CAPITAL PURCHASE PROGRAM (CPP) LENDING REPORT

Name of institution: BROADWAY FINANCIAL CORPORATION (Broadway Federal Bank)
Person to be contacted about this report: SAM SARPONG
Submission date: MAY 14, 2009

RSSD (for Bank Holding Companies):
Holding Company Docket Number (for Thrift Holding Companies): H2589
FDIC Certificate Number (for depository institutions): 30306

LENDING ACTIVITY (Thousands $)	2009 FEB	2009 MAR	Key	Comments
1. Loan Balances				
a. Average Consumer Loans	$177,125	$321,389		
b. Average Commercial Loans	$176,482	$270,890		
c. Total Loans (sum of lines a and b)	$353,607	$592,279		

2. General Market Commentary (optional)