

Board of Governors of the Federal Reserve System



Annual Report of Holding Companies—FR Y-6

Report at the close of business as of the end of fiscal year

This report is required by law: Section 5(c)(1) of the Bank Holding Company Act (12 U.S.C. § 1844(c)(1)); section 10(b)(2) of the Home Owners' Loan Act (12 U.S.C. § 1467a(b)(2)); sections 102 (a)(1), 165, and 618 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (12 U.S.C. §§ 5311(a)(1), 5365, and 1850a(c)(1)); and sections 8(a) and 13(a) of the International Banking Act of 1978 (12 U.S.C. §§ 3106(a) and 3108(a)). Return to the appropriate Federal Reserve Bank the original and the number of copies specified.

This report form is to be filed by all top-tier bank holding companies, top-tier savings and loan holding companies, and U.S. intermediate holding companies organized under U.S. law, and by any foreign banking organization that does not meet the requirements of and is not treated as a qualifying foreign banking organization under Section 211.23 of Regulation K (12 C.F.R. § 211.23). (See page one of the general instructions for more detail of who must file.) The Federal Reserve may not conduct or sponsor, and an organization (or a person) is not required to respond to, an information collection unless it displays a currently valid OMB control number.

NOTE: The *Annual Report of Holding Companies* must be signed by one director of the top-tier holding company. This individual should also be a senior official of the top-tier holding company. In the event that the top-tier holding company does not have an individual who is a senior official and is also a director, the chairman of the board must sign the report. If the holding company is an ESOP/ESOT formed as a corporation or is an LLC, see the General Instructions for the authorized individual who must sign the report.

Date of Report (top-tier holding company's fiscal year-end):
12/31/2023

Month / Day / Year

Reporter's Name, Street, and Mailing Address
 First Niles Financial, Inc.

I, Daniel E. Csontos
 Name of the Holding Company Director and Official
President & CEO
 Title of the Holding Company Director and Official

Legal Title of Holding Company
55 N. Main Street- P.O. Box 311
 (Mailing Address of the Holding Company) Street / P.O. Box
Niles OH 44446
 City State Zip Code

attest that the *Annual Report of Holding Companies* (including the supporting attachments) for this report date has been prepared in conformance with the instructions issued by the Federal Reserve System and are true and correct to the best of my knowledge and belief.

Physical Location (if different from mailing address)

With respect to information regarding individuals contained in this report, the Reporter certifies that it has the authority to provide this information to the Federal Reserve. The Reporter also certifies that it has the authority, on behalf of each individual, to consent or object to public release of information regarding that individual. The Federal Reserve may assume, in the absence of a request for confidential treatment submitted in accordance with the Board's "Rules Regarding Availability of Information," 12 C.F.R. Part 261, that the Reporter and individual consent to public release of all details in the report concerning that individual.

Person to whom questions about this report should be directed:
Mary Ann Coates Chief Financial Officer
 Name Title

330-652-2539
 Area Code / Phone Number / Extension
330-652-0911
 Area Code / FAX Number

mcoates@homefedniles.com
 E-mail Address

None
 Address (URL) for the Holding Company's web page

Daniel E. Csontos
 Signature of Holding Company Director and Official
3/26/2024
 Date of Signature

Is confidential treatment requested for any portion of this report submission?	0=No 1=Yes	0
In accordance with the General Instructions for this report (check only one),		
1. a letter justifying this request is being provided along with the report	<input type="checkbox"/>	
2. a letter justifying this request has been provided separately ...	<input type="checkbox"/>	
NOTE: Information for which confidential treatment is being requested must be provided separately and labeled as "confidential."		

For Federal Reserve Bank Use Only

RSSD ID _____
 C.I. _____

Report Item 1: Annual Report to Shareholders

For holding companies not registered with the SEC, indicate status of Annual Report to Shareholders:

- is included with the FR Y-6 report
 will be sent under separate cover
 is not prepared

Checklist

The checklist below is provided to assist the holding company in filing all the necessary responses and verifying changes from the prior year to the various report items. The completed checklist should be submitted with the report. Please see section A of the General Instructions for additional guidance.

Verification of Changes

All Reporters must respond to the following questions by checking the Yes or No box below, as appropriate.

Did the holding company have changes to any reportable FR Y-6 items (2a, 2b, 3, or 4) from the prior year?

- Yes No

If checked Yes, complete the remaining checklist for Report Items 2a, 2b, 3, and 4. For each Report Item, indicate whether there are changes from the prior year by checking Yes or No below. See section A of the General Instructions for additional information.

Report Item 2a: Organization Chart

- Yes No

If checked Yes, the Reporter must submit the organization chart as specified in Report Item 2.a instructions.

Report Item 2b: Domestic Branch Listing

- Yes No

If checked Yes, the Reporter must submit the domestic branch listing as specified in Report Item 2.b instructions.

Report Item 3: Securities Holders

- Yes No

If checked Yes, the Reporter must submit the information as specified in Report Item 3 instructions.

Report Item 4: Insiders

- Yes No

If checked Yes, the Reporter must submit the information as specified in Report Item 4 instructions.

Form FR Y-6

First Niles Financial, Inc.
Niles, Ohio
Fiscal Year Ending December 31, 2023

Report Item 3(1): Securities holders

Current securities holders with ownership, control or holdings of 5% or more with power to vote as of fiscal year ending 12-31-2023. All securities are common shares.

Name City, State, Country	Citizenship or Incorporation	Number & % of Voting Securities
Ronald Szych Trust UA dated 8/17/98 Bradenton, FL, USA	USA	111,760 - 8.4%
Robert I. Shaker * Solon, OH, USA	USA	51,631 - 3.9%
Christopher J. Shaker * Niles, OH, USA	USA	54,974 - 4.1%
Lance Osborne Mentor, OH, USA	USA	122,548 - 9.2%

* R. Shaker and C. Shaker are siblings.

Report Item 3(2): Securities holders

Securities holders with ownership, control or holdings of 5% or more with power to vote during the fiscal year ending 12-31-2023 and not listed in 3(1). All securities are common shares.

None.

Form FR Y-6

Legal Title of Holding Company: First Niles Financial, Inc.
 Fiscal Year End: December 31, 2023

Report Item 4: Insiders
 1, 2, 3(a)(b)(c), and 4(a)(b)(c)

***Instructions: Please complete all items in red, in addition to including all applicable insiders for items 1, 2, 3, and 4 for each holding company in your organization. If a certain item is not applicable to an insider, please include "None" or "N/A."
 (Please see Appendix A of the report instructions for an example of how to report items 1, 2, 3, and 4.) Once complete, please print sheet and include in your hardcopy of the report.
 ***Data Entry Tip: If you would like to add a line break within an individual cell, select Alt + Enter at the space where you would like the line break.
 Institution's Note: (If you would like to include a note, please add it here.)

(1) Name, City, State, Country	(2) Principal Occupation if other than with Holding Company	(3)(a) Title & Position with Holding Company	(3)(b) Title & Position with Subsidiaries (include names of subsidiaries)	(3)(c) Title & Position with Other Companies (include names of other companies)	(4)(a) Percentage of Voting Shares in Holding Company	(4)(b) Percentage of Voting Shares in Subsidiaries (include names of subsidiaries)	(4)(c) List Names of Other Companies (includes partnerships) if 25% or more of Voting Securities are Held (list names of companies and percentage of voting securities held)
Robert I. Shaker Solon, OH - USA	Attorney - Shaker Law Offices, LLC	Director	Director - Home Federal Savings and Loan Association of Niles	Owner-Shaker Law Offices, LLC	3.9%	N/A	Shaker Law Offices, LLC - 100% owner
Daniel E. Csontos Howland, OH - USA	N/A	Director, President & CEO	Director, President & CEO Home Federal Savings and Loan Association of Niles Director, Union Capital Mortgage Corp.	Director - The Pioneer Savings Bank	2.3%	N/A	N/A
P. James Kramer Girard, OH - USA	President - Wm. Kramer & Sons, Inc. - HVAC	Director, Chairman of the Board	Director, Chairman of the Board Home Federal Savings and Loan Association of Niles	President - Wm. Kramer & Sons, Inc.	0.9%	N/A	Wm. Kramer & Sons, Inc. - HVAC - 100% owner
William S. Eddy Niles, OH - USA	Doctor	Director	Director - Home Federal Savings and Loan Association of Niles	Doctor-Mercy Health	1.6%	N/A	N/A
Raymond J. Calcagni Poland, OH - USA	N/A	Vice President	Vice President Home Federal Savings and Loan Association of Niles	N/A	0.3%	N/A	N/A
Ante Turcinov Westlake, OH - USA	General Manager-Union Capital Mortgage Corp.	Director	Director - Home Federal Savings and Loan Association of Niles General Manager-Union Capital Mortgage Corporation	N/A	0.2%	N/A	N/A
Mary Ann Coates Niles, OH - USA	N/A	Chief Financial Officer	Chief Financial Officer Home Federal Savings and Loan Association of Niles	Treasurer Mike Coates Construction Co., Inc.	0%	N/A	N/A
Lance Osborne Mentor, OH - USA	Real Estate Investor	Director	Director - Home Federal Savings and Loan Association of Niles	President - Osborne Capital Group, LLC Owner - 3501 Clinton, LLC Manager-7669 Crile Road, LLC Manager-13220 CLR, LLC Manager-35403 Euclid Avenue, LLC Manager-Ace Willoughby, LLC Manager-Ace Storage Management, LLC Managing member-Alpha Acquisition, LLC Managing member-Alpha Drive Development, LLC Member-Alpha IV Investments, LLC President-Alpha Place Management, Inc. Managing member-Alpha Plaza Investments, LTD Managing member-Babson Property Services, LLC Manager-BCH Development, LLC Manager-Brainard Crossing Holdings, LLC Manager-Canal Place Apts Promote, LLC Owner-Cars and Coffee, LLC	9.2%	N/A	Osborne Capital Group, LLC - 100% 3501 Clinton, LLC-33% 7669 Crile Road, LLC-33% 13220 CLR, LLC-100% 35403 Euclid Avenue, LLC-75% Ace Willoughby, LLC-75% Ace Storage Management, LLC-100% Alpha Acquisition, LLC-30% Alpha Drive Development, LLC-30% Alpha IV Investments, LLC-38% Alpha Place Management, Inc.-30% Alpha Plaza investments, LTD-30% Babson Property Services, LLC-35% BCH Development, LLC-40% Brainard Crossing Holdings, LLC-40% Canal Place Apts Promote, LLC-50% Cars and Coffee, LLC-33%

			Manager-CP Akron Leverage Lender, LLC		CP Akron Leverage Lender, LLC-100%
			Manager-CP Akron Managing Member, LLC		CP Akron Managing Member, LLC-100%
			Member-Crescent Wave, LLC		Crescent Wave, LLC-33%
			Manager-Fitness Finance Company, LLC		Fitness Finance Company, LLC-29%
			Member-Insignia Residential Management, LLC		Insignia Residential Management, LLC-50%
			Manager-Kaulig Osborne Development Company, LLC		Kaulig Osborne Development Company, LLC-33%
			President-LFO Holdings, Inc.		LFO Holdings, Inc.-100%
			Managing member-M2KLB Holdco, LLC		M2KLB Holdco, LLC-27%
			Manager-M2KLB Willoughby, LLC		M2KLB Willoughby, LLC-27%
			Owner-OC Woodbine Development, LLC		OC Woodbine Development, LLC-33%
			Manager-OCG 77 Development, LLC		OCG 77 Development, LLC-70%
			Managing member-OCG Acquisition, LLC		OCG Acquisition, LLC-100%
			Manager-OCG Alpha Development, LLC		OCG Alpha Development, LLC-40%
			Manager-OCG Copley Land, LLC		OCG Copley Land, LLC-80%
			Manager-OCG G\$ Investments, LLC		OCG G\$ Investments, LLC-80%
			Manager-OCG Heritage Center, LLC		OCG Heritage Center, LLC-55%
			Manager-OCG Fitness Investment, LLC		OCG Fitness Investment, LLC-26%
			President-OCG Manager, LLC		OCG Manager, LLC-100%
			Manager-OCG MC Management, LLC		OCG MC Management, LLC-80%
			Manager-OCG Rosemont, LLC		OCG Rosemont, LLC-70%
			President-Osborne Capital Corp.		Osborne Capital Corp.-52%
			Manager-Osborne Capital Partners, LLC		Osborne Capital Partners, LLC-100%
			Manager-Osborne Capital Partners II, LLC		Osborne Capital Partners II, LLC-75%
			President-OsCAP BCH Management Corp.		OsCAP BCH Management Corp.-52%
			Manager-OsCAP Management Company, LLC		OsCAP Management Company, LLC-50%
			Manager-OsCAP MC Management Company, LLC		OsCAP MC Management Company, LLC-80%
			Owner-PT Investors, LLC		PT Investors, LLC-43%
			Manager-Rosemont Land Company, LLC		Rosemont Land Company, LLC-70%
			Manager-Rosemont Devco, LLC		Rosemont Devco, LLC-60%
			Manager-Rosemont MC, LLC		Rosemont MC, LLC-70%
			Manager-Rothrock Landco Ltd		Rothrock Landco Ltd-70%
			Manager-To Kalon, LLC		To Kalon, LLC-100%
			Manager-Willo Sunrise, LLC		Willo Sunrise, LLC-89%
			Manager-The Goodrich, LLC		The Goodrich, LLC-100%
			Manager-The Goodrich Development Company, LLC		The Goodrich Development Company, LLC-100%
			Member-123 West Bartges, LLC		123 West Bartges, LLC-100%
			Member-123 West Bartges OZ Fund, LLC		123 West Bartges OZ Fund, LLC-28%