Direct obligation of Rhode Island Commerce Corporation, not conduit debt obligation.

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RHODE ISLAND COMMERCE CORPORATION RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY LISTINGS OF REVENUE BONDS AND NOTES

JUNE 30, 2025

(ALPHABETICAL BY TRUSTEE OR PURCHASER)

Trustee or Purchaser	Obligor	Original Issue Amount	Balance at June 30, 2025	Series Year
<u>Bonds issued by the Rhode Island Industrial Facilities Corporation and insured by the Rhode Island Industrial-Recreational Building Authority (conduit debt obligations):</u>				
Obtained Balances				
Bank of New York	New England Expedition	\$ 4,445,000	\$ 1,285,000	2003
Webster Bank	Isle Brewers Series A & B	<u>4,022,500</u>	<u>2,339,842</u>	2016
Total Confirmed		<u>\$ 8,467,500</u>	<u>\$ 3,624,842</u>	
Unconfirmed Debt				
Webster Bank	CAPCO Steel	\$ 5,000,000	\$ 321,043	2010
Webster Bank	Narragansett Brewing Company	<u>4,640,000</u>	<u>4,253,333</u>	2020
Total Unconfirmed		<u>\$ 9,640,000</u>	<u>\$ 4,574,376</u>	
Total Debt		<u>\$ 18,107,500</u>	<u>\$ 8,199,218</u>	

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JUNE 30, 2025

(ALPHABETICAL BY TRUSTEE OR PURCHASER)

Trustee or Purchaser	Obligor	Original Issue Amount	Balance at June 30, 2025	Series Year
Bonds issued by the Rhode Island Industrial Facilities Corporation and not insured by the Rhode Island Industrial-Recreational Building Authority (conduit debt obligations):				
Obtained Balances				
Bank of America	Calise & Sons	\$ 10,000,000	\$ --	2010
Bristol County Savings Bank	The Sailing Museum & National Sailing Hall of Fame	2,975,000	--	2022
Dime Bank	Coastal Extreme Brewing	4,825,000	4,059,611	2022
RBS Citizens	CP Associates (Cranston Police HQ Project)	<u>10,100,000</u>	<u>4,163,327</u>	2005
Total Obtained Balances		<u>\$ 27,900,000</u>	<u>\$ 8,222,938</u>	
Unobtained Balances				
Bristol County Savings Bank	Gamma Realty LLC and Custom & Miller Box Company	\$ 9,000,000	\$ 6,513,364	2019
Deutsche Bank Trust Company	Exxon Mobil	15,400,000	15,400,000	2001
People's United Bank	Bullard Abrasives	3,300,000	1,817,533	2010
Webster Bank	CAPCO Steel	<u>1,000,000</u>	<u>535,337</u>	2010
Total Unobtained Balances		<u>\$ 28,700,000</u>	<u>\$ 24,266,234</u>	
Total Debt		<u>\$ 56,600,000</u>	<u>\$ 32,489,172</u>	

APPENDIX II

RHODE ISLAND COMMERCE CORPORATION RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY LISTINGS OF REVENUE BONDS AND NOTES JUNE 30, 2025

(ALPHABETICAL BY OBLIGOR)

Trustee or Purchaser	Obligor	Original Issue Amount	Balance at June 30, 2025	Series Year	
<u>Bonds and notes issued by the Rhode Island Commerce Corporation (conduit debt obligations unless otherwise noted):</u>					
Obtained Balances					
US Bank	FMR, Inc.	\$ 10,000,000	\$ 1,747,177	2002	*
Bank of New York	Grant Anticipation Bonds (RIDOT)	245,925,000	215,720,000	2016	
Bank of New York	Grant Anticipation Bonds (RIDOT)	165,555,000	153,900,000	2020	
Bank of New York	Historic Tax Credit	76,925,000	27,865,000	2019	
Bank of New York	Motor Fuel Tax Revenue Bonds (RIDOT)	35,020,000	6,110,000	2017	
Washington Trust Company	Ocean Community YMCA Issue	3,499,270	2,714,006	2018	
Bank of America	Providence Art Club	3,000,000	656,764	2017	
Bay Coast Bank	Providence Country Day School	3,499,270	2,794,898	2017	
Bank of New York	Rhode Island Philharmonic Orchestra	7,000,000	--	2008	
US Bank	RI Airport Corporation	33,500,000	22,192,061	2013	
US Bank	RI Airport Corporation	24,162,661	24,162,661	2020	
	RI Airport Corp/Economic Development Corp				
US Bank	2013 Series B	30,700,000	13,965,000	2013	
Bank of New York	RI Airport Corporation (Intermodel Project)	39,185,000	31,090,000	2018	
US Bank	RI Airport Revenue Refunding Bonds	42,980,000	--	2015	
US Bank	RI Commerce Corp Airport Revenue Bond 2016 Series D (Non-Amt)	36,885,000	36,885,000	2016	
Santander	YMCA of Pawtucket, Inc.	<u>10,540,000</u>	<u>5,034,624</u>	2011	
Total Obtained Balances		<u>\$ 768,376,201</u>	<u>\$ 544,837,191</u>		
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Bank of New York	Fleet National Bank Project	\$ 11,000,000	\$ 2,490,000	1997	*
Bank of New York	Grant Anticipation Bonds (RIDOT)	247,830,000	247,830,000	2024	
Federal Highway Administration	RI Airport Corporation (Intermodel Project) TIFIA	42,000,000	40,150,105	2006	
Washington Trust	Quonset Development Corporation	<u>15,700,000</u>	<u>13,999,166</u>	2020	
Total Unconfirmed		<u>\$ 316,530,000</u>	<u>\$ 304,469,271</u>		
Total Debt		<u>\$ 1,084,906,201</u>	<u>\$ 849,306,462</u>		

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RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
LISTINGS OF REVENUE BONDS AND NOTES
JUNE 30, 2025**

(ALPHABETICAL BY OBLIGOR)

<u>Trustee or Purchaser</u>	<u>Obligor</u>	<u>Original Issue Amount</u>	<u>Balance at June 30, 2025</u>	<u>Series Year</u>
<u>Bonds issued by the Rhode Island Industrial Facilities Corporation and insured by the Rhode Island Industrial-Recreational Building Authority (conduit debt obligations):</u>				
Obtained Balances				
Webster Bank	Isle Brewers Series A & B	\$ 4,022,500	\$ 2,339,842	2016
Bank of New York	New England Expedition	<u>4,445,000</u>	<u>1,285,000</u>	2003
Total Confirmed		<u>\$ 8,467,500</u>	<u>\$ 3,624,842</u>	
Unconfirmed Debt				
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Webster Bank	Narragansett Brewing Company	<u>4,640,000</u>	<u>4,253,333</u>	2020
Total Unconfirmed		<u>\$ 9,640,000</u>	<u>\$ 4,574,376</u>	
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RHODE ISLAND COMMERCE CORPORATION RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY LISTINGS OF REVENUE BONDS AND NOTES JUNE 30, 2025

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Trustee or Purchaser	Obligor	Original Issue Amount	Balance at June 30, 2025	Series Year
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Obtained Balances				
Bank of America	Calise & Sons	\$ 10,000,000	\$ --	2010
RBS Citizens	CP Associates (Cranston Police HQ Project)	10,100,000	4,163,327	2005
Dime Bank	Coastal Extreme Brewing	4,825,000	4,059,611	2022
Bristol County Savings Bank	The Sailing Museum & National Sailing Hall of Fame	<u>2,975,000</u>	<u>--</u>	2022
Total Obtained Balances		<u><u>\$ 27,900,000</u></u>	<u><u>\$ 8,222,938</u></u>	
Unobtained Balances				
People's United Bank	Bullard Abrasives	\$ 3,300,000	\$ 1,817,533	2010
Webster Bank	CAPCO Steel	1,000,000	535,337	2010
Deutsche Bank Trust Company	Exxon Mobil	15,400,000	15,400,000	2001
Bristol County Savings Bank	Gamma Realty LLC and Custom & Miller Box Company	<u>9,000,000</u>	<u>6,513,364</u>	2019
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