



WEST COAST
COMMUNITY BANCORP

INVESTOR PRESENTATION

JANUARY 2025

DISCLAIMER

This investor presentation has been prepared by West Coast Community Bancorp (traded as "SCZC" on the OTCQX, the "Company"), and its wholly owned subsidiary, Santa Cruz County Bank, (the "Bank", or "SCCB"), 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 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 integration with 1st Capital Bancorp post-merger, achieving the targeted cost savings and synergies within expected time-frames or at all, retaining employees and customers and any impairment of assets acquired, including core deposit intangible assets and goodwill. In addition, 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 are 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 220 employees as of December 31, 2024



\$2.7 billion in assets as of December 31, 2024



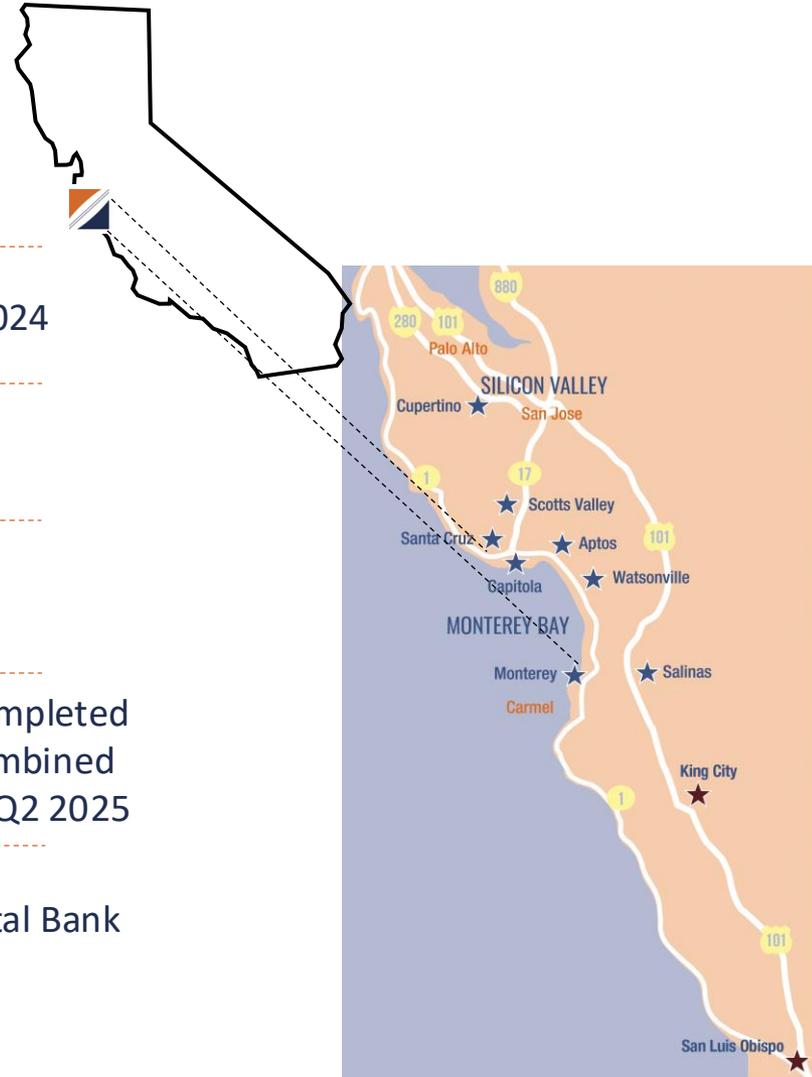
West Coast Community Bancorp was established as
SCCB's bank holding company in Q3 2023



Acquired 1st Capital Bank on October 1, 2024 and completed
the related system conversion in December 2024; combined
bank will rebrand as West Coast Community Bank in Q2 2025



Total of 10 branches post-consolidation with 1st Capital Bank



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



Shawn Lipman
EVP Chief Credit Officer



Maxwell Sinclair
EVP Chief Risk Officer



Shamara van der Voort
EVP Chief Operations Officer

Q4 2024 CONSOLIDATED FINANCIAL RESULTS

Balance Sheet Strength

\$2.680 Billion

Total Assets

\$2.045 Billion

Total Loans

\$2.310 Billion

Total Deposits

\$265 Million

Tangible Common Equity

Consistent Profitability

\$34.1 Million

Q4 Net Interest Income

\$3.8 Million

Q4 Net Income

\$14.0 Million

Q4 Non-GAAP Merger Adjusted Net Income

\$0.36 / \$1.32⁽¹⁾

Q4 Diluted Earnings Per Share / Q4 Merger Adjusted Diluted Earnings Per Share

Strong Earnings Metrics

0.57% / 2.08%⁽¹⁾

Q4 ROAA / Q4 Non-GAAP Merger Adjusted ROAA

5.72% / 20.94%⁽¹⁾

Q4 ROATCE / Q4 Non-GAAP Merger Adjusted ROTCE

5.38%

Q4 Net Interest Margin, Taxable Equivalent

61.62% / 43.05%⁽¹⁾

Q4 Efficiency Ratio / Q4 Merger Adjusted Efficiency Ratio

Healthy Credit Quality

0.02%

NPAs/Assets

0.03%

NPLs/Loans

1.55%

ACL/Gross Loans

0.00%

Annualized Q4 Net Charge-offs/Avg. Loans

(1) Non-GAAP measure. See Non-GAAP Reconciliation for reconciliation to GAAP financial measures at the end.

ATTRACTIVE MARKETS

County	# of Branches	Deposit Market Share*	Population**	Median Household Income**
 <p>Santa Cruz County</p>	5	15.12%***	271K	\$106K
 <p>Monterey County</p>	3	7.93%***	439K	\$88K
 <p>San Luis Obispo County</p>	1	0.63%	282K	\$93K
 <p>Santa Clara County</p>	1	0.06%	1.9M	\$155K

*Per FDIC data as of June 30, 2024
 **U.S. Census Bureau data 2020-2023
 ***Combined post-merger market share



FINANCIAL HIGHLIGHTS

SOLID LIQUIDITY POSITION

(\$ in 000s)

As of December 31, 2024

	<u>As of</u>	
	<u>12/31/2024</u>	<u>9/30/2024</u>
Cash and due from banks	\$ 85,007	\$ 134,446
Unencumbered AFS securities	302,386	126,086
Total on-balance-sheet liquidity	387,393	260,532
Line of credit from the Federal Home Loan Bank of San Francisco-collateralized	645,716	471,558
Line of credit from the Federal Reserve Bank of San Francisco-collateralized	322,258	251,634
Lines at correspondent banks-unsecured	95,000	95,000
Total external contingency liquidity capacity	1,062,974	818,192
Less: overnight borrowings	--	--
Net available liquidity sources	\$ 1,450,367	\$ 1,078,724

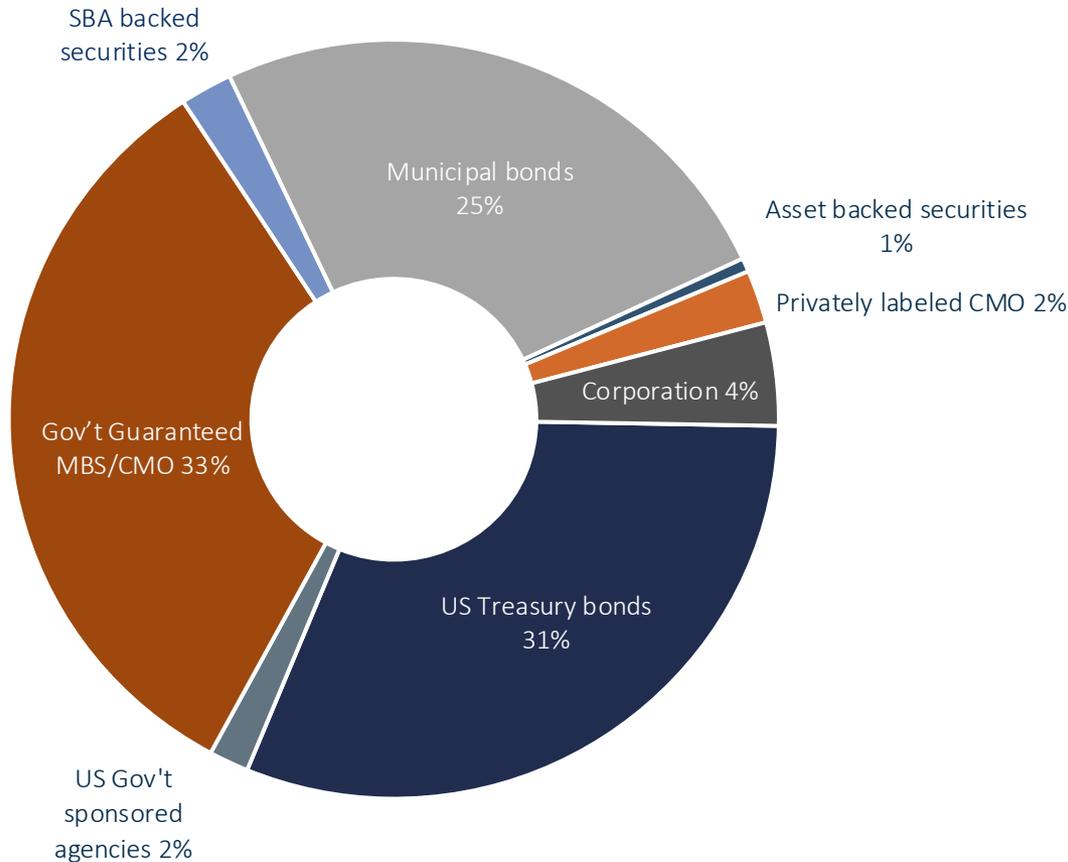
Strong on-balance-sheet liquidity position coupled with available external contingency liquidity capacity of \$1.45 billion

Net liquidity: 54% of total assets

Coverage ratio on uninsured deposits of 131%

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

INVESTMENT PORTFOLIO COMPOSITION



As of December 31, 2024

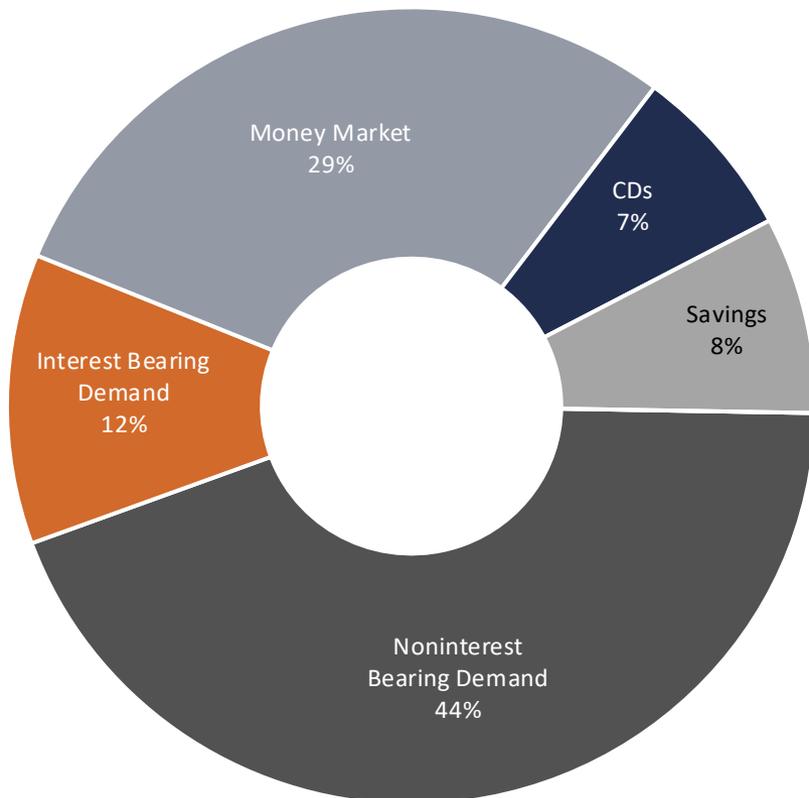
Chart includes available-for-sale (AFS) securities at market value and held-to-maturity securities at amortized cost.

Modified duration of 4.4 years.

98% of the carrying value of investment securities classified as AFS.

HTM securities totaled \$7.2mm.

ATTRACTIVE DEPOSIT MIX



As of December 31, 2024

Top 10 deposit relationships (excluding government agency deposits that are fully collateralized) represent approximately 13% of total deposits.

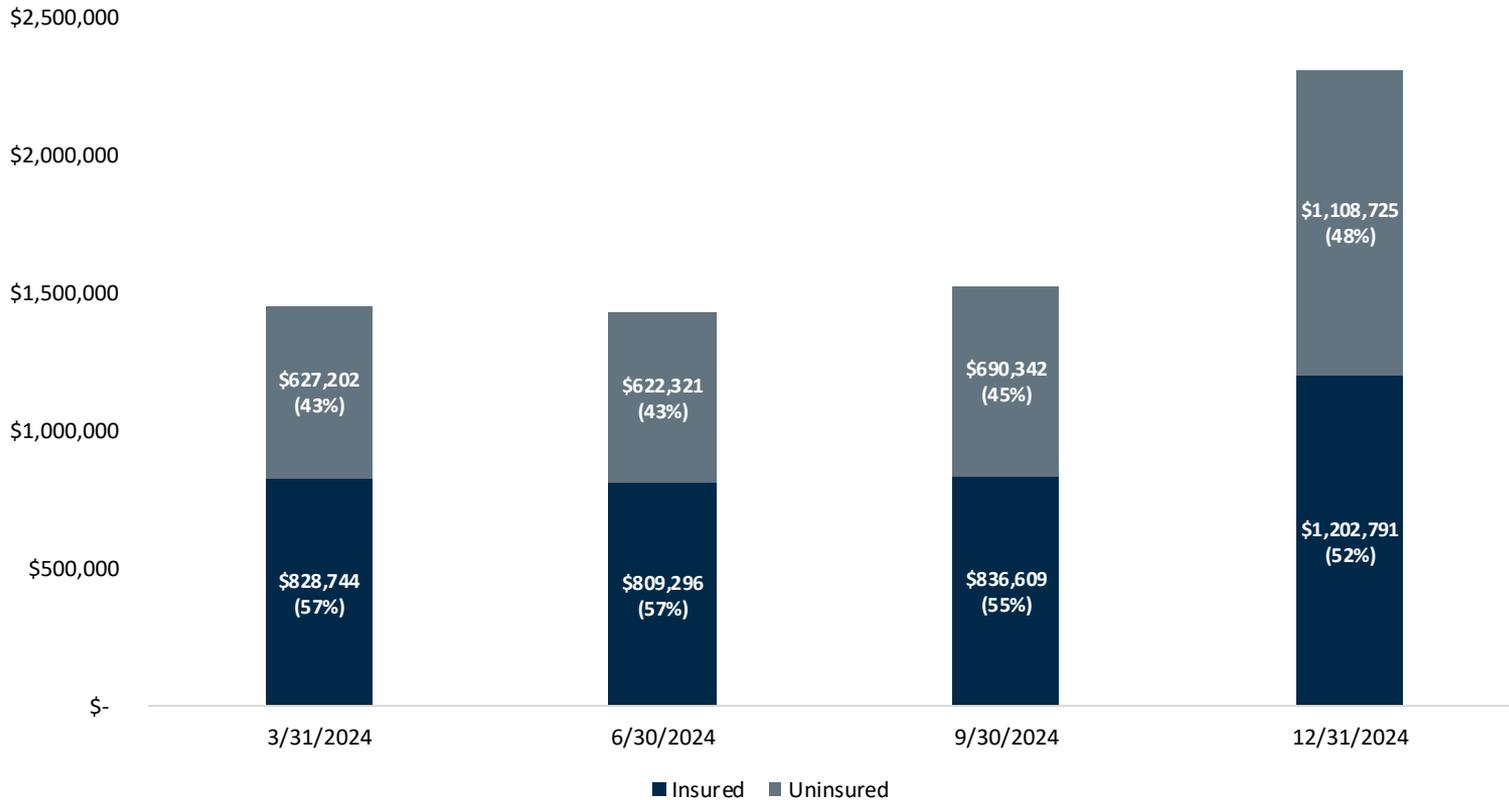
Growth opportunities include:

- Expanded Central Coast presence
- Silicon Valley / Bay Area
- Local municipalities

New treasury products and dedicated team provide additional opportunity.

DEPOSIT CHARACTERISTICS

(\$ in 000s)



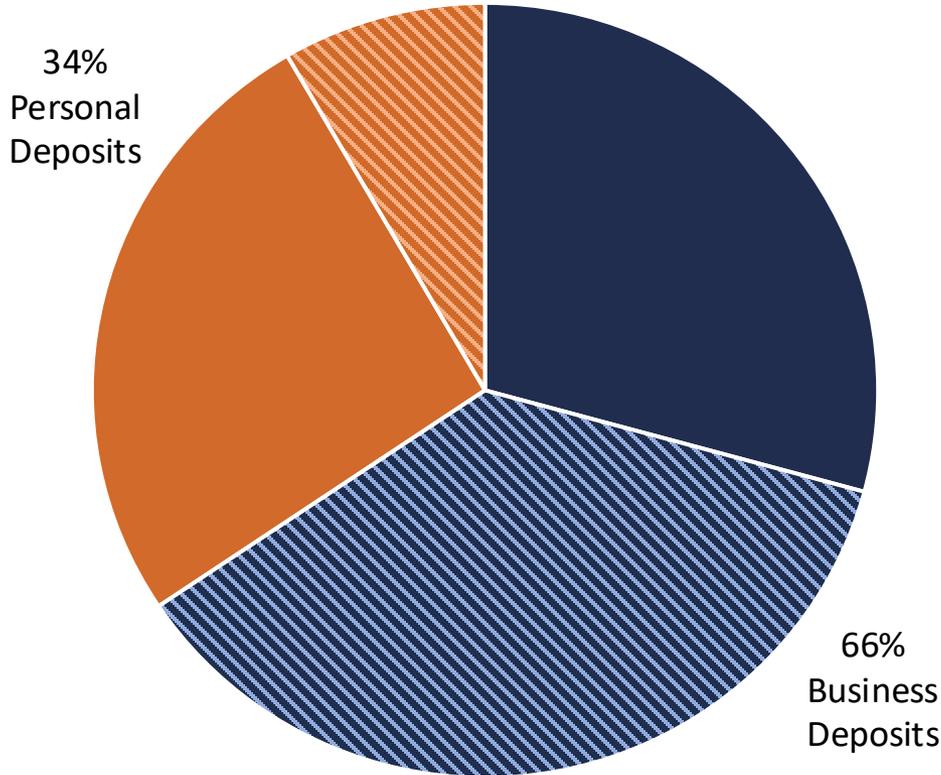
Insured deposits includes fully collateralized balances.

IntraFi reciprocal deposit network products maximize depositors' FDIC insurance protection.

Increase in Q4 2024 reflected deposits from 1st Capital Bank merger.

STRONG DEPOSIT FRANCHISE

Granular Deposit Account Composition (\$ in 000s)



As of December 31, 2024

Total Personal Deposits	\$	794,990
# of Accounts		15,423
Average Balance Per Account	\$	52
Total Business Deposits	\$	1,515,493
# of Accounts		8,749
Average Balance Per Account	\$	173

- Business - Interest Bearing
- Business - Non-Interest Bearing
- Personal - Interest Bearing
- Personal - Non-Interest Bearing

EXCEPTIONAL CREDIT CULTURE

Nonperforming Loans Including Deferred Loan Fees and Costs

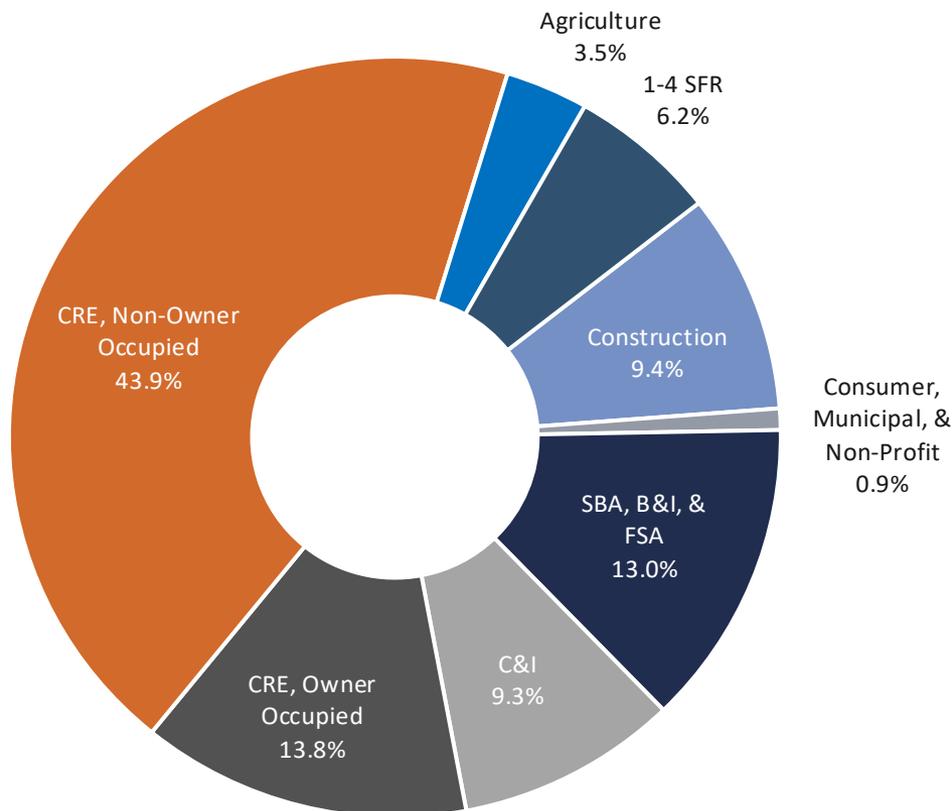
As of December 31, 2024

(\$000)	2019	2020	2021	2022	2023	2024Q1	2024Q2	2024Q3	2024Q4
Nonaccrual Loans									
1-4 Family	\$0	\$0	\$0	\$808	\$0	\$0	\$0	\$0	\$554
CRE & Multifamily	0	0	0	0	6,526	0	0	2,404	0
Construction	0	0	0	990	0	0	0	0	0
Consumer	0	31	61	0	0	25	0	0	0
Commercial	0	0	251	1,363	0	65	0	0	64
Other	0	0	69	0	0	0	0	0	0
Total Nonaccrual	\$0	\$31	\$381	\$3,161	\$6,526	\$90	\$0	\$2,404	\$618
Accruing Restructured Loans	\$0	\$0	\$0	\$26	\$320	\$293	\$266	\$238	\$10,367
Loan Loss Reserve	\$10,296	\$13,021	\$19,978	\$21,444	\$23,943	\$23,043	\$22,999	\$23,099	\$31,622

Nonperforming loans to total loans of 0.03%.

Three 1-4 family loans totaling \$554 thousand and two commercial loans totaling \$64 thousand were placed on nonaccrual status during Q4 2024.

LOANS BY TYPE



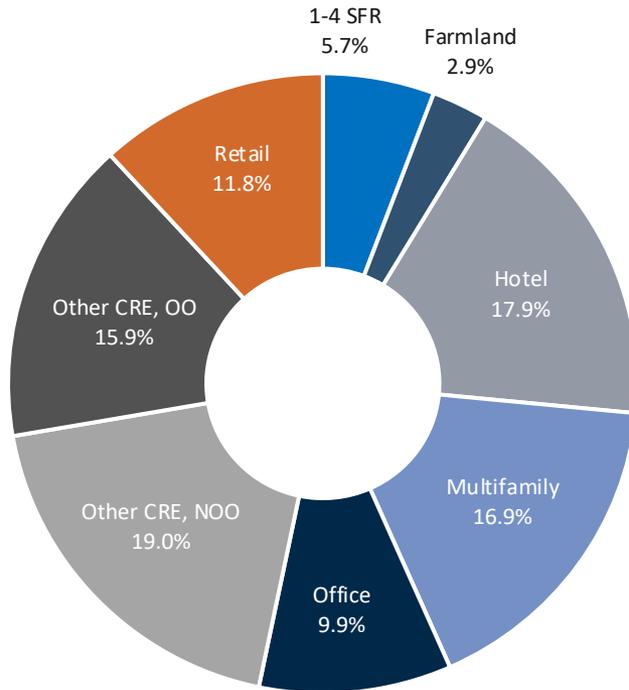
Outstanding Loans as of December 31, 2024

Q4 2024 loan yield of 7.44%, up 42 bps from 7.02% in Q3 2024.

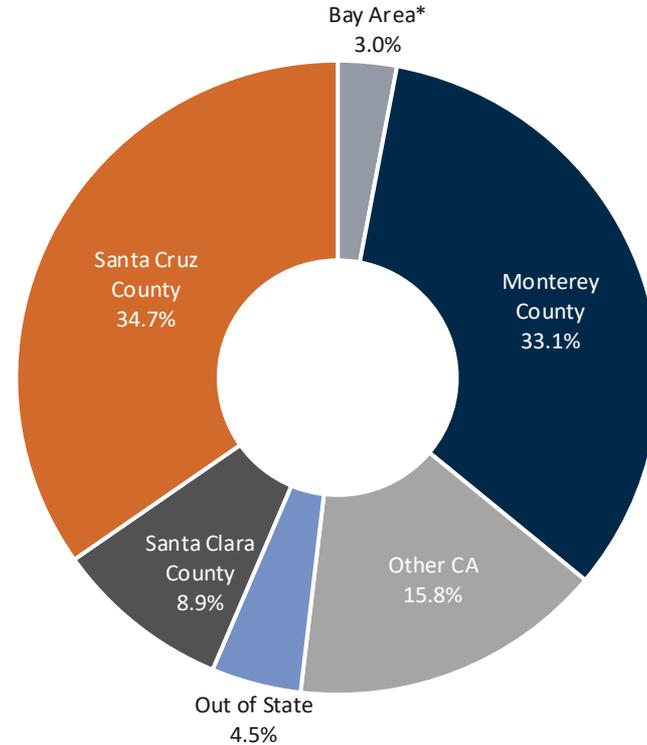
Increase was driven by post-merger accretion of purchase discount on acquired loans, partially offset by 100 basis points of cumulative Prime rate decreases during Q4 2024.

*SBA, USDA Business and Industry, and Farm Service Agency related loan products are reported in their own category, which includes SBA 504 real estate secured loans. All other loans are categorized primarily based on CALL code.

REAL ESTATE LOAN DETAIL



Total Weighted Average LTV: 47% based on the most recently available appraisal data.



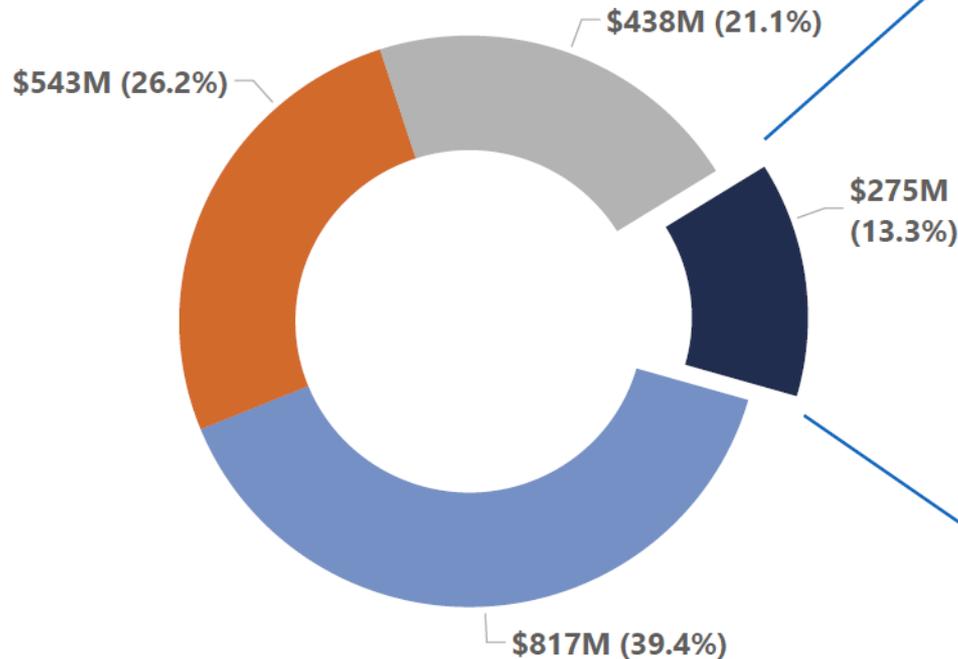
*Alameda, San Francisco, San Mateo, Contra Costa, Sonoma, Solano, Napa and Marin counties

Total Real Estate Loans as of December 31, 2024

FIXED VS. VARIABLE RATE LOANS AND REPRICING

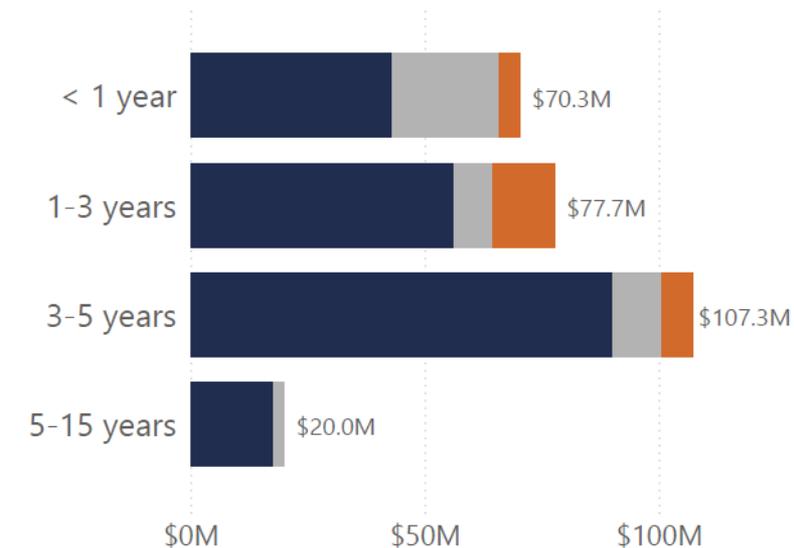
Interest Rate Structure as of 12/31/2024

● At Floor¹ ● Floating/Instant² ● Fixed Rate³ ● Adjustable Rate



Adjustable Rate Repricing Frequency

● CRE ● Other Loans ● SBA RE



1) Of the loans at their floor rate, 89% will remain at the floor for over 12 months

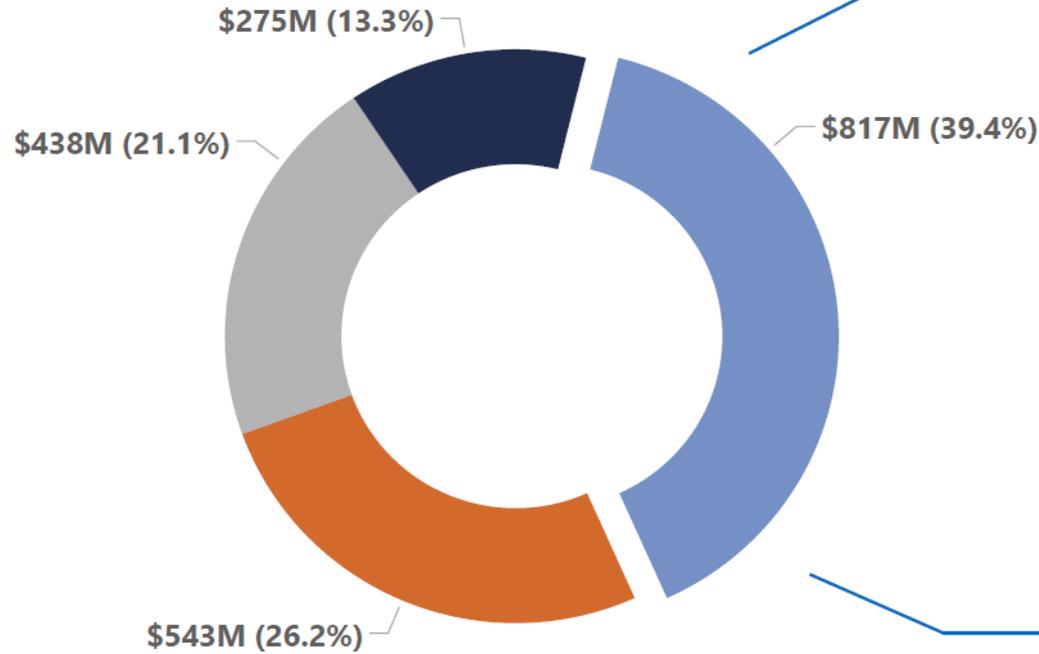
2) Floating/Instant: WSJ Prime and SOFR based loans that reprice instantly or monthly based on their respective index.

3) 90% of fixed rate loans have maturities beyond 12 months

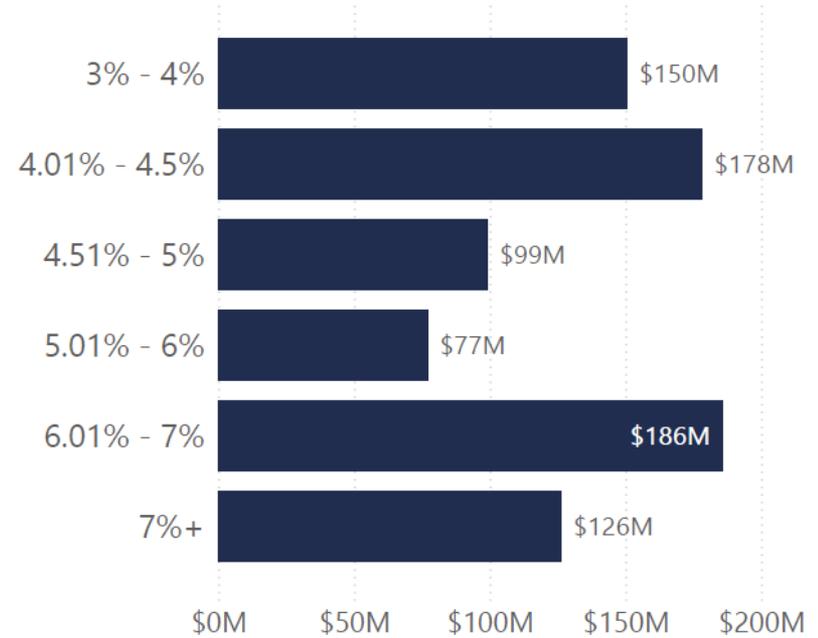
FIXED VS. VARIABLE RATE LOANS AND REPRICING

Interest Rate Structure as of 12/31/2024

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



Interest Rate of Loans at the Floor



UPCOMING CRE INTEREST RATE REPRICING

Scheduled Interest Rate Repricing Through 12/31/2026

Non Owner Occupied CRE, Non-SBA

Total Loans to Reprice
\$122.48M

% of Total NOO CRE
15.5%

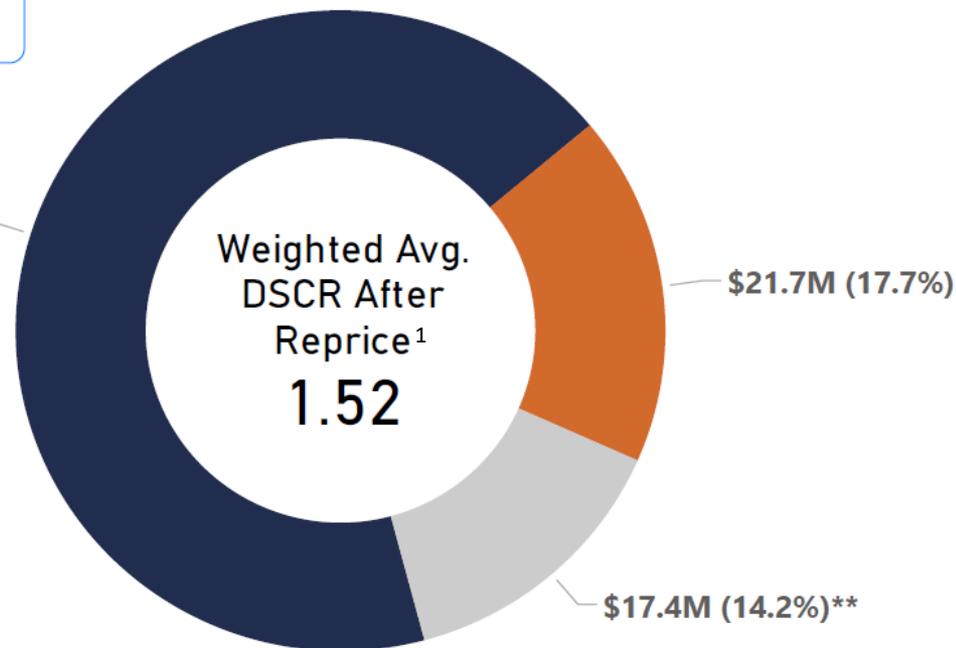
Avg. Rate Change
2.99%

Current Weighted Avg. DSCR¹
1.98

Debt Service After Reprice* **\$83.4M (68.1%)**

- DSCR > 1.20
- DSCR 1.00-1.20
- DSCR < 1.00

¹ Based on borrowers' most recent available net operating income data.

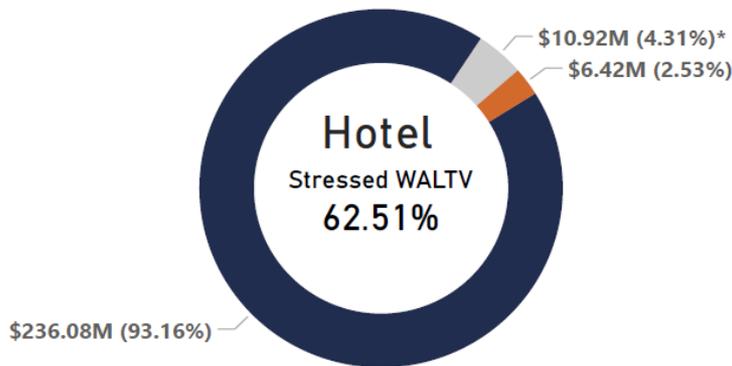


*Using index rates as of 12/31/2024.

**Regularly monitored by Credit Admin. All loans with a projected DSCR < 1 are supported by guarantors, either through global cash flow, liquidity, or other outside equity.

NON-OWNER-OCCUPIED CRE LOANS

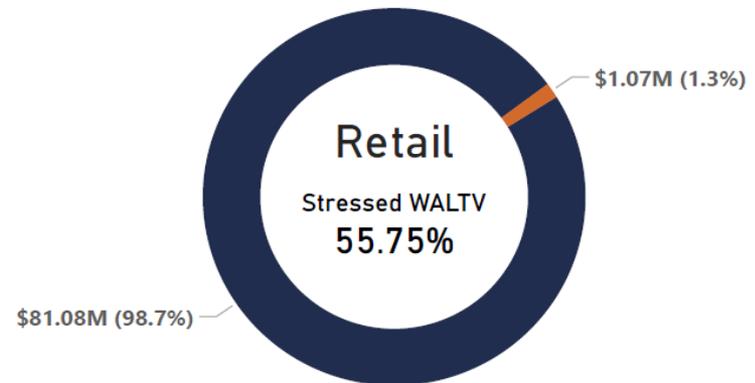
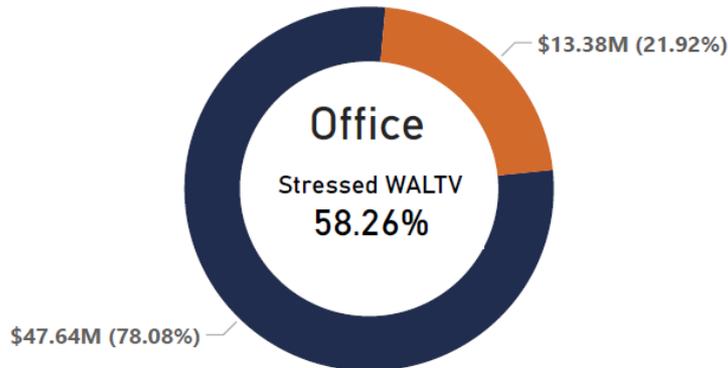
25% Decline in NOO CRE Collateral Value Stress



Stressed LTV

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

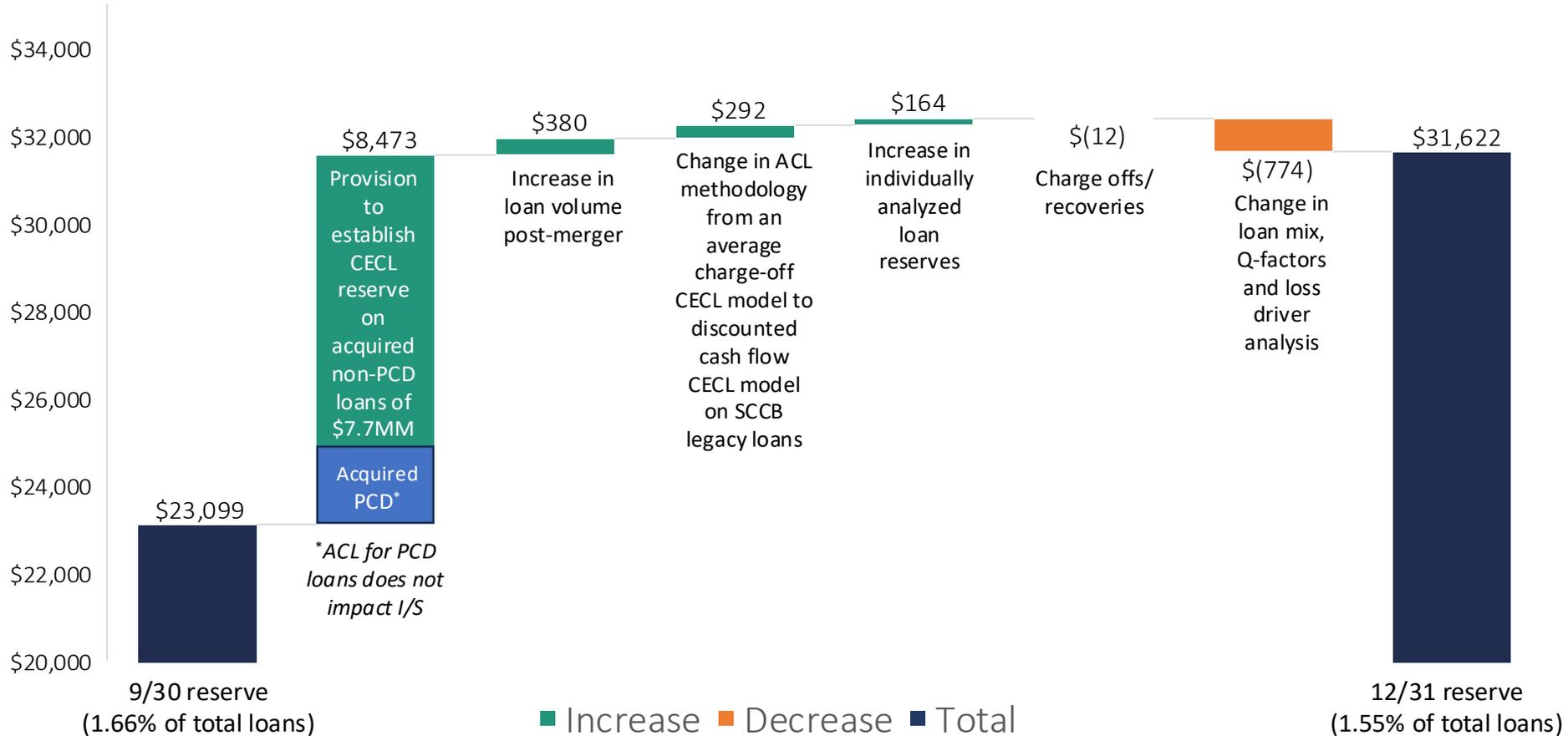
*The loan with a stressed LTV > 90% is a newly opened hotel in the stabilization period. Upon stabilization, the stressed LTV would be 83% using the 2023 appraised value. The borrower is maintaining a year's worth of payments in deposits until stabilization is met and the loan is further supported by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



Outstanding NOO CRE Loans as of December 31, 2024

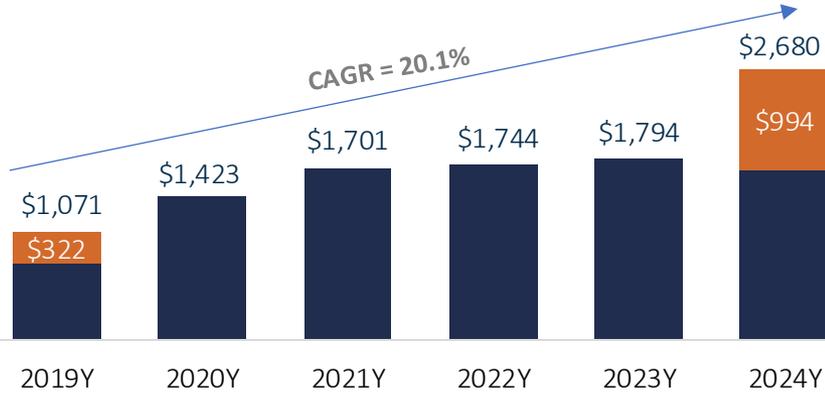
CHANGES IN THE CREDIT RESERVE

Q4 Changes in the ACL (\$ in Thousands)

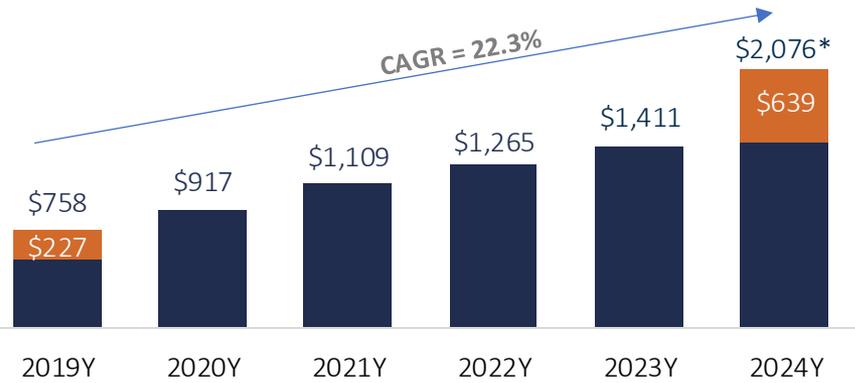


CONSISTENT BALANCE SHEET GROWTH

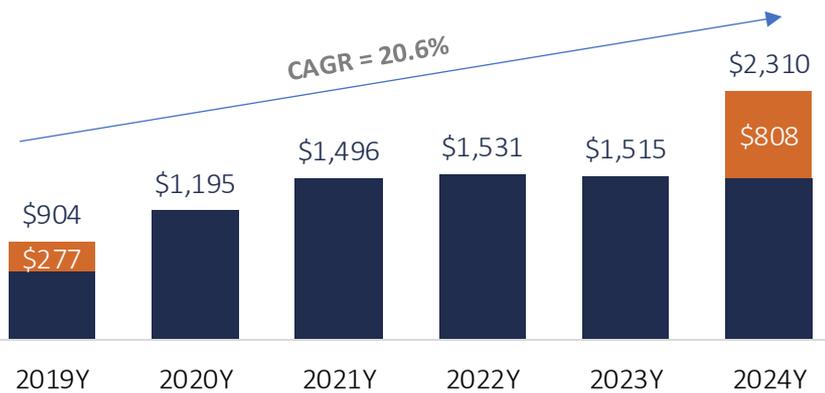
Total Assets (\$MM)



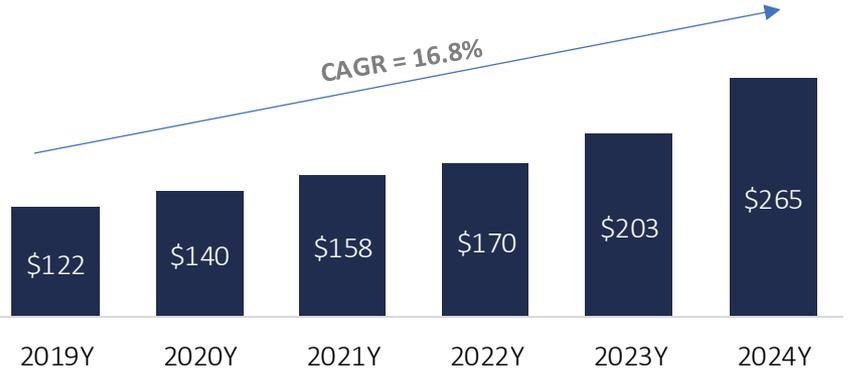
Gross Loans Excl. PPP & Purchase Discounts



Total Deposits (\$MM)



Tangible Common Equity (\$MM)



Denotes acquisition through bank merger
 * Gross of purchase discount of \$31.4 million

STRONG PROFITABILITY

Net Income (\$MM)



 Net Income Excluding Merger Expense
 Net Income
—●— ROAA
- - -●- - - ROAA Excluding Merger Expense ⁽¹⁾

Diluted Earnings per Share (EPS)



Diluted EPS
 Diluted EPS Excluding Merger Expense (1)

Net Interest Income* (\$MM)



Net Interest Income
 —●— NIM

Noninterest Expense (\$MM)



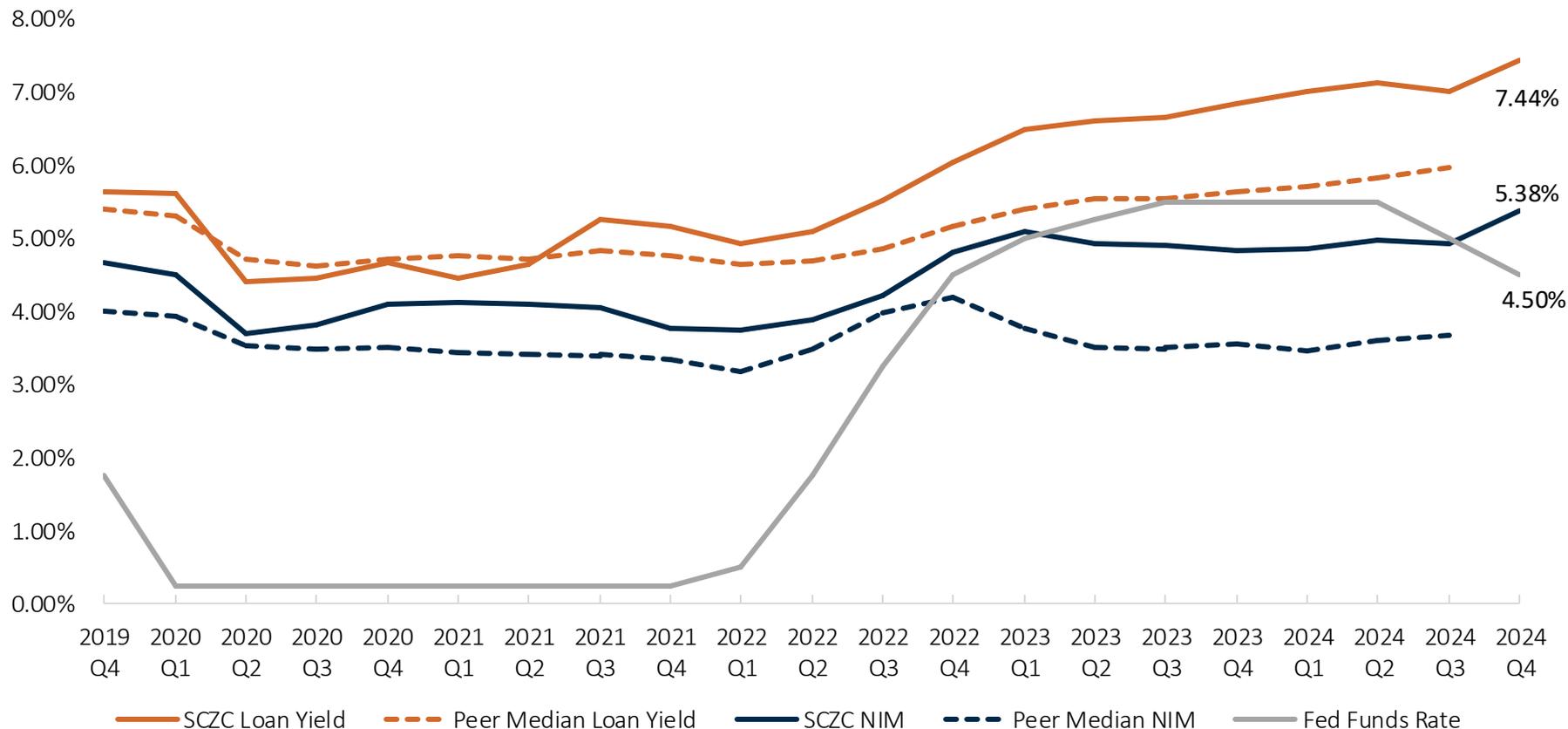
Noninterest Expense
—●— Efficiency Ratio
- - -●- - - Efficiency Ratio Excluding Merger Expense ⁽¹⁾

*Net interest margin is adjusted for tax equivalent basis.

(1) Non-GAAP measure. See Non-GAAP Reconciliation for reconciliation to GAAP financial measures at the end.

DISCIPLINED PRICING DRIVES NIM AND LOAN YIELDS

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



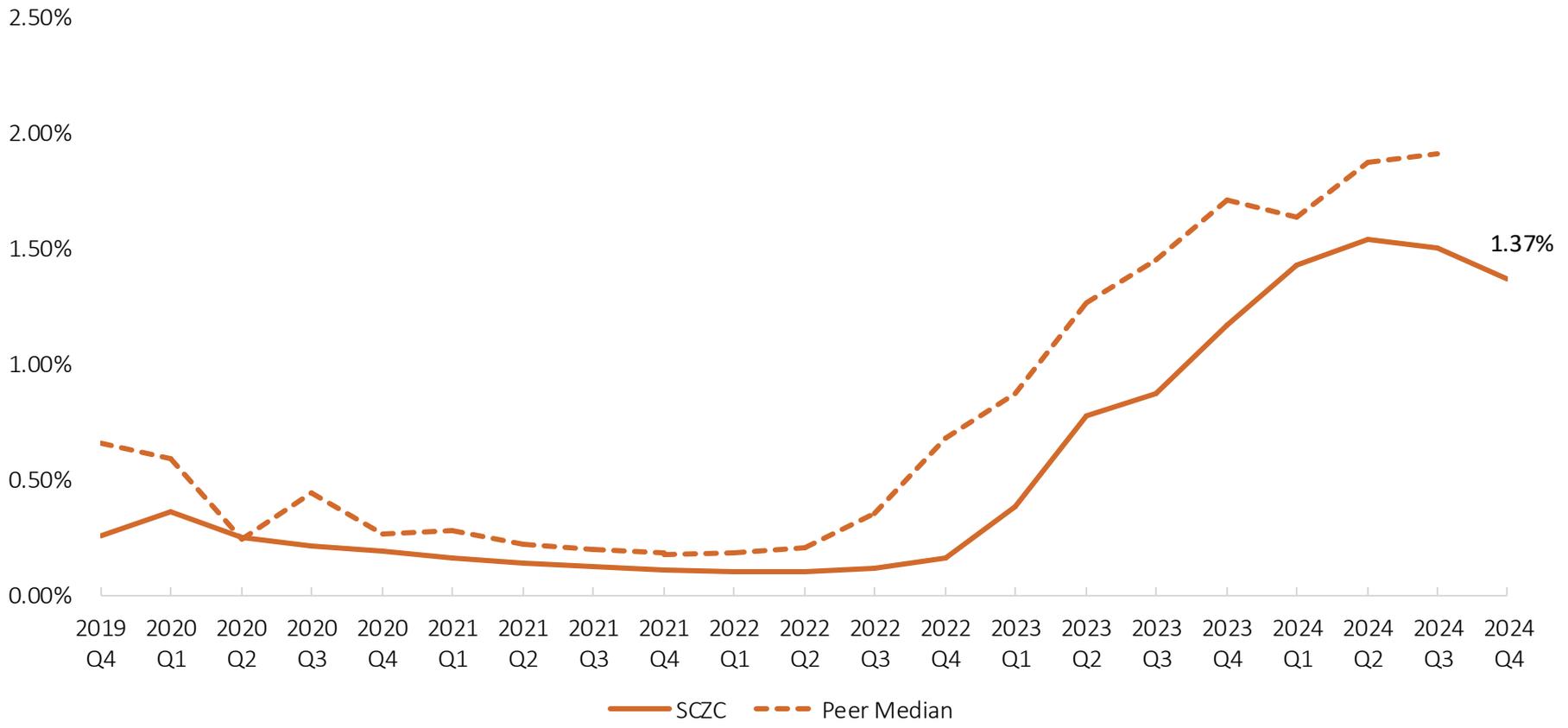
Peers include all publicly listed banks headquartered in California with total assets \$1 billion to \$5 billion as of 9/30/24.



*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 9/30/24.

ROBUST CAPITAL POSITION EVEN POST-MERGER

TCE Ratio



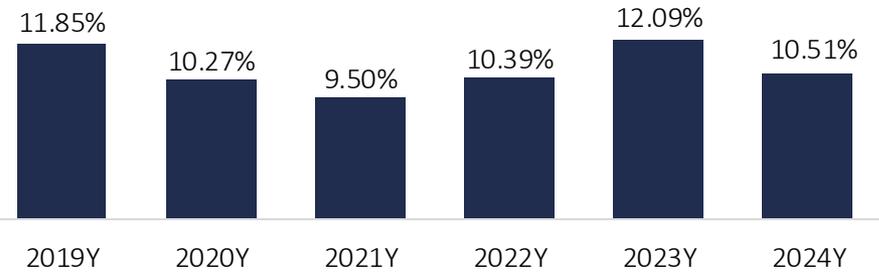
Tier 1 Ratio



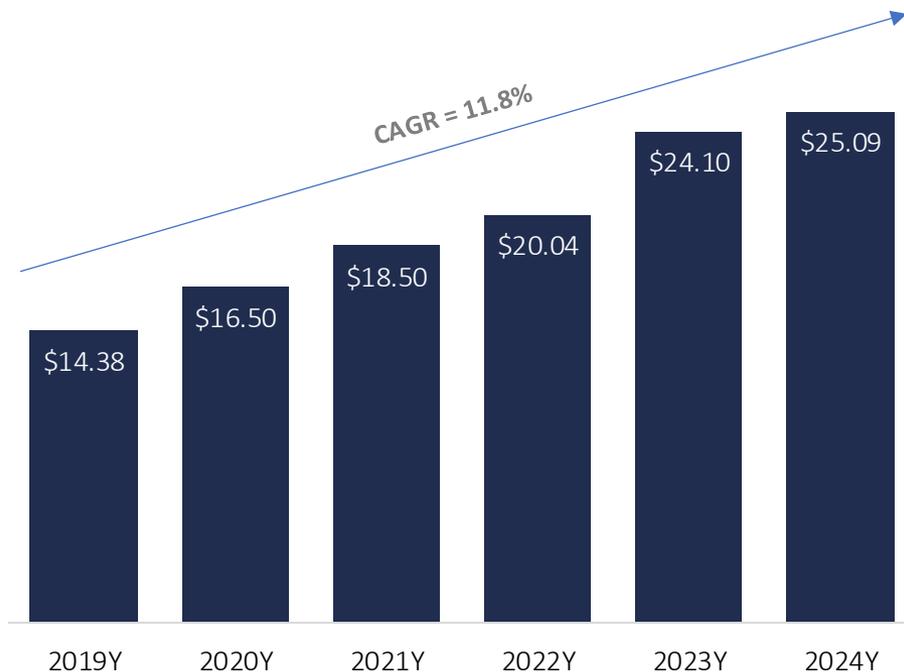
Total Capital Ratio



Leverage Ratio



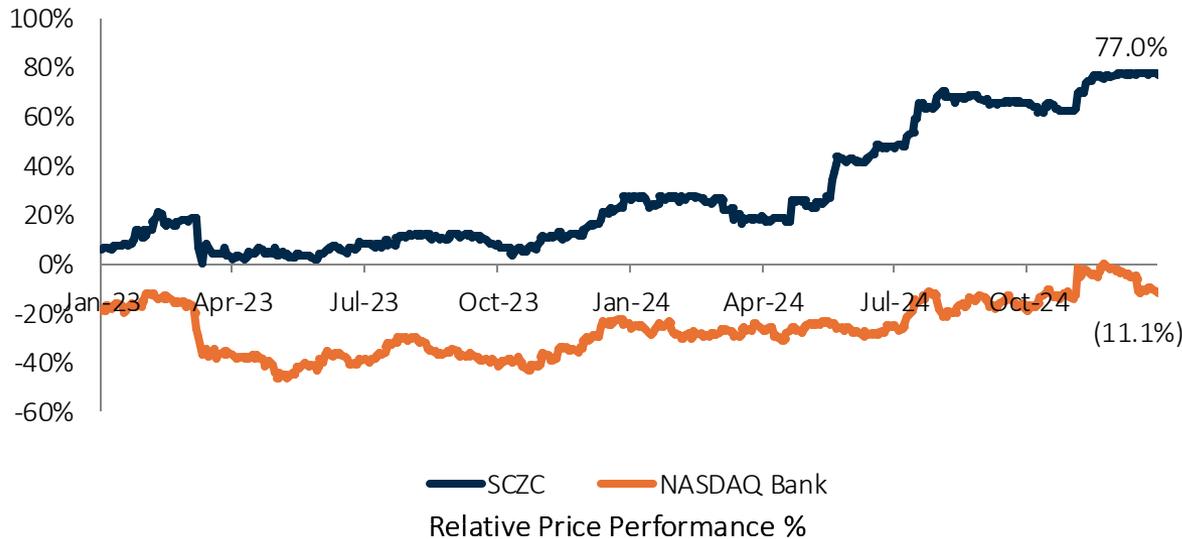
TANGIBLE BOOK VALUE PER SHARE CONTINUES TO TREND UP



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

Nearly 2,300 Hours of Community Service in 2024 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 nonprofits, 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 that supports activities to enhance 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.



United Way of Monterey County
Stuff the Bus



Little Wharf 3-Miler
Team SCCB Event



Girls Inc. of the Central Coast
Gratitude Gala

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 among 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 and Q1, Q2 and Q3 2024.



BAUER FINANCIAL, INC

Rated 5-Star Superior, highest ranking, for 2023 and Q1, Q2 and Q3 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 11th of 118 California banks for overall financial performance for the period ended Q3 2024. Prior 2024 rankings were 10th of 120 banks in Q2 and 9th of 121 banks for Q1.



THE FINDLEY REPORTS INC.

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

RANKINGS AND RECOGNITION

Local

BE THE
DIFFERENCE
AWARD



2024 LEGACY AWARD

Volunteer Center of Santa Cruz County recognized the Bank for 20 years of community giving and service.



BEST BANK READERS' CHOICE AWARDS

Voted **Best Bank** by the readers of the Santa Cruz County Sentinel (9 consecutive years), Good Times (12 consecutive years), Press Banner and The Pajaronian.



TOP 20 BANKS
IN SILICON VALLEY

Silicon Valley Business Journal

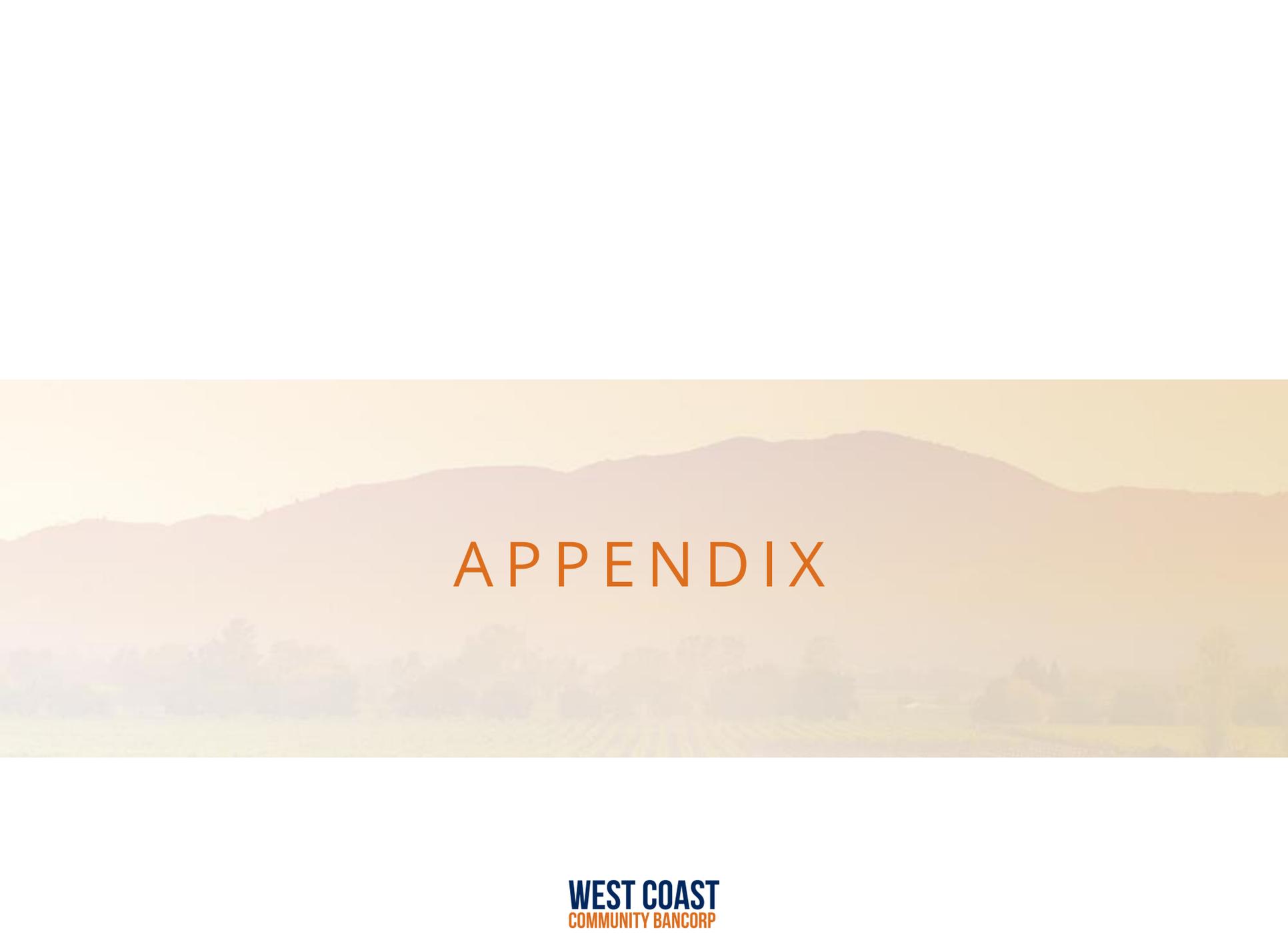
SILICON VALLEY BUSINESS JOURNAL

Ranked 13th among Top 20 Banks for deposits in Silicon Valley for the period October 1, 2023, to September 30, 2024.



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.



APPENDIX

MERGER PURCHASE PRICE ALLOCATION

(\$ in 000s)

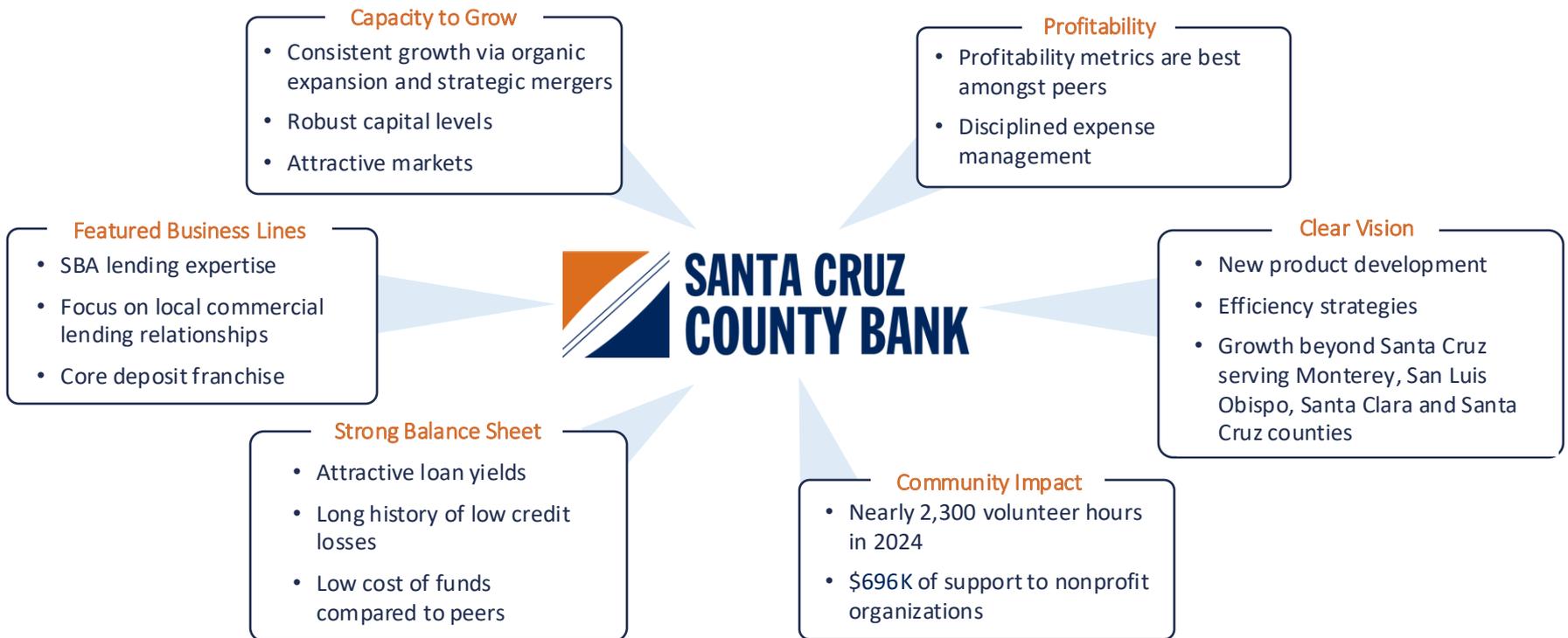
Purchase price			\$	80,794
Assets acquired:		Starting Book Value	Marks/Adjustments	Fair Value
Cash and cash equivalents	\$	43,116	\$ -	43,116
Investment securities		260,043	(1,710)	258,333
Loans		634,939	(31,878)	603,061
Core deposit intangible		-	27,700	27,700
Other assets		46,186	1,596	47,782
Total assets acquired				<u>979,992</u>
Total liabilities assumed:				
Deposits	\$	893,314	\$ (99)	893,215
Subordinated debt		14,870	(3,349)	11,521
Other		7,827	927	8,754
Total liabilities assumed				<u>913,490</u>
Net assets acquired at fair value				<u>66,502</u>
Goodwill from 1 st Capital merger				<u><u>\$ 14,292</u></u>

MERGER BALANCE SHEET

(\$ in 000s)

	West Coast Community Bancorp 09/30/24	1 st Capital Bancorp 09/30/24	Total Adjustments	Pro Forma Combined
Cash and cash equivalents	\$ 134,446	\$ 43,116	\$ (6)	\$ 177,556
Total investment securities	205,827	260,043	(1,710)	464,160
Loans held-for-sale	24,154	-	-	24,154
Loans held-for-investment	1,370,353	639,095	(34,878)	1,974,570
Allowance for credit losses on loans	(23,099)	(4,156)	3,000	(24,255)
Loans held-for-investment, net of allowance	1,347,254	634,939	(31,878)	1,950,315
Goodwill	25,762	-	14,292	40,054
Core deposit intangibles	1,423	-	27,700	29,123
Other assets	61,926	46,186	1,596	109,708
Total assets	\$ 1,800,792	\$ 984,284	\$ 9,994	\$ 2,795,070
Non-time deposits	\$ 1,369,609	\$ 765,069	\$ -	\$ 2,134,678
Time deposits	157,342	128,245	(99)	285,488
Total deposits	1,526,951	893,314	(99)	2,420,166
Subordinated debt	-	14,870	(3,349)	11,521
Borrowings	-	-	-	-
Other liabilities	17,160	7,827	928	25,915
Total liabilities	1,544,111	916,011	(2,520)	2,457,602
Common stock	123,510	72,073	8,714	204,297
Retained earnings	138,725	21,082	(21,082)	138,725
Accumulated other comprehensive income	(5,554)	(24,882)	24,882	(5,554)
Total shareholders' equity	256,681	68,273	12,514	337,468
Total liabilities and shareholders' equity	\$ 1,800,792	\$ 984,284	\$ 9,994	\$ 2,795,070

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>						
	2019	2020	2021	2022	2023	2024
Total Stockholders' Equity	\$151,098	\$168,486	\$186,090	\$197,676	\$230,036	\$332,981
Less: Intangible Assets	29,331	28,688	28,202	27,796	27,433	68,105
Tangible Common Equity	\$121,767	\$139,798	\$157,888	\$169,880	\$202,603	\$264,876
Total Assets	\$1,070,983	\$1,422,872	\$1,701,249	\$1,744,487	\$1,794,362	\$2,680,428
Less: Intangible Assets	29,331	28,688	28,202	27,796	27,433	68,105
Tangible Assets	\$1,041,652	\$1,394,184	\$1,673,047	\$1,716,691	\$1,766,929	\$2,612,323
Tangible Common Equity Ratio	11.7%	10.0%	9.4%	9.9%	11.5%	10.1%
Basic Shares Outstanding	8,469,650	8,475,024	8,536,000	8,477,272	8,406,680	10,556,467
Book Value per Share	\$17.84	\$19.88	\$21.80	\$23.32	\$27.36	\$31.54
Less: Intangible Book Value per Share	3.46	3.39	3.30	3.28	3.26	6.45
Tangible Book Value per Share	\$14.38	\$16.50	\$18.50	\$20.04	\$24.10	\$25.09

NON-GAAP RECONCILIATION (CONTINUED)

All dollars in thousands, except per share data

	Q4 2024
QTD Net income	\$3,840
Add: Day 1 provision for credit losses on acquired non-PCD loans	7,667
Add: Net loss on sale of Monterey branch facility	509
Add: Merger expense - non-deductible	97
Add: Merger expense - deductible	6,180
Adjusted non-core items	14,453
Tax effected non-core items	10,209
Adjusted non-GAAP net income	<u>\$14,049</u>
QTD Average assets	\$2,693,214
QTD Average tangible common equity	\$266,903
QTD Diluted weighted average shares outstanding	10,614,204
Adjusted non-GAAP ROAA	2.08%
Adjusted non-GAAP ROTCE	20.94%
Adjusted diluted earnings per share (non-GAAP)	\$1.32

All dollars in thousands, except per share data

	Q4 2024
QTD Net interest income reported per GAAP	<u>\$34,076</u>
QTD Non-interest expense reported per GAAP	\$21,559
Less: Merger expense - non-deductible	97
Less: Merger expense - deductible	6,180
Adjusted non-interest expense (non-GAAP)	<u>\$15,282</u>
QTD Non-interest income reported per GAAP	\$911
Add: Net loss on sale of Monterey branch facility	509
Adjusted non-interest income (non-GAAP)	<u>\$1,420</u>
Adjusted non-GAAP efficiency ratio	43.05%