



June 20, 2023

Personal and Confidential

Via Email

Board of Directors
Community First Financial Corporation
201 W. Sycamore Street
Kokomo, IN 46901

Members of the Board:

Hovde Group ("Hovde") was retained by Community First Financial Corporation ("Company") to determine the fair market value ("FMV") of the common stock of Company, as of December 31, 2022. Hovde is routinely engaged in the valuation of securities and specializes in valuations of community banks. Hovde does not maintain a position in the Company's stock. The undersigned was involved with reviewing and approving all aspects of the valuation.

FMV has been determined on a minority share basis for use by the Board of Directors of Company in part to communicate to brokers the value of shares held in shareholder retirement accounts. For purposes of this appraisal, FMV is defined as "the probable price at which shares would change hands between a willing buyer and a willing seller, neither being under compulsion to buy or sell, each having reasonable knowledge of all relevant facts." The valuation was performed utilizing financial and market information through December 31, 2022. We have not been made aware of any subsequent events or information that would alter our original FMV conclusion.

The Hovde Group's valuation methodologies were substantially similar to those utilized previously by ProBank Austin (and Austin Associates) with the following exceptions:

- The Hovde valuation did not incorporate the "Asset" approach, while previous valuations by ProBank Austin did. Even though ProBank Austin consistently calculated indications of value using an "Asset" approach, it typically did not place material weight on the approach in circumstances where the subject company demonstrated a consistent earnings history.
- The Hovde valuation added two additional "Income" approaches. In addition to the historical capitalized cash flow method, Hovde also employs: (i) a selected P/E multiple applied to the fifth-year earnings; and (ii) a selected Price/Tangible Book Value multiple applied to the fifth year projected tangible book value of Company.

The final selected value was not based on a specific weighting but considered all the valuation results and relevant market conditions, which is consistent with prior valuations by ProBank Austin.

Based on assumptions and methods detailed in the valuation report delivered to the Board of Directors of Company, we have determined the FMV of Company, as of December 31, 2022, to be \$30.60 per share.

Sincerely,

Richard F. Maroney, Jr.
Senior Managing Director