



WEST COAST COMMUNITY BANCORP

INVESTOR PRESENTATION

JULY 2024

DISCLAIMER

This investor presentation has been prepared by Santa Cruz County Bank, (the "Bank"), the wholly owned subsidiary of West Coast Community Bancorp (traded as "SCZC" on the OTCQX, the "Company"), solely for informational purposes based on its own information, as well as information from public sources. Certain information contained herein may be derived from information provided by industry sources. The Company believes such information is accurate and that the sources from which it has been obtained are reliable. However, the Company has not independently verified such information and cannot guarantee the accuracy of such information.

This investor presentation has been prepared to assist interested parties in making their own evaluation of the Company and does not purport to contain all of the information that may be relevant. In all cases, interested parties should conduct their own investigation and analysis of the Company and the data set forth in the investor presentation and other information provided by or on behalf of the Company.

Cautionary Statement Regarding Forward-Looking Information

This communication may contain forward-looking statements that are subject to risks and uncertainties. Words such as "believe," "expect," "estimate," "project," "forecast," "anticipate," "intend," "plan," "may," "will," "could," "should," "predicts," "continue," and similar expressions are intended to identify such forward-looking statements; however, the absence of these words does not mean the statements are not forward-looking. Such risks and uncertainties may include but are not necessarily limited to the successful closing of the pending merger with 1st Capital Bancorp and successful integration thereafter, fluctuations in interest rates, inflation, government regulations and general economic conditions, the effects of and changes in monetary and fiscal policies, including the interest rate policies of the Federal Reserve Board and their related effects on inflation risk, and competition within the business areas in which the Bank is conducting its operations, including the real estate market in California and other factors beyond the Company and the Bank's control. Such risks and uncertainties could cause results for subsequent interim periods or for the entire year to differ materially from those indicated.

Actual results may differ materially from those contained in the forward-looking statements in this communication. Readers should not place undue reliance on the forward-looking statements, which reflect management's view only as of the date hereof. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect subsequent events or circumstances.

SANTA CRUZ COUNTY BANK



Community bank headquartered in Santa Cruz, CA
Opened in 2004



Approximately 151 employees as of June 30, 2024
Krista Snelling joined as CEO on March 1, 2021



\$1.7 billion in assets



8 branches
Salinas branch (Monterey County) opened January 2023



West Coast Community Bancorp was established as
SCCB's bank holding company in Q3 2023



Pending merger with 1st Capital Bancorp announced
on May 20, 2024; expect to close in the 4th quarter of
2024, subject to regulatory and shareholder approvals



LEADERSHIP TEAM



Krista Snelling
President & Chief Executive Officer



Cecilia Situ
EVP Chief Financial Officer



Jon P. Sisk
EVP Chief Banking Officer



Angelo DeBernardo, Jr.
EVP Chief Lending Officer



Mary Anne Carson
EVP Chief Marketing Officer



Shawn Lipman
EVP Chief Credit Officer



Jaime Manriquez
EVP Chief Information Officer



Maxwell Sinclair
EVP Chief Risk Officer



Shamara van der Voort
EVP Chief Operations Officer



Frederick L. Caiocca
EVP Regional Credit Executive

Q2 2024 RESULTS

Balance Sheet Strength

\$1.712 Billion

Total Assets

\$1.387 Billion

Total Loans

\$1.432 Billion

Total Deposits

\$219 Million

Tangible Common Equity

Consistent Profitability

\$11.6 Million

Q2 PTPP Earnings

\$8.2 Million

Q2 Net Income

\$0.97

Q2 Diluted Earnings Per Share

Strong Earnings Metrics

1.93%

Q2 ROAA

15.37%

Q2 ROATCE

4.98%

Q2 Net Interest Margin

45.30%

Q2 Efficiency Ratio

Healthy Credit Quality

0.00%

NPAs/Assets

0.00%

NPLs/Loans




1.66%

ACL/Gross Loans

0.01%

Annualized Q2 Net Charge-offs/Avg. Loans

ATTRACTIVE MARKETS

County	# of Branches	Deposit Market Share*	Population**	Median Household Income**
 Santa Cruz County	5	15.5%	264K	\$104K
 Santa Clara County	1	0.06%	1.9M	\$154K
 Monterey County	2	0.78%	433K	\$91K

*Per FDIC data as of June 30, 2023.

** U.S. Census Bureau data 2018-2022



FINANCIAL HIGHLIGHTS

SOLID LIQUIDITY POSITION

(\$ in 000s)

As of June 30, 2024

	<u>As of</u>	
	<u>6/30/2024</u>	<u>3/31/2024</u>
Cash and due from banks	\$ 36,127	\$ 39,148
Unencumbered AFS securities	163,355	160,934
Total on-balance-sheet liquidity	199,482	200,082
Line of credit from the Federal Home Loan Bank of San Francisco-collateralized	461,794	452,866
Line of credit from the Federal Reserve Bank of San Francisco-collateralized	248,377	261,008
Lines at correspondent banks-unsecured	95,000	80,000
Total external contingency liquidity capacity	805,171	793,874
Less: overnight borrowings	(16,500)	--
Net available liquidity sources	\$ 988,153	\$ 993,956

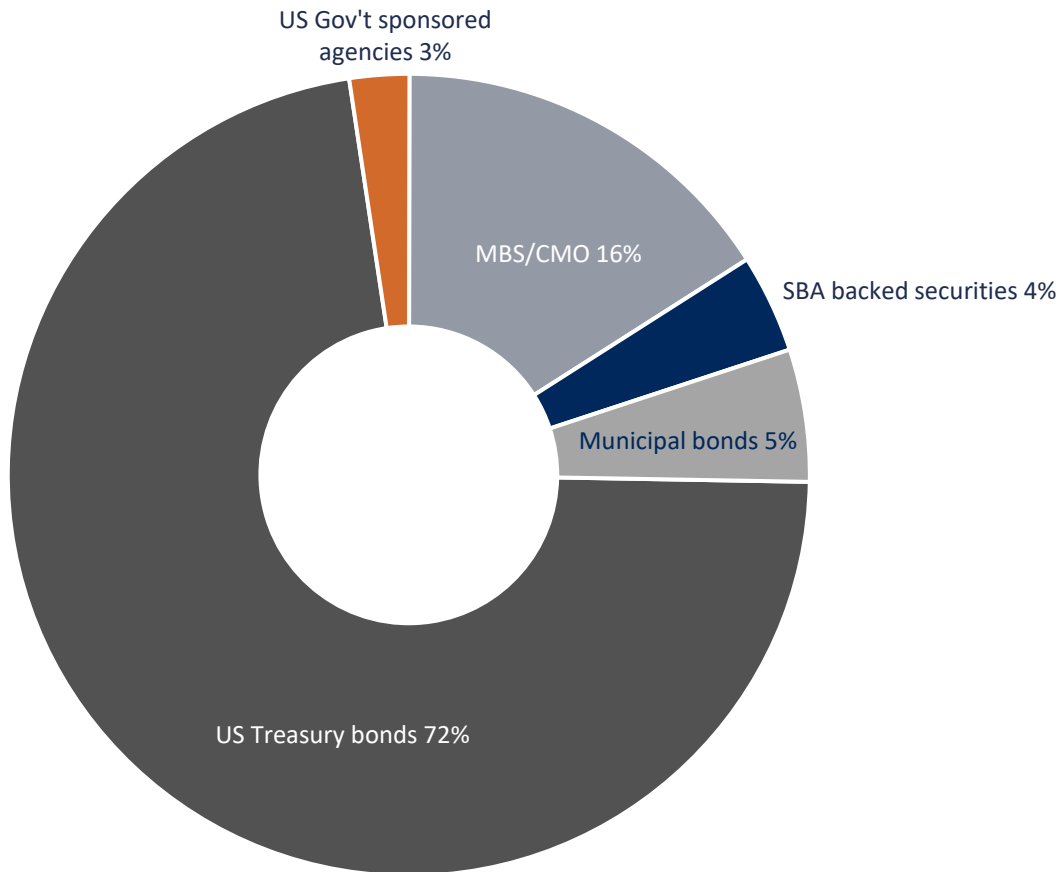
Strong on-balance-sheet liquidity position coupled with available external contingency liquidity capacity of \$789MM

Net liquidity - 58% of assets

Coverage ratio on uninsured deposits of 159%

Access to brokered deposit networks as another source of contingency funding, such as IntraFi, not included in the table.

INVESTMENT PORTFOLIO COMPOSITION



As of June 30, 2024

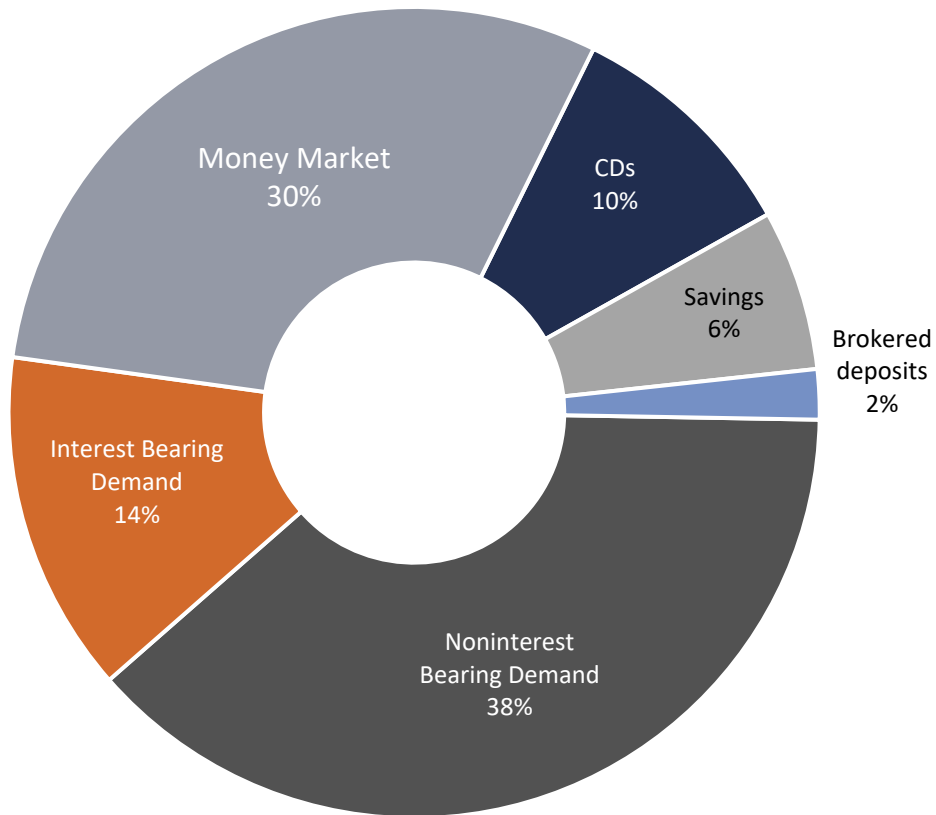
Chart includes available-for-sale (AFS) securities at market value and held-to-maturity securities at amortized cost

Modified duration of 2.4 years.

97% of the carrying value of investment securities classified as AFS

HTM securities totaled \$7.3mm.

ATTRACTIVE DEPOSIT MIX



As of June 30, 2024

Top 10 deposit relationships (excluding government agency deposits that are fully collateralized) represent approximately 12% of total deposits.

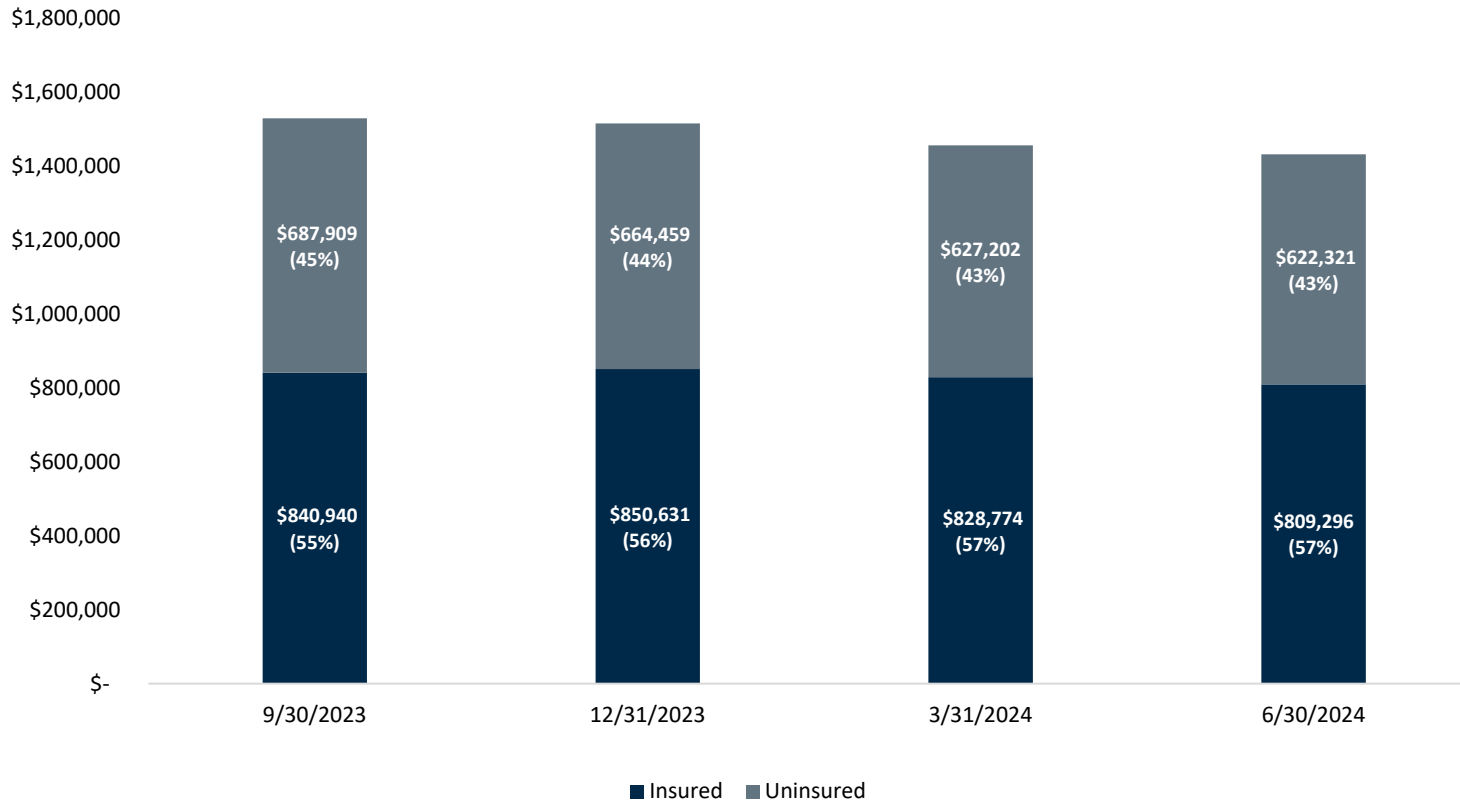
Growth opportunities include:

- New Salinas market
- Silicon Valley / Bay Area
- Local municipalities

New treasury products and dedicated team provide additional opportunity.

DEPOSIT CHARACTERISTICS

(\$ in 000s)

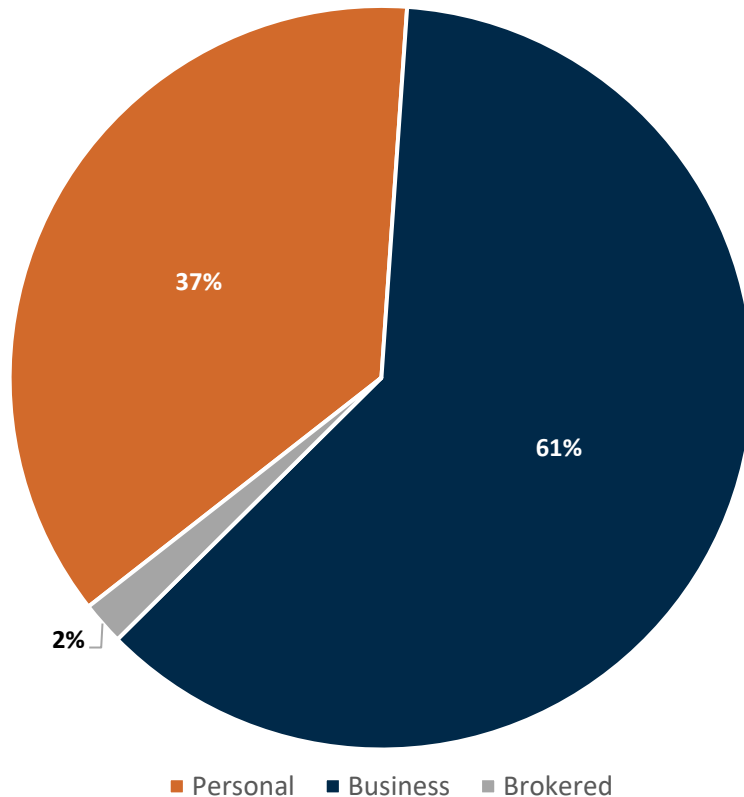


Insured deposits includes fully collateralized balances.

Migration of deposits into IntraFi reciprocal deposit network products to maximize depositors' FDIC insurance protection.

STRONG DEPOSIT FRANCHISE

Granular Deposit Account Composition (\$ in 000s)



As of June 30, 2024

Total Personal Deposits	\$	524,824
# of Accounts		11,331
Average Balance Per Account	\$	46
Total Business Deposits	\$	879,961
# of Accounts		5,933
Average Balance Per Account	\$	148

EXCEPTIONAL CREDIT CULTURE

Nonperforming Loans

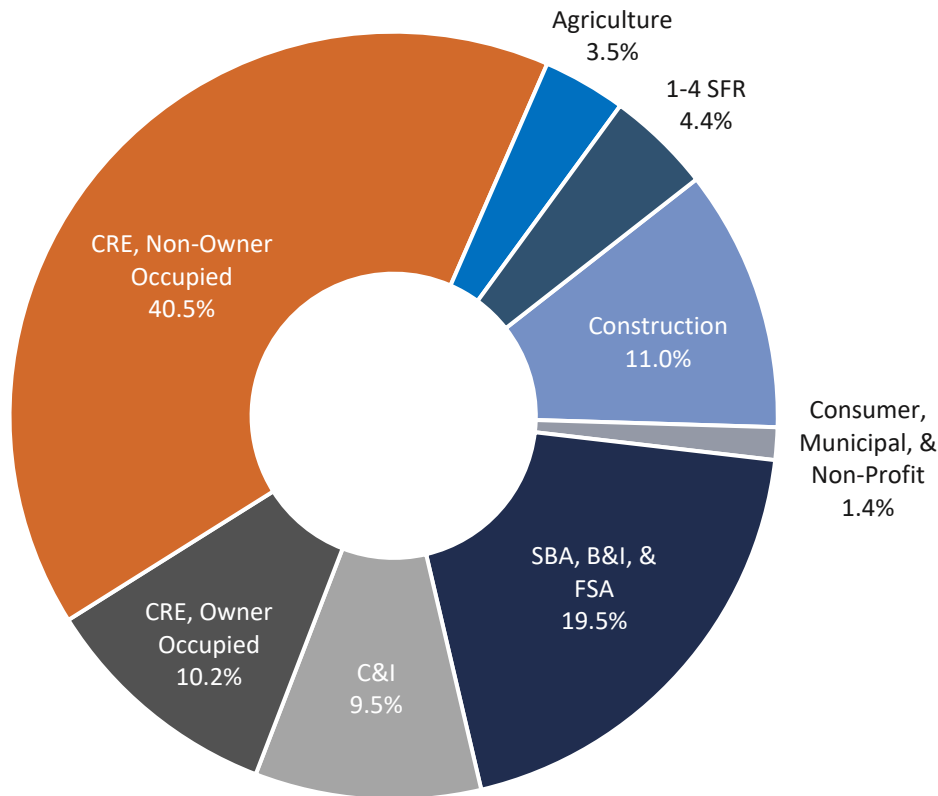
As of June 30, 2024

(\$000)	2019	2020	2021	2022	2023	2024Q1	2024Q2
Nonaccrual Loans							
1-4 Family	\$0	\$0	\$0	\$808	\$0	\$0	\$0
CRE & Multifamily	0	0	0	0	6,526	0	0
Construction	0	0	0	990	0	0	0
Consumer	0	31	61	0	0	25	0
Commercial	0	0	251	1,363	0	65	0
Other	0	0	69	0	0	0	0
Total Nonaccrual	\$0	\$31	\$381	\$3,161	\$6,526	\$90	\$0
Accruing Restructured Loans	\$0	\$0	\$0	\$26	\$320	\$293	\$266
Loan Loss Reserve	\$10,296	\$13,021	\$19,978	\$21,444	\$23,943	\$23,043	\$22,999

No nonaccrual or 90+ days past due loans at quarter end.

A \$25 thousand consumer loan was brought current and paid off in Q2 2024. A \$65 thousand commercial line of credit was partially paid off with the remainder written off in Q2 2024.

LOANS BY TYPE

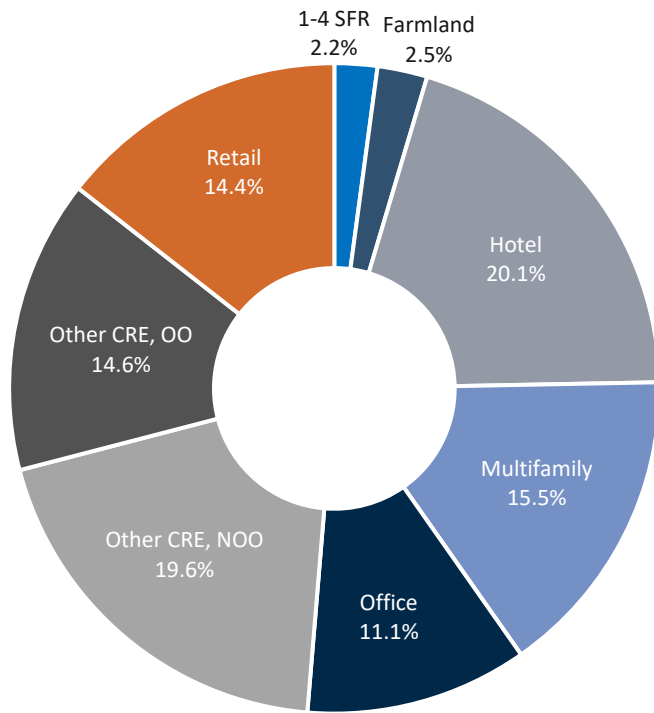


Outstanding Loans as of June 30, 2024

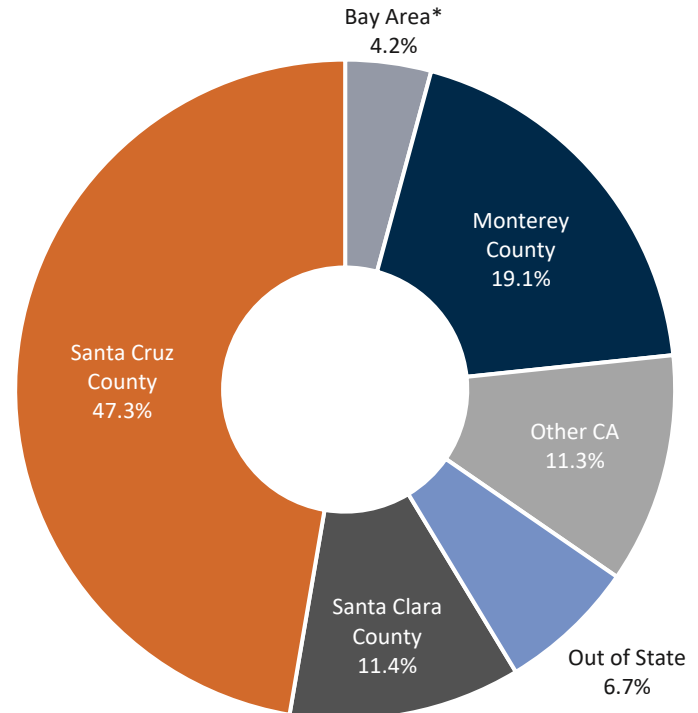
Q2 2024 loan yield of 7.13%, up 11 bps from 7.02% in Q1 2024.

8 bps of the increase is attributable to income received in prepayment penalties for two loans paid off during Q2 2024.

REAL ESTATE LOAN DETAIL



Total Weighted Average LTV: 46.57%



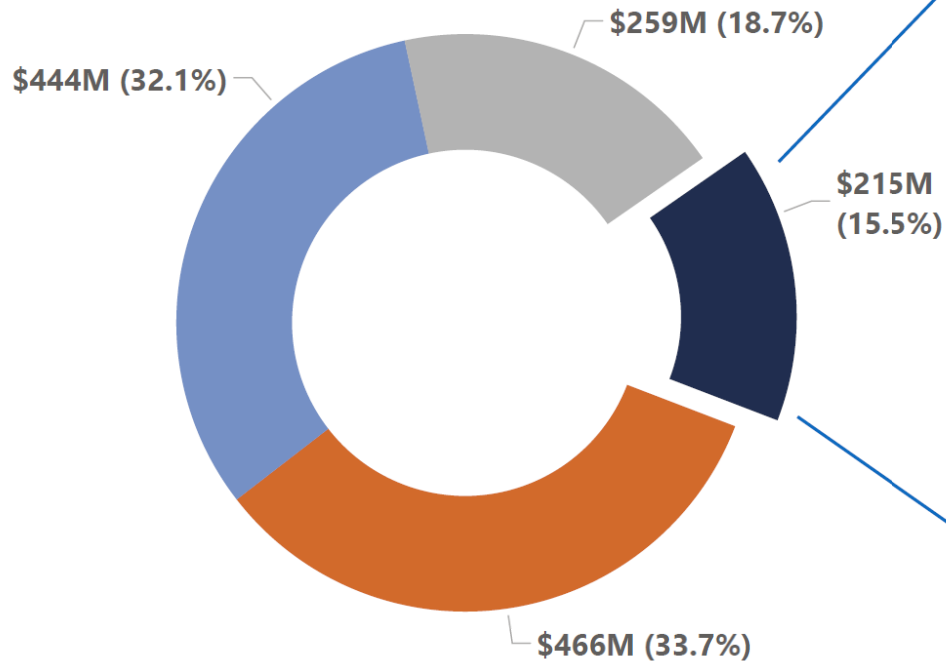
*Alameda, San Francisco, San Mateo, Contra Costa, Sonoma, Solano, Napa, and Marin Counties

Total Real Estate Loans as of June 30, 2024

FIXED VS. VARIABLE RATE LOANS AND REPRICING

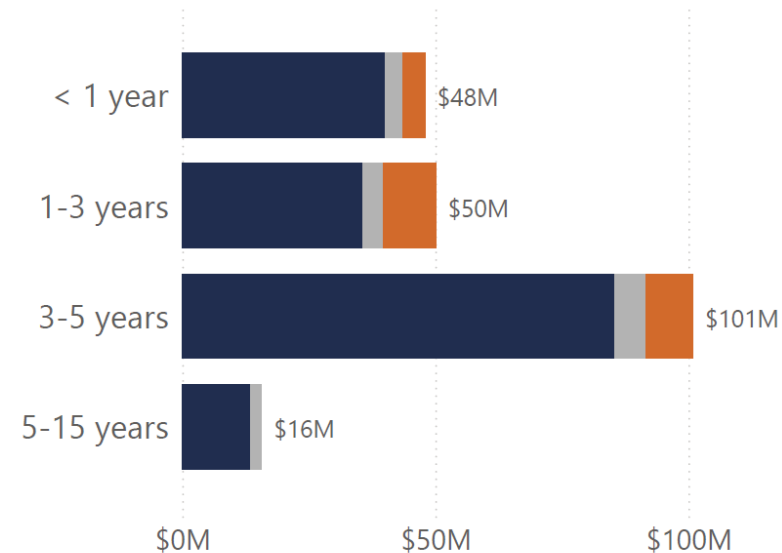
Interest Rate Structure, as of 6/30/2024

● Floating/Instant¹ ● At Floor² ● Fixed Rate³ ● Adjustable Rate



Adjustable Rate Repricing Frequency

● CRE ● Other Loans ● SBA RE



1) Floating/Instant: WSJ Prime and SOFR based loans that reprice instantly or monthly based on their respective index.

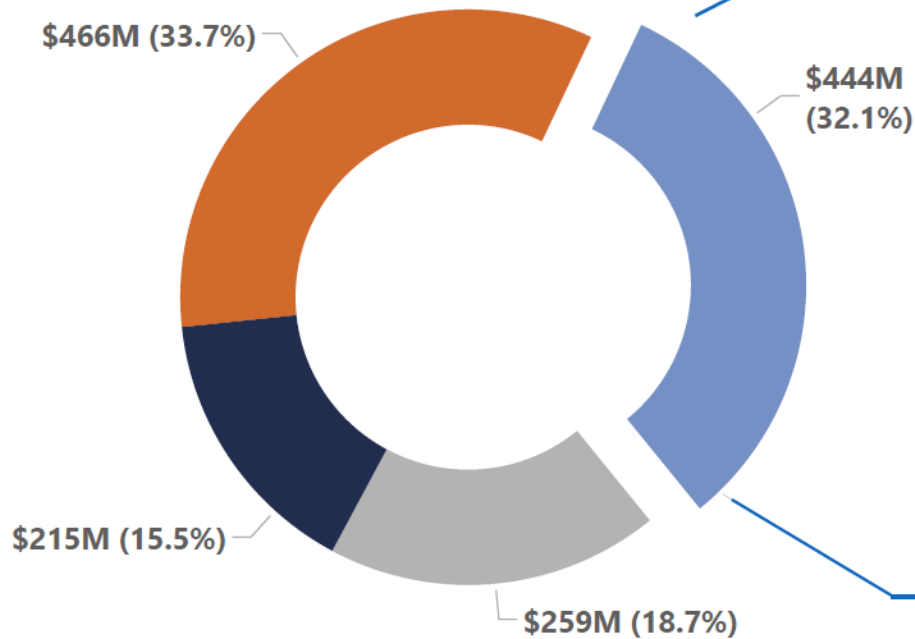
2) Of the loans at their floor rate, 91% will remain at the floor for over 12 months

3) 96% of fixed rate loans have maturities beyond 12 months.

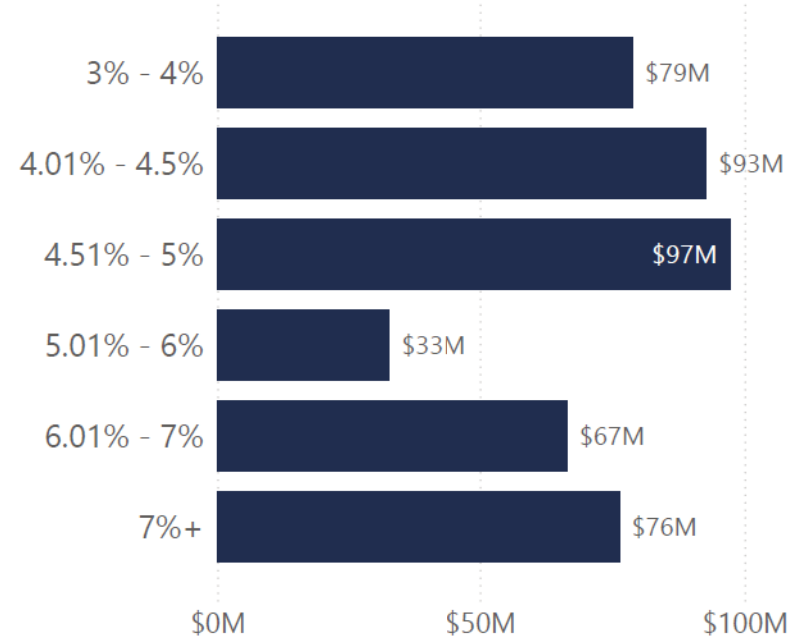
FIXED VS. VARIABLE RATE LOANS AND REPRICING

Interest Rate Structure, as of 6/30/2024

● Floating/Instant ● At Floor ● Fixed Rate ● Adjustable Rate



Interest Rate of Loans at the Floor



UPCOMING CRE INTEREST RATE REPRICING

Scheduled Interest Rate Repricing, 7/2024 - 7/2025 Non Owner Occupied CRE

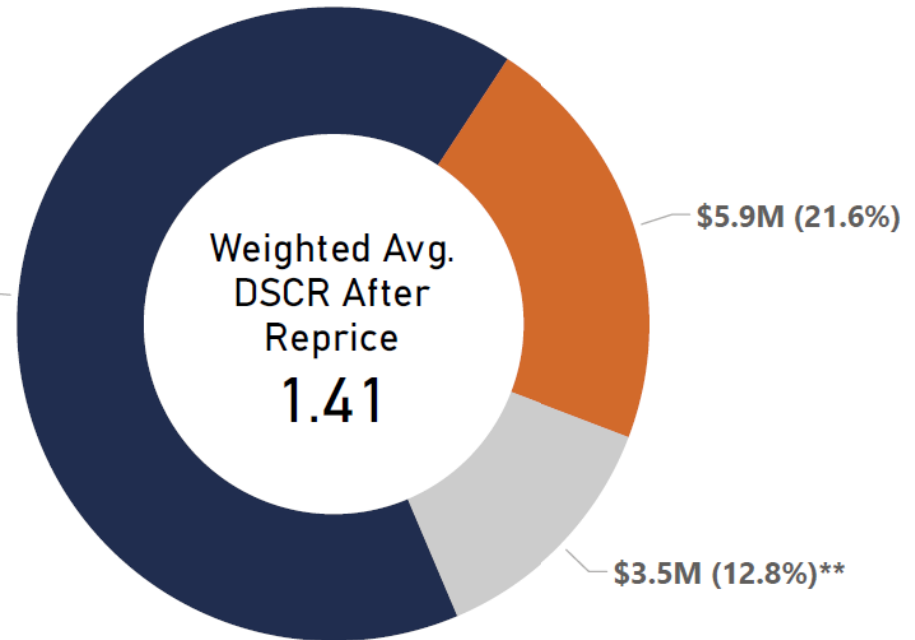
Avg. Rate Change
2.46%

Current Weighted Avg. DSCR
1.80

DSCR After Reprice*

- Good (>1.20)
- Moderate to Poor (1.00-1.20)
- Substandard (<1.00)

\$17.9M (65.6%)



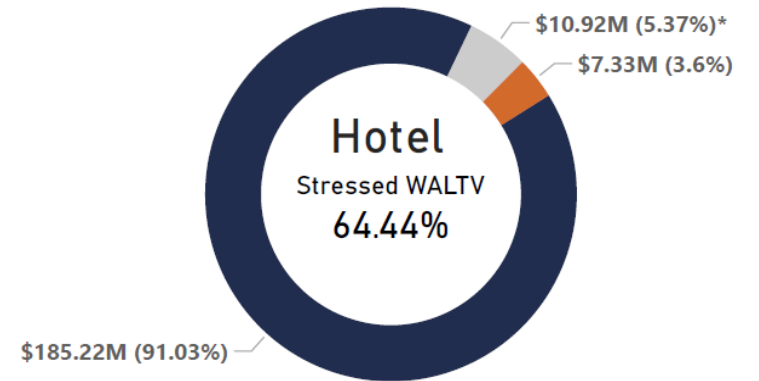
*Using index rates as of 6/30/2024

**Two loans supported by global cash flow, with a weighted average LTV of 54%; One of the loans is supported by exceptionally strong guarantors.

\$27M Outstanding NOO CRE Loans as of June 30, 2024

NON-OWNER-OCCUPIED CRE LOANS

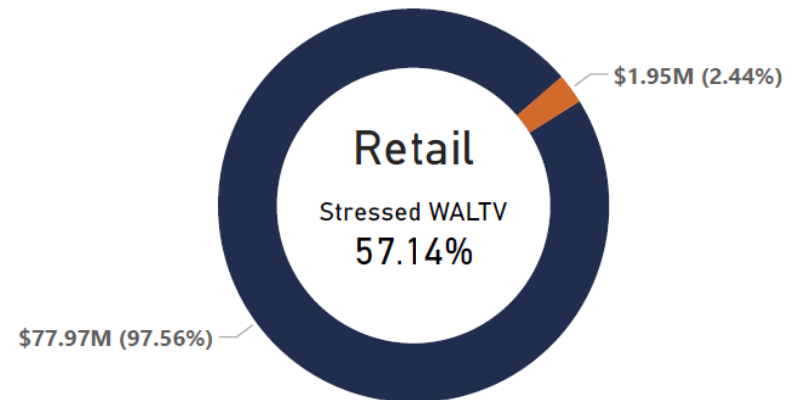
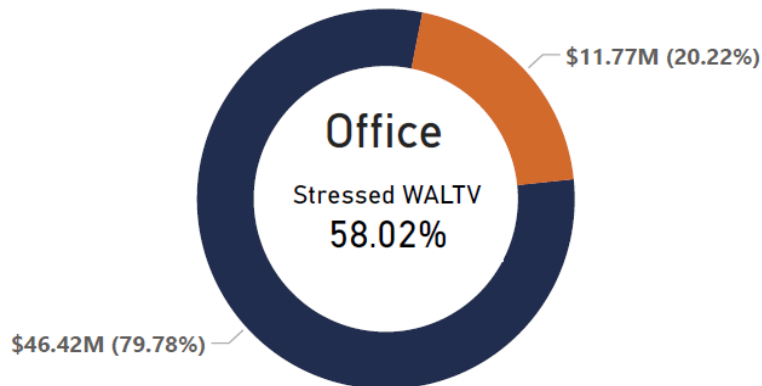
25% Decline in NOO CRE Collateral Value Stress



Stressed LTV

- < 80%
- > 90%
- 80% - 90%

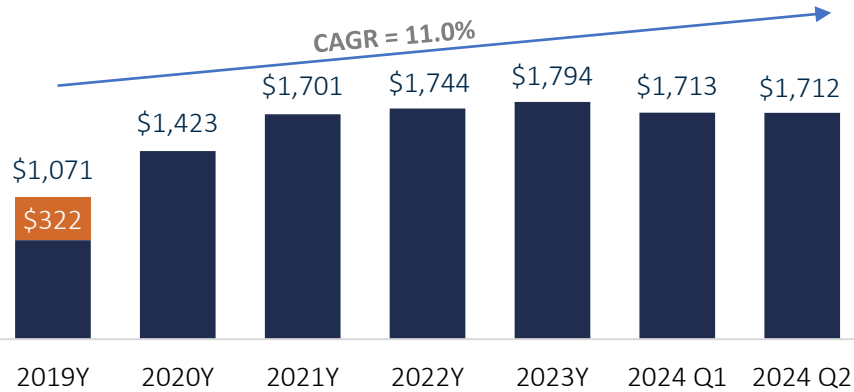
*The loan with a stressed LTV > 90% is a newly opened hotel in the stabilization period. Upon stabilization, the stressed LTV would be 83%, using the 2023 appraised value. The borrower is maintaining a year's worth of payments in deposits until stabilization is met and the loan is further supported by personal guarantees.



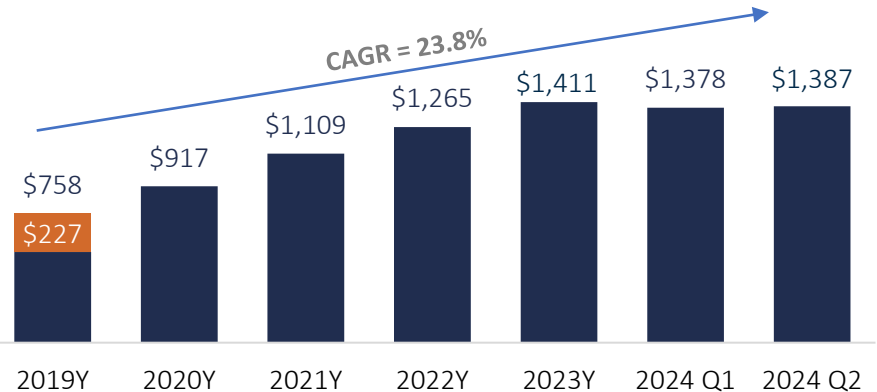
Outstanding NOO CRE Loans as of June 30, 2024

CONSISTENT BALANCE SHEET GROWTH

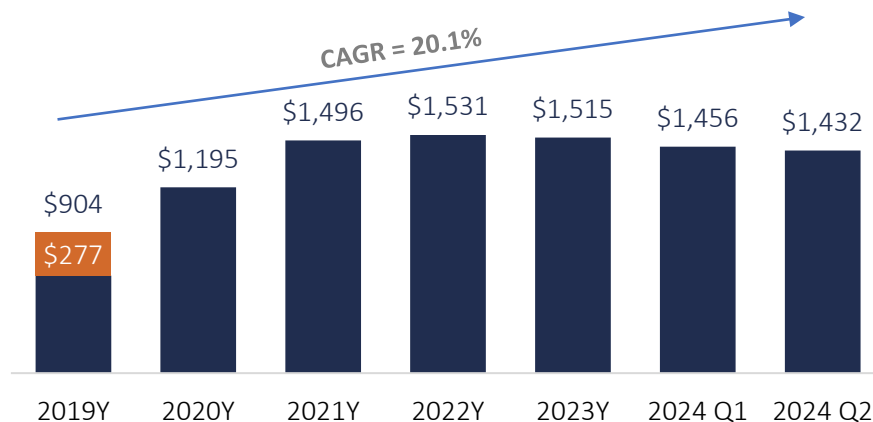
Total Assets (\$MM)



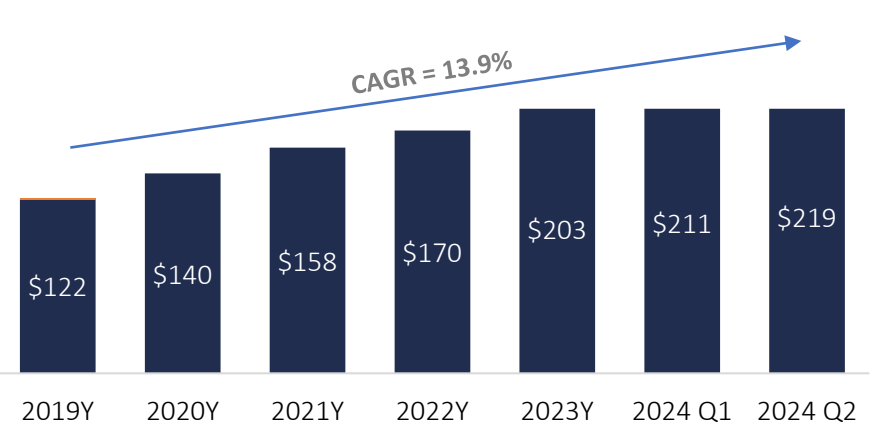
Gross Loans Excl. PPP Incl. Deferred Fees (\$MM)



Total Deposits (\$MM)



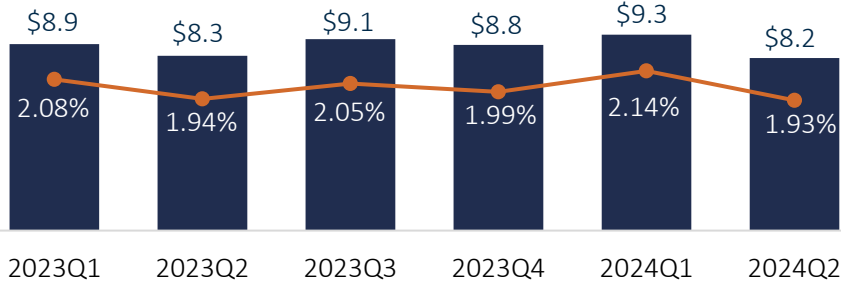
Tangible Common Equity (\$MM)



Denotes Lighthouse acquisition

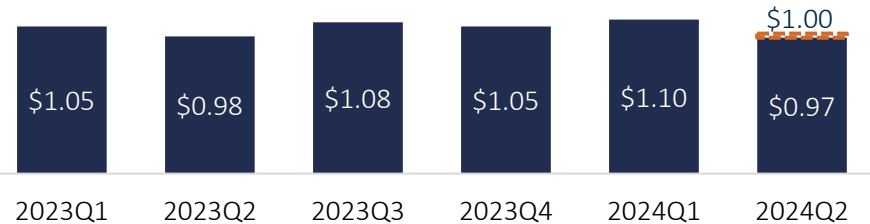
STRONG PROFITABILITY

Net Income (\$MM)



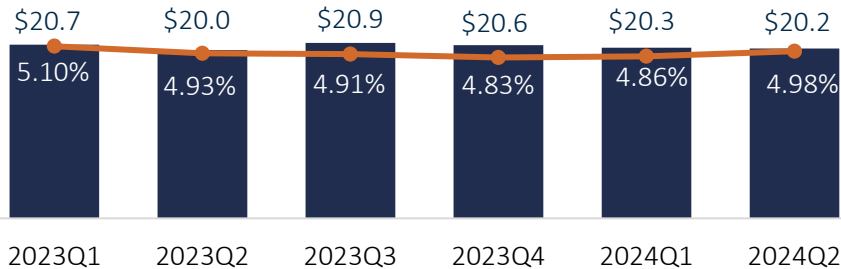
■ Net Income — ROAA

Diluted Earnings per Share (EPS)



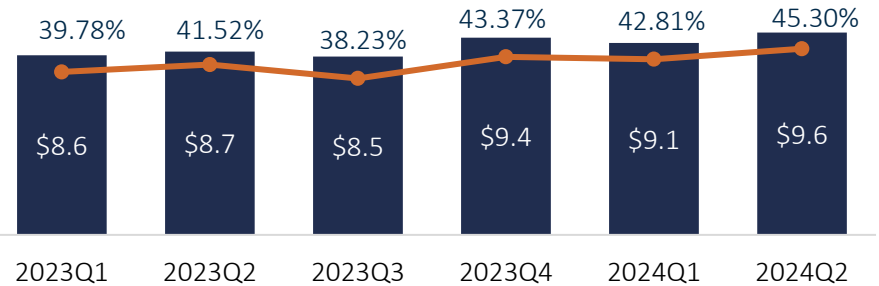
■ Diluted EPS ■ Diluted EPS Excluding Merger Expense

Net Interest Income* (\$MM)



■ Net Interest Income* — NIM

Noninterest Expense (\$MM)

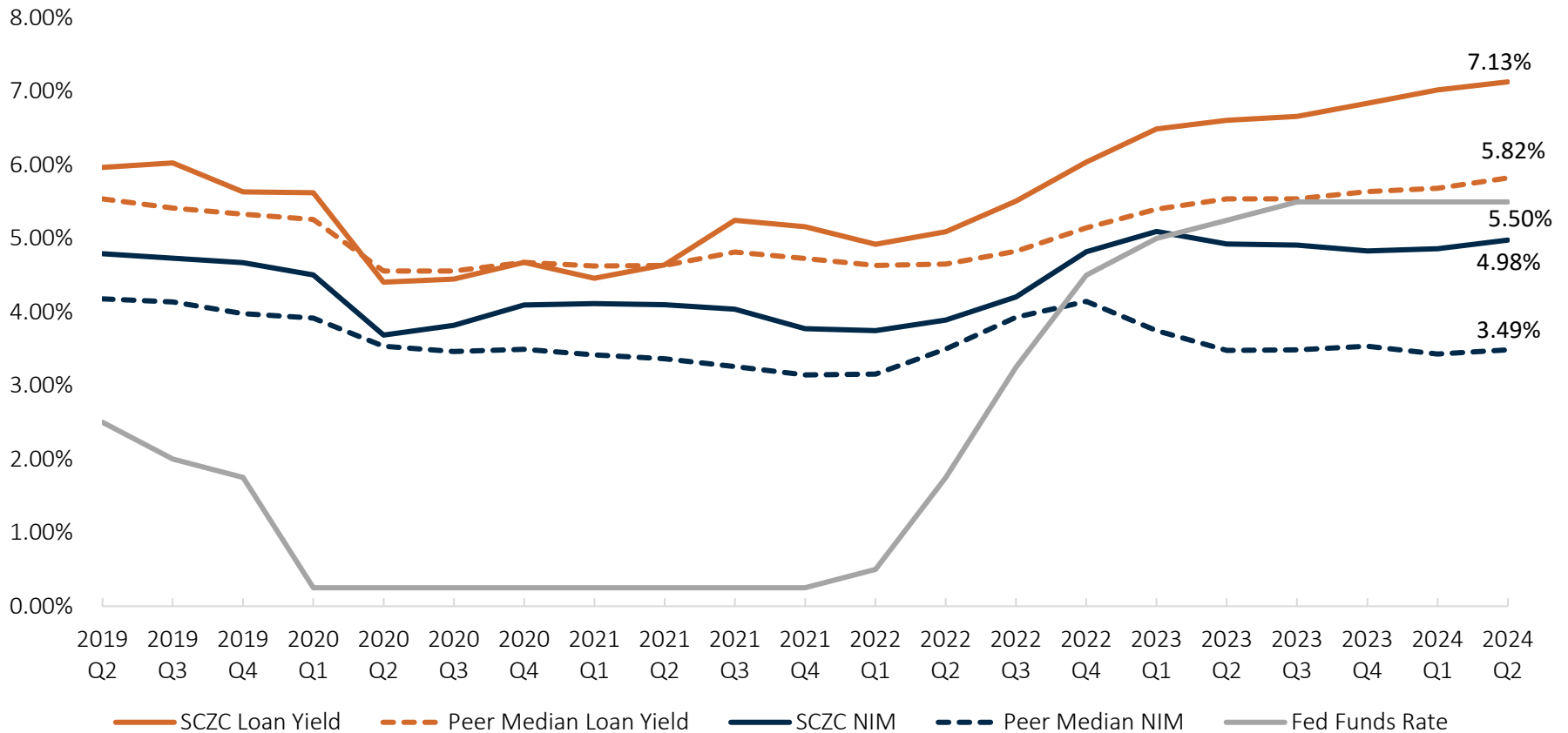


■ Noninterest Expense — Efficiency Ratio

*Effective January 1, 2024, dividends from non-marketable equity investments held by the bank were reclassified from interest income to noninterest income. Net interest income and margin have been restated for prior periods.

DISCIPLINED PRICING DRIVES NIM AND LOAN YIELDS

5-Year Yield on Loans and Net Interest Margin* Trend Compared to Peers



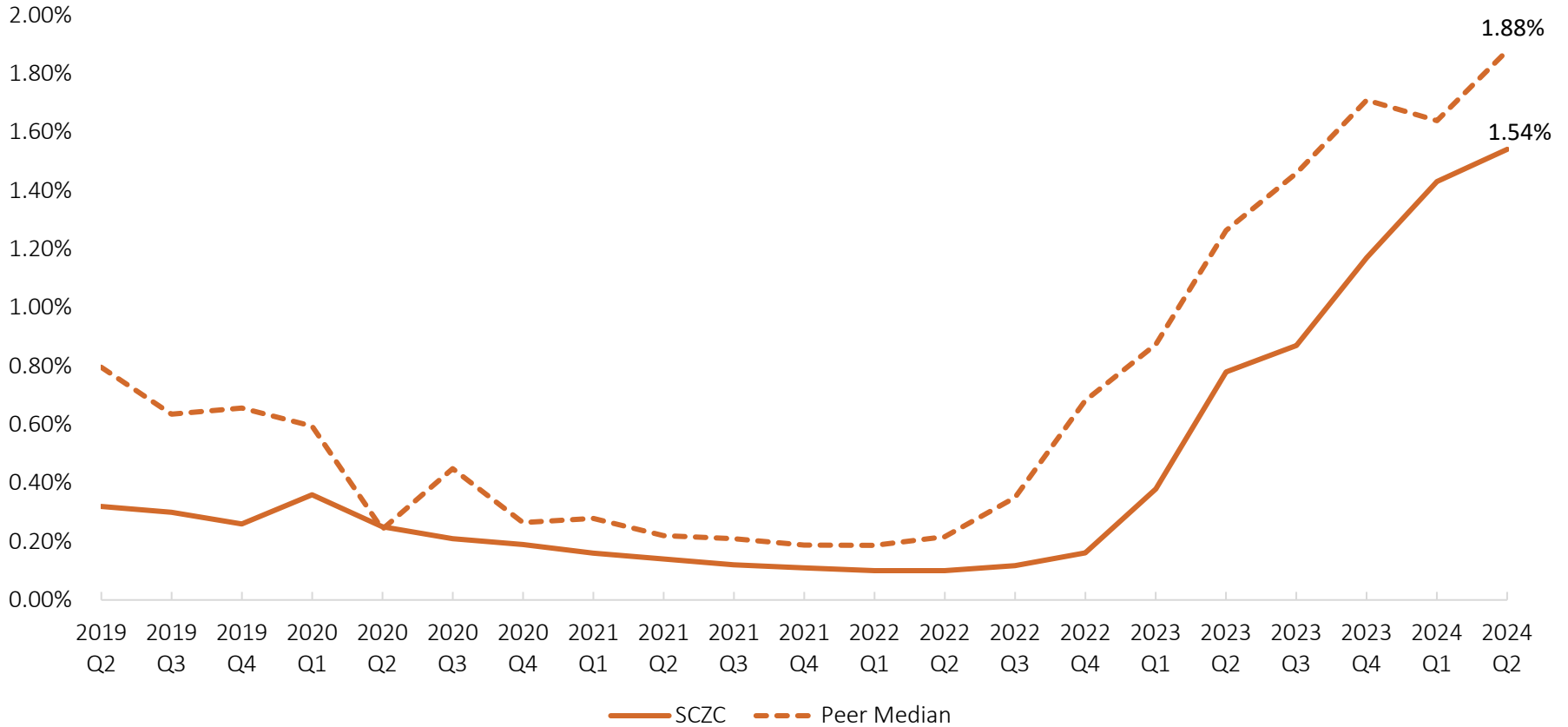
Peers include all publicly listed banks headquartered in California with total assets \$1 billion to \$5 billion as of 6/30/24.



*Effective January 1, 2024, dividends from non-marketable equity investments held by the bank were reclassified from interest income to noninterest income. Net interest margin has been restated for prior periods.

DISCIPLINED PRICING DRIVES LOW COST OF FUNDS

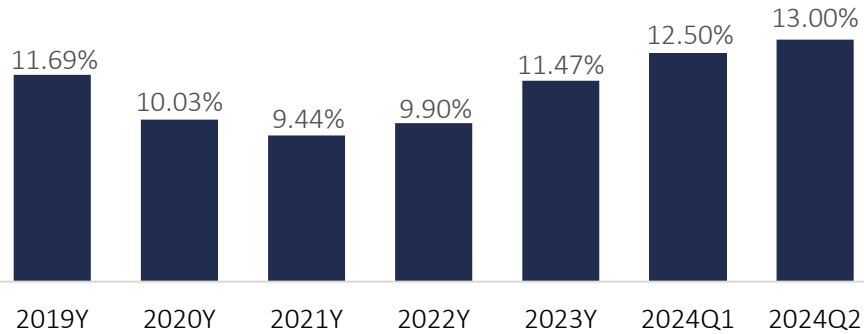
5-Year Cost of Funds Trend Compared to Peers



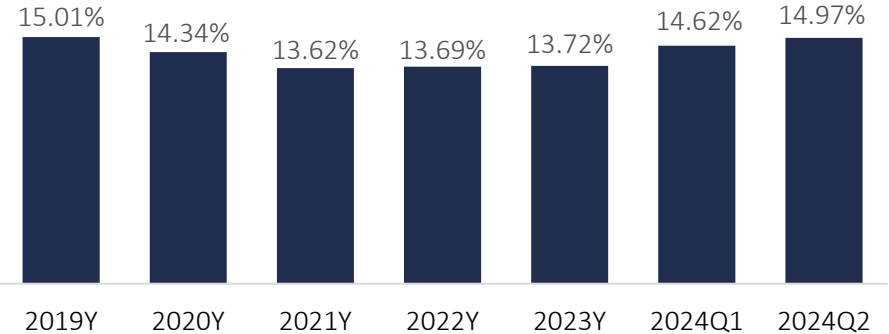
Peers include all publicly listed banks headquartered in California with total assets \$1 billion to \$5 billion as of 6/30/24.

ROBUST CAPITAL POSITION

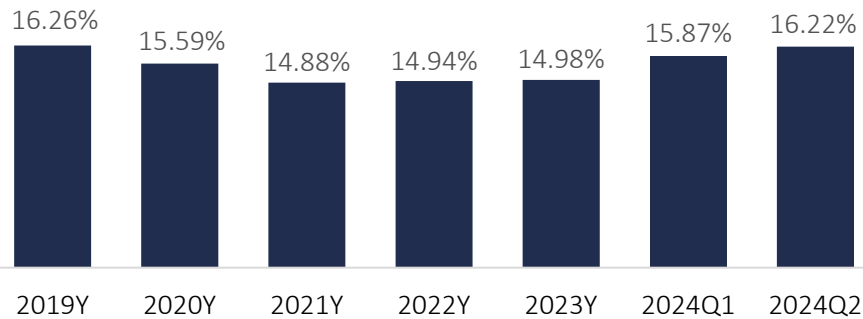
TCE Ratio



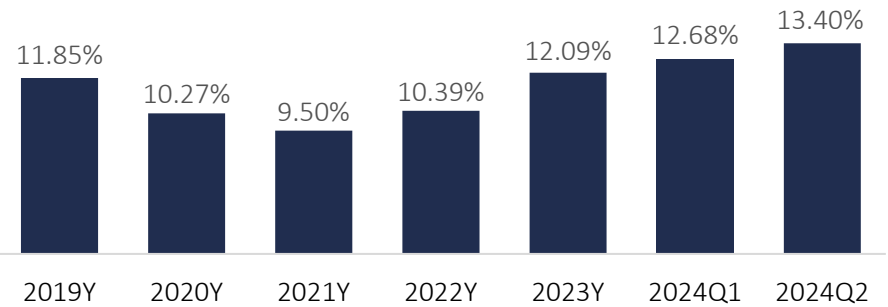
Tier 1 Ratio



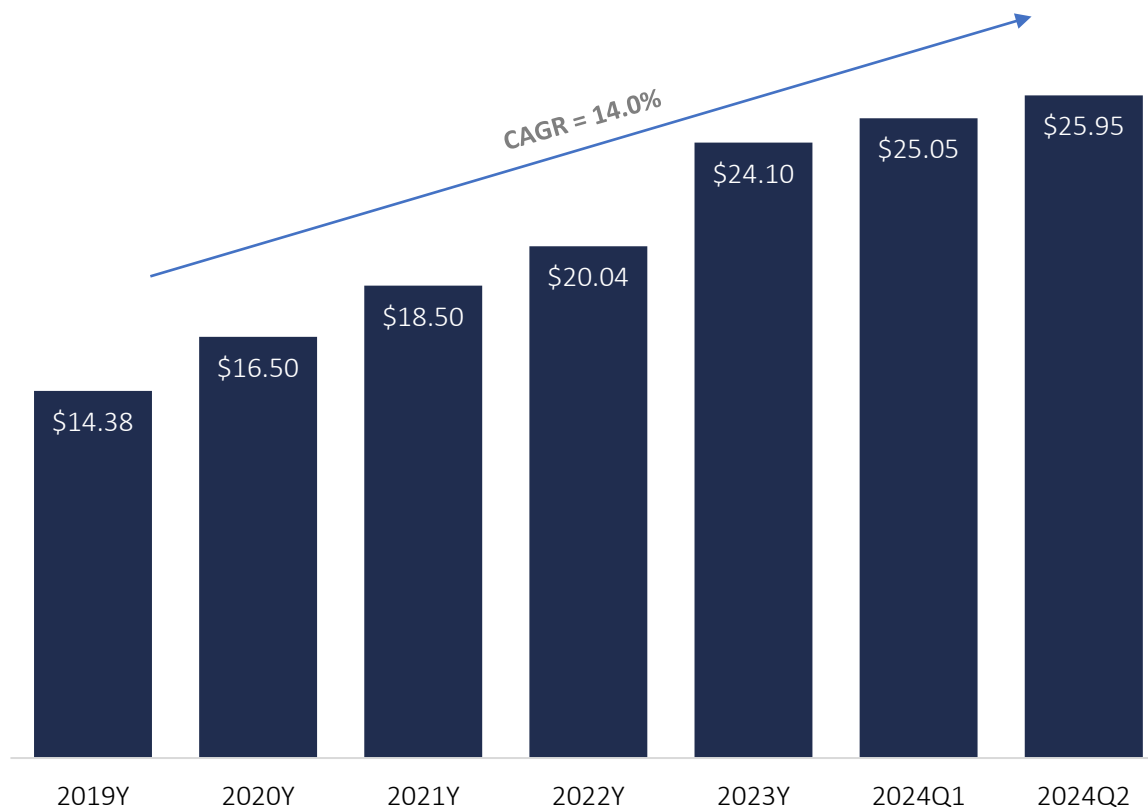
Total Capital Ratio



Leverage Ratio



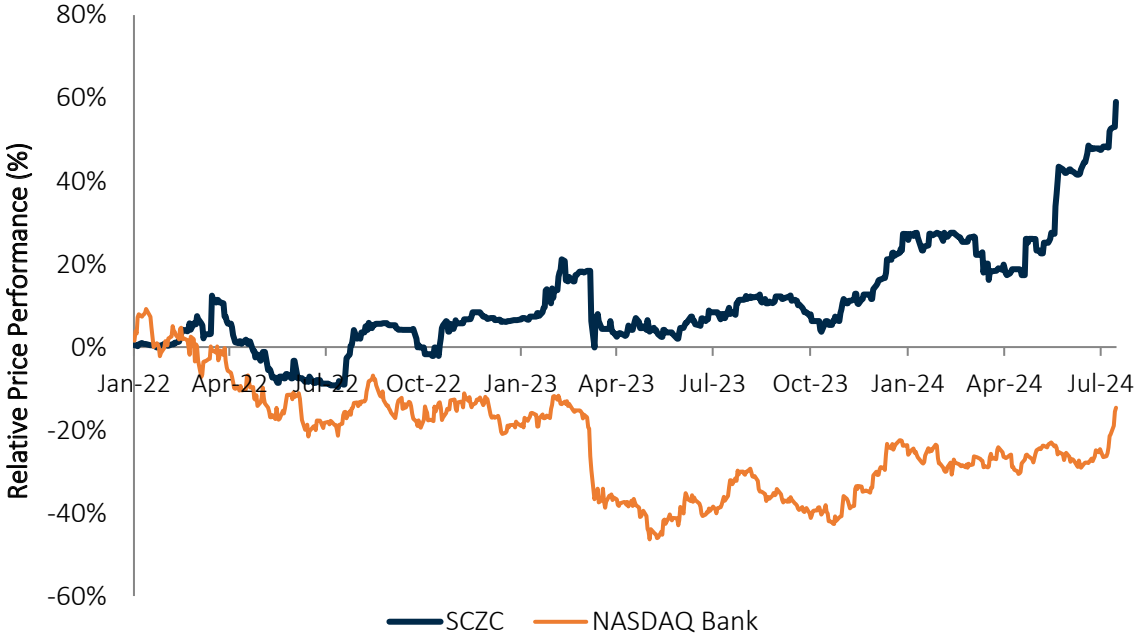
TANGIBLE BOOK VALUE PER SHARE CONTINUES TO TREND UP



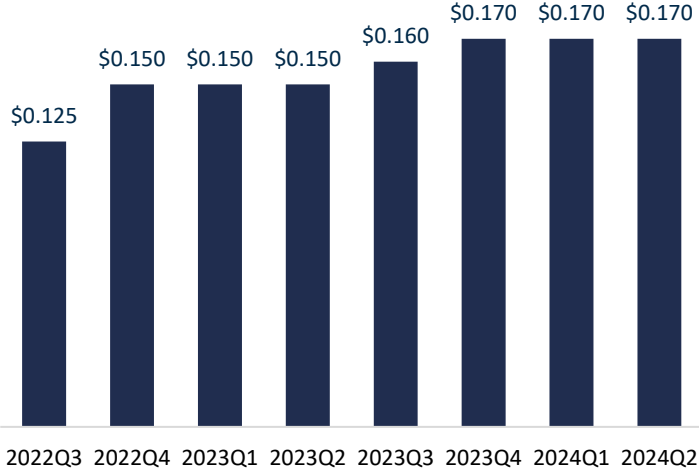
Tangible Book Value per Share = (Shareholder's Equity - Goodwill & Intangibles) / Outstanding Shares
Adjusted for stock dividends and splits

SHAREHOLDER FOCUSED

Superior Price Performance



Cash Dividend



COMMUNITY REINVESTMENT

2,700 + Hours of Community Service in 2023 Outstanding CRA Rating – Corporate Leadership

Through volunteerism and service on boards and committees, we reinvest our time and financials into the communities we serve by supporting local non-profits, service clubs, chambers and charitable organizations. Our directors, management team, and employees are involved in hundreds of activities, and generously give their time, energy, and talent.

We offer our employees participation in a Community Service Program which supports activities that enhance and serve the communities in which we live and work. This program allows full-time employees to donate up to 40 hours per calendar year toward a 501(c)(3) charitable organization of their choice.



Second Harvest Food Bank
Holiday Food & Fund Drive



CASA of Santa Cruz County
Holiday Fundraising



Habitat for Humanity Monterey Bay
Women Build Day

RANKINGS AND RECOGNITION

National



AMERICAN BANKER MAGAZINE

Top 100 Best Performing Community Banks in the United States, based upon 3-year average return on equity for banks under \$2 billion in asset size, ranking 50th in the nation and 9th out of California banks.



INDEPENDENT COMMUNITY BANKERS

Rated 12th in its Top 25 Best Performing Community Banks in the nation with the highest return on average assets and average equity ratios for banks over \$1 billion in asset size.



IDC FINANCIAL PUBLISHING, INC.

Superior, highest ranking (300), for 2023 & Q1 2024.



BAUER FINANCIAL, INC

Rated 5-Star Superior, highest ranking, for 2023 & Q1 2024.



OTCQX BEST 50

West Coast Community Bancorp, holding company for SCCB (OTCQX: SCZC) has been named to the 2024 OTCQX® Best 50, a ranking of top performing companies traded on the OTCQX Best Market, based upon total return and growth in average daily dollar volume in 2023.

California



BANK PERFORMANCE REPORT (formerly FMC)

Ranked 19th in overall performance for Q4 2023.



THE FINDLEY REPORTS INC.

Top ranking of Super Premier Performing Bank for the 14th year.

Local



BUSINESS OF THE YEAR

The Santa Cruz County Chamber of Commerce recognized the Bank's PPP support during the pandemic – \$574 MM, 4,204 PPP loan applications and 50,000 jobs saved. The Bank previously received recognition as Business of the Year in 2018.



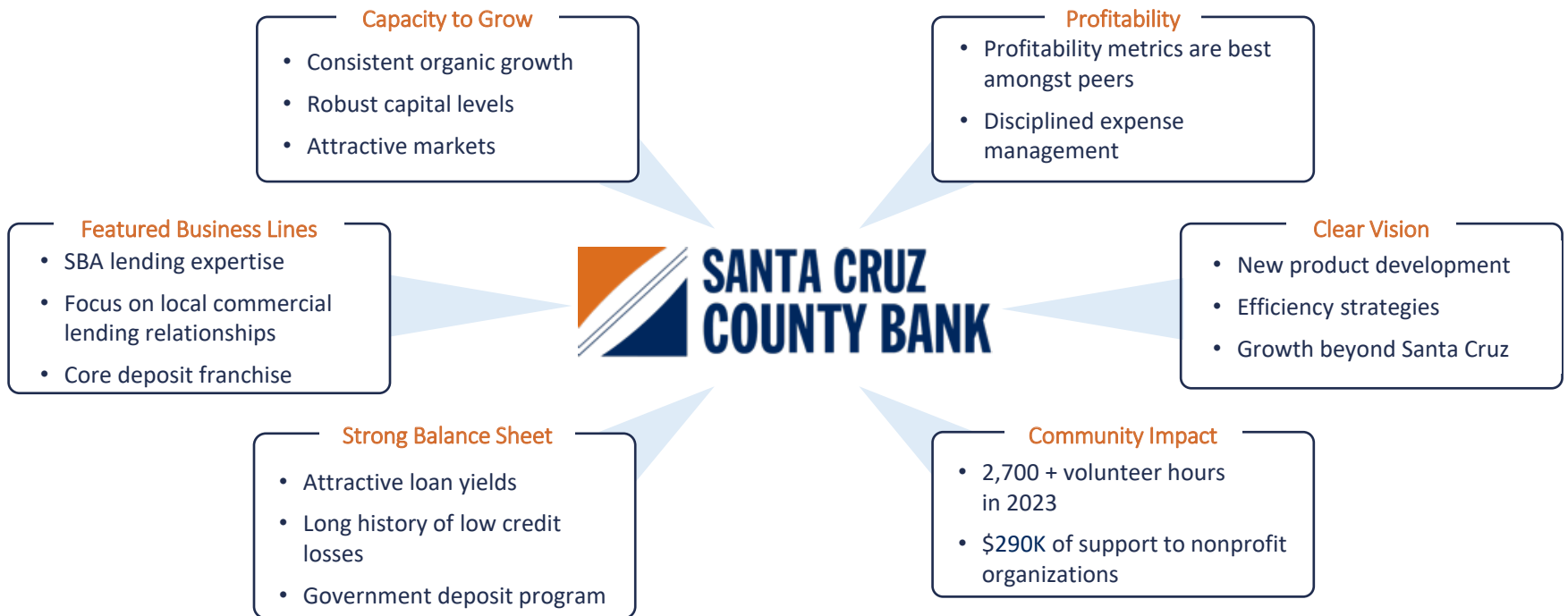
BEST BANK SENTINEL & GOOD TIMES

Voted **Best Bank** for the 9th year by Santa Cruz County Sentinel readers and 12 years in a row by Good Times readers.



APPENDIX

HIGHLIGHTS



NON-GAAP RECONCILIATION

Tangible common equity to tangible assets (the "tangible common equity ratio") and tangible book value per share are non-U.S. GAAP financial measures derived from U.S. GAAP-based amounts. We calculate the tangible common equity ratio by excluding the balance of intangible assets from common stockholders' equity and dividing by tangible assets. We calculate tangible book value per share by dividing tangible common equity by common shares outstanding, as compared to book value per common share, which we calculate by dividing common stockholders' equity by common shares outstanding. We believe that this information is consistent with the treatment by bank regulatory agencies, which exclude intangible assets from the calculation of risk-based capital ratios. Accordingly, we believe that these non-U.S. GAAP financial measures provide information that is important to investors and that is useful in understanding our capital position and ratios. However, these non-U.S. GAAP financial measures are supplemental and are not a substitute for an analysis based on U.S. GAAP measures. As other companies may use different calculations for these measures, this presentation may not be comparable to other similarly titled measures reported by other companies. A reconciliation of the non-U.S. GAAP measure of tangible common equity ratio to the U.S. GAAP measure of common equity ratio and tangible book value per share to the U.S. GAAP measure of book value per share are set forth below.

<i>All dollars in thousands, except per share data</i>						As of March	As of June
	2019	2020	2021	2022	2023	31, 2024	30, 2024
Total Stockholders' Equity	\$151,098	\$168,486	\$186,090	\$197,676	\$230,036	\$238,089	\$246,224
Less: Intangible Assets	29,331	28,688	28,202	27,796	27,433	27,350	27,267
Tangible Common Equity	\$121,767	\$139,798	\$157,888	\$169,880	\$202,603	\$210,739	\$218,957
Total Assets	\$1,070,983	\$1,422,872	\$1,701,249	\$1,744,487	\$1,794,362	\$1,712,644	\$1,711,844
Less: Intangible Assets	29,331	28,688	28,202	27,796	27,433	27,350	27,267
Tangible Assets	\$1,041,652	\$1,394,184	\$1,673,047	\$1,716,691	\$1,766,929	\$1,685,294	\$1,684,577
Tangible Common Equity Ratio	11.7%	10.0%	9.4%	9.9%	11.5%	12.5%	13.0%
Basic Shares Outstanding	8,469,650	8,475,024	8,536,000	8,477,272	8,406,680	8,413,913	8,437,816
Book Value per Share	\$17.84	\$19.88	\$21.80	\$23.32	\$27.36	\$28.30	\$29.18
Less: Intangible Book Value per Share	3.46	3.39	3.30	3.28	3.26	3.25	3.23
Tangible Book Value per Share	\$14.38	\$16.50	\$18.50	\$20.04	\$24.10	\$25.05	\$25.95

NON-GAAP RECONCILIATION

Pre-tax, pre-provision net income is a non-U.S. GAAP financial measure derived from U.S. GAAP-based amounts. We calculate pre-tax, pre-provision net income by excluding income tax and provision for credit losses from net income. Management believes that the exclusion of such items from this financial measure provides useful information to gain an understanding of the operating results of our core business. This non-U.S. GAAP financial measure is supplemental and is not a substitute for an analysis based on U.S. GAAP measures. As companies may use different calculations for this measure, this presentation may not be comparable to other similarly titled measures reported by other companies. A calculation of the non-U.S. GAAP measure of pre-provision net income is set forth below.

<i>All dollars in thousands</i>	2019	2020	2021	2022	2023	For the Six Months Ended June 30, 2024
Net Income	\$12,275	\$17,550	\$21,274	\$30,944	\$35,150	\$17,540
Plus: Provision for Income Taxes	5,153	7,128	8,791	12,815	14,619	7,302
Plus: Provision for Loan Losses	450	2,816	6,858	1,592	1,413	(1,000)
Pre-Tax, Pre-Provision Net Income	\$17,878	\$27,494	\$36,923	\$45,351	\$51,182	\$23,842
Average Assets	\$784,586	\$1,294,813	\$1,610,478	\$1,756,075	\$1,744,178	\$1,714,580
PTPP Net Income / Avg. Assets	2.28%	2.12%	2.29%	2.58%	2.93%	1.39%
PTPP Net Income / Avg. Assets (Annualized)	2.28%	2.12%	2.29%	2.58%	2.93%	2.80%