

WEST COAST
COMMUNITY BANCORP



INVESTOR
PRESENTATION

APRIL 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, West Coast Community Bank (formerly known as Santa Cruz County Bank) [the "Bank" or "WCCB"], 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 clients 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.

WEST COAST COMMUNITY BANK



Largest community bank headquartered in California's Central Coast region; founded in Santa Cruz in 2004



Approximately 209 employees as of March 31, 2025



\$2.7 billion in assets as of March 31, 2025



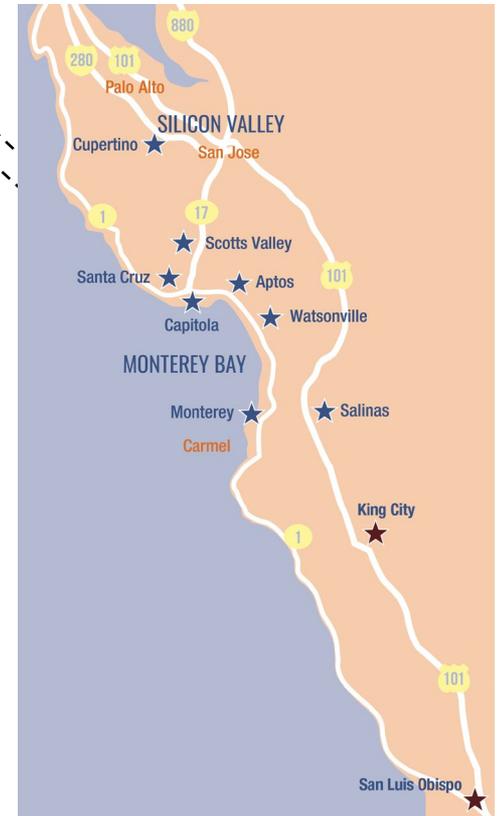
West Coast Community Bancorp was established as WCCB's bank holding company in Q3 2023



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



Matthew March
EVP Chief Information Officer

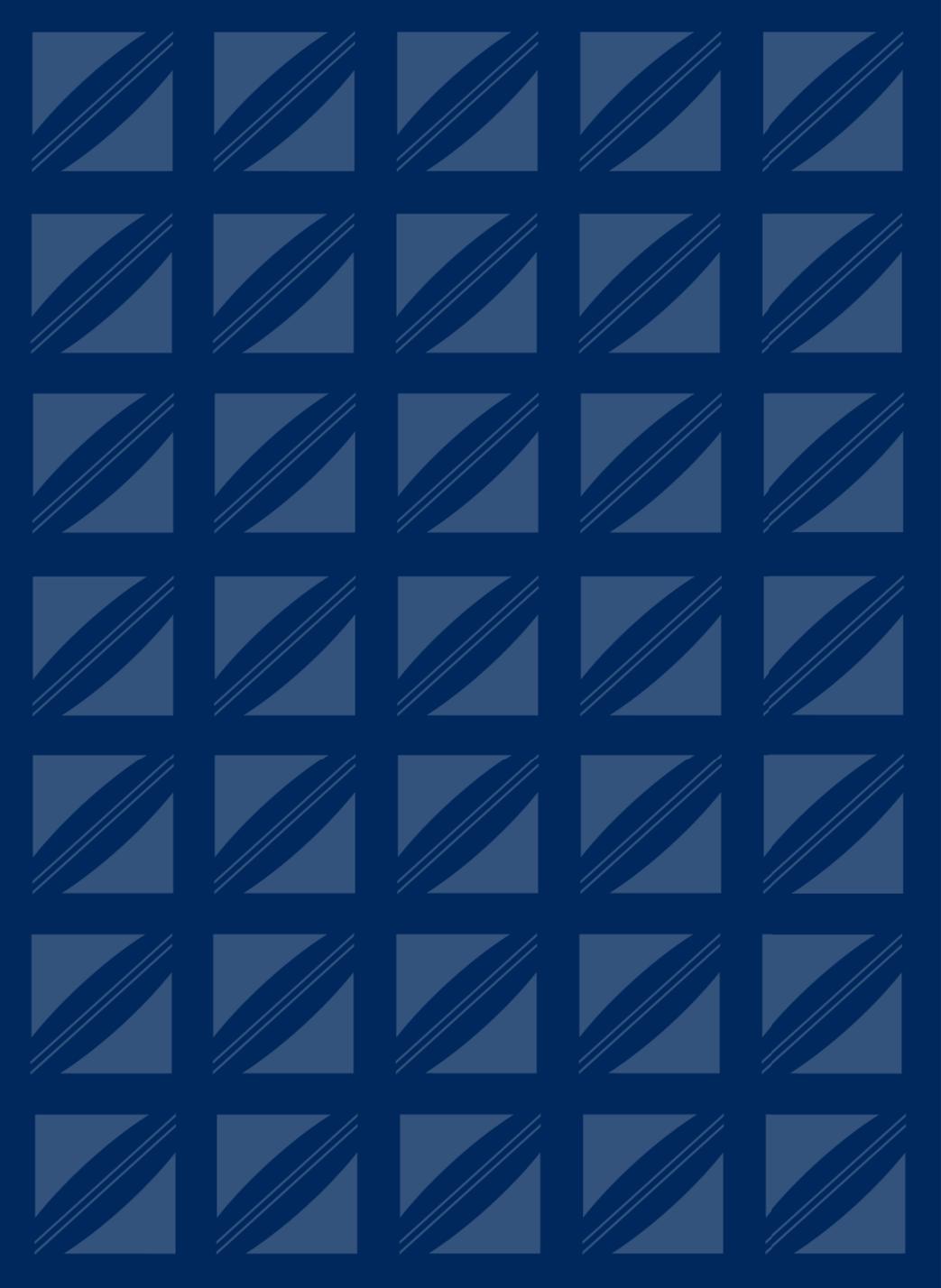


Maxwell Sinclair
EVP Chief Risk Officer

ATTRACTIVE MARKETS

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

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



FINANCIAL HIGHLIGHTS



WEST COAST
COMMUNITY BANCORP

Q1 2025 CONSOLIDATED FINANCIAL RESULTS

Balance Sheet Strength

\$2.658 Billion

Total Assets

\$2.105 Billion

Total Loans

\$2.256 Billion

Total Deposits

\$279 Million

Tangible Common Equity

Consistent Profitability

\$32.3 Million

Q1 Net Interest Income

\$11.7 Million

Q1 Net Income

\$12.0 Million⁽¹⁾

Q1 Non-GAAP Adjusted Net Income

\$1.10 / \$1.13⁽¹⁾

Q1 Diluted Earnings Per Share / Q1 Adjusted Diluted Earnings Per Share

Strong Earnings Metrics

1.78% / 1.84%⁽¹⁾

Q1 ROAA / Q1 Non-GAAP Adjusted ROAA

17.23% / 17.76%⁽¹⁾

Q1 ROATCE / Q1 Non-GAAP Adjusted ROTCE

5.29%

Q1 Net Interest Margin, Taxable Equivalent

46.48% / 45.38%⁽¹⁾

Q1 Efficiency Ratio / Q1 Adjusted Efficiency Ratio

Healthy Credit Quality

0.08%

NPAs/Assets

0.11%

NPLs/Loans

1.57%

ACL/Gross Loans

0.00%

Annualized Q1 Net Charge-offs/Avg. Loans

⁽¹⁾Non-GAAP measure excludes one-time merger expenses, as well as loss on sale of investment securities. See Non-GAAP Reconciliation for reconciliation to GAAP financial measures in the Appendices.

SOLID LIQUIDITY POSITION

(\$ in 000s)

As of March 31, 2025

	As of	
	<u>3/31/2025</u>	<u>12/31/2024</u>
Cash and due from banks	\$ 45,350	\$ 85,007
Unencumbered AFS securities	268,525	302,386
Total on-balance-sheet liquidity	313,875	387,393
Line of credit from the Federal Home Loan Bank of San Francisco-collateralized	639,607	645,716
Line of credit from the Federal Reserve Bank of San Francisco-collateralized	357,453	322,258
Lines at correspondent banks-unsecured	100,000	95,000
Total external contingency liquidity capacity	1,097,060	1,062,974
Less: short-term borrowings	(20,000)	-
Net available liquidity sources	\$ 1,390,935	\$ 1,450,367

Strong on-balance-sheet liquidity position coupled with available external contingency liquidity capacity of \$1.1 billion.

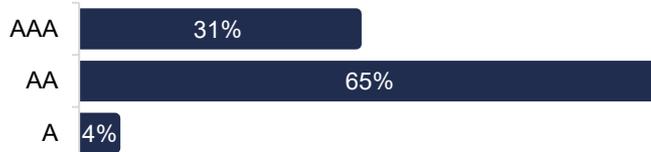
Net liquidity: 52% of total assets.

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

Municipal Bond Ratings



As of March 31, 2025

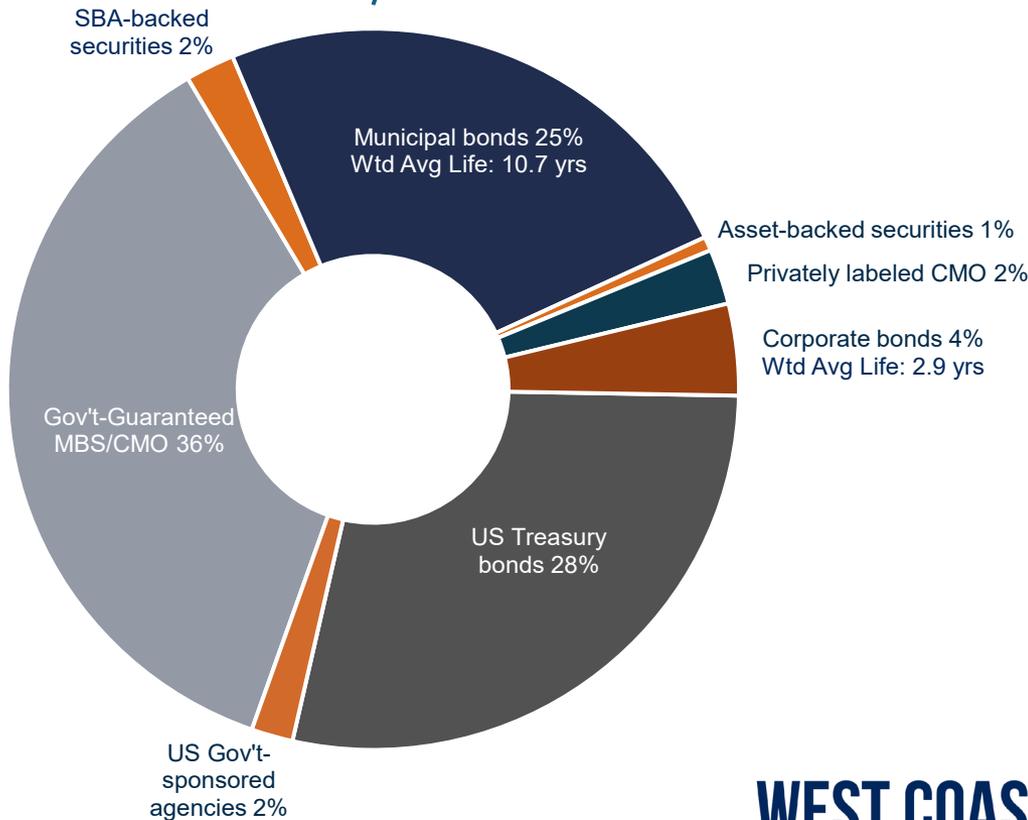


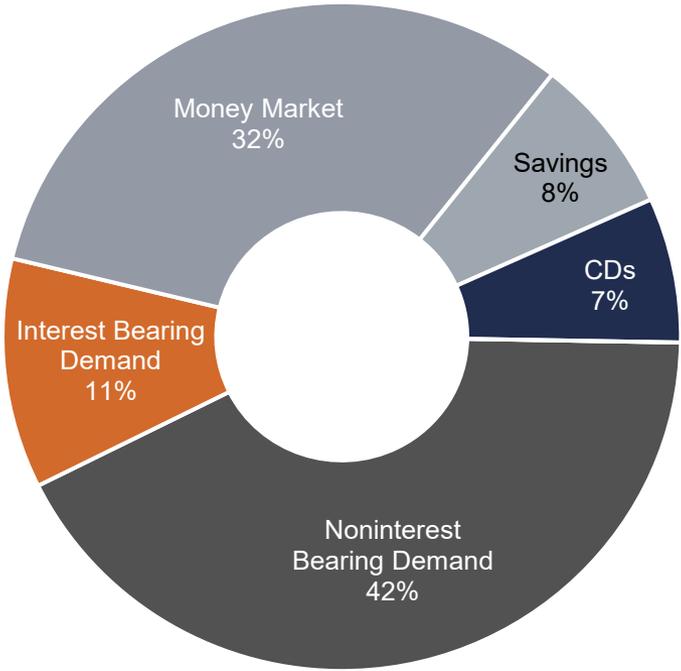
Chart includes available-for-sale (AFS) securities at market value and held-to-maturity (HTM) securities at amortized cost.

Modified duration of 4.5 years.

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

HTM securities totaled \$6.6 million.

ATTRACTIVE DEPOSIT MIX



As of March 31, 2025

Top 10 deposit relationships (excluding government agency deposits that are fully collateralized) represent approximately 11% of total deposits.

Growth opportunities include:

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

Q1 2025 Average Cost of Deposits	
Money Market	2.78%
Interest Bearing Demand	0.99%
Savings	0.78%
CDs	3.27%

Q1 2025 NEW DEPOSIT RELATIONSHIP GROWTH

302

Accounts Opened

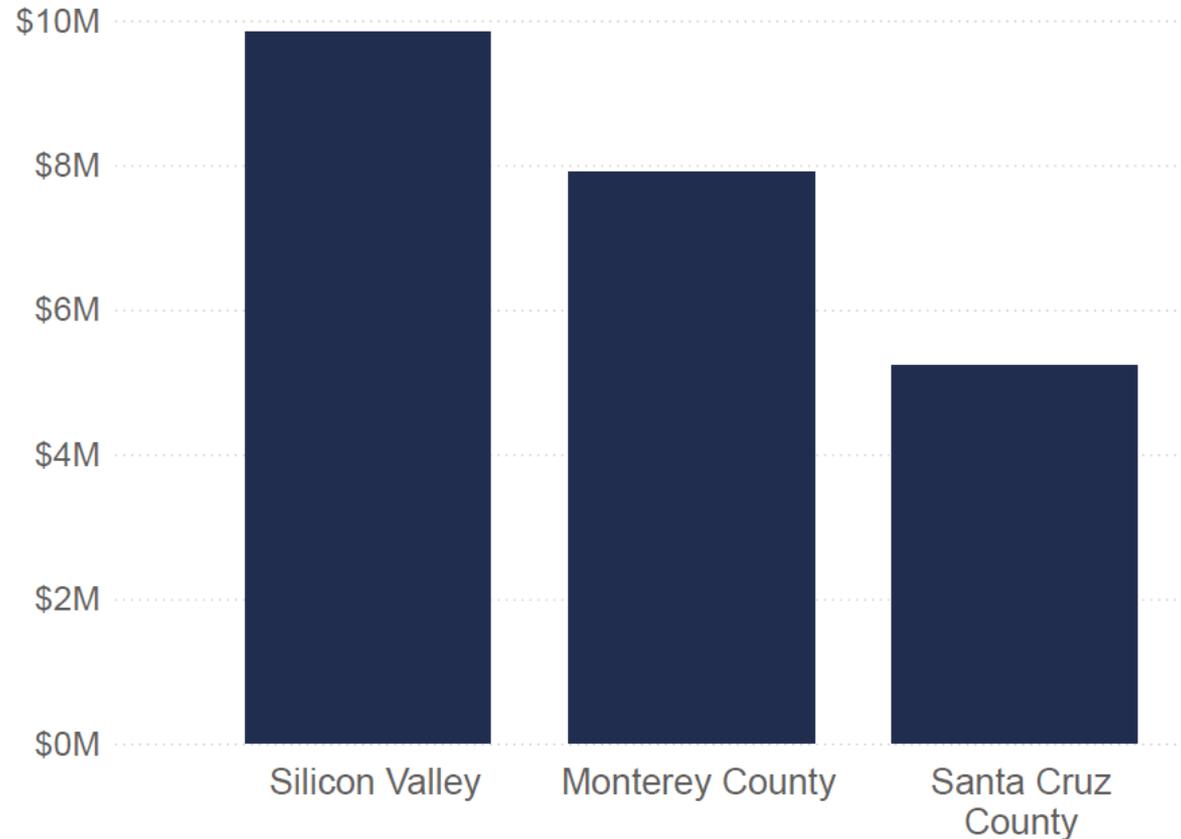
\$76 Thousand

Average Balance per Account

\$23 Million

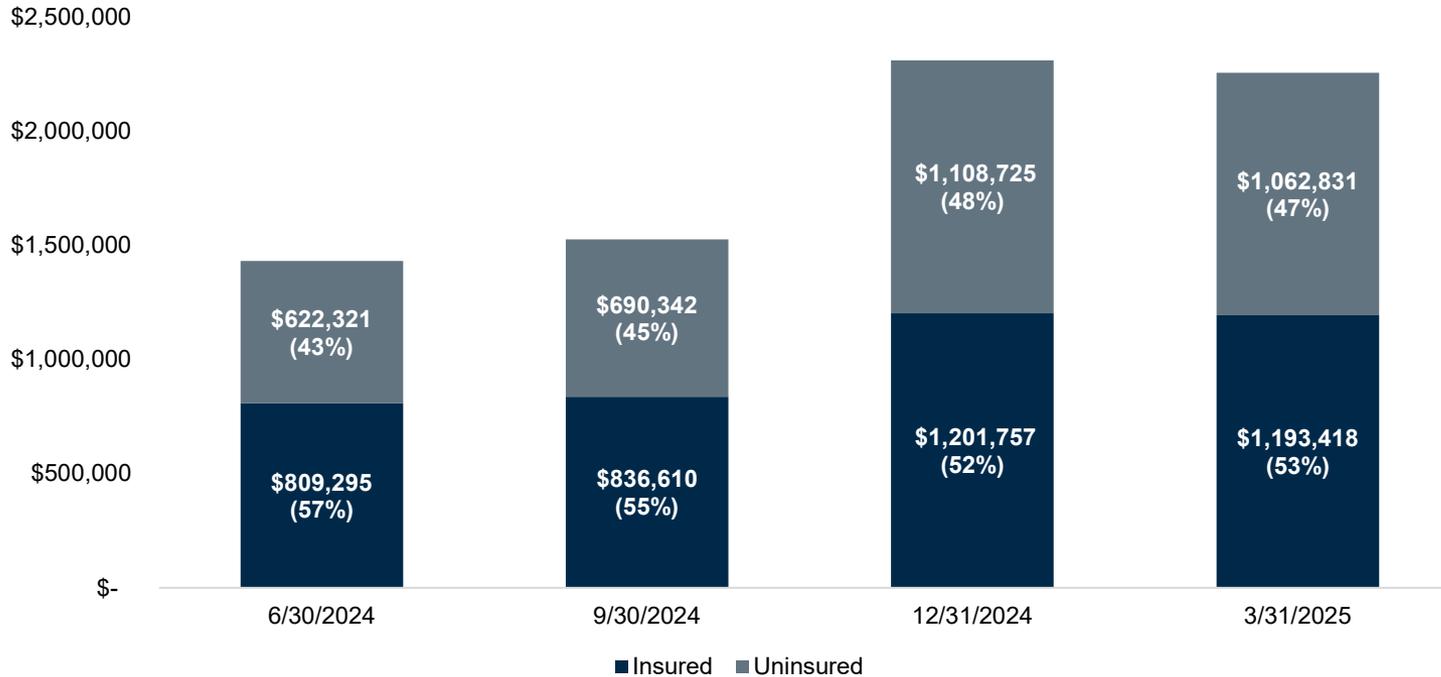
In New Deposits

New Relationship Deposits by Region



DEPOSIT CHARACTERISTICS

(\$ in 000s)



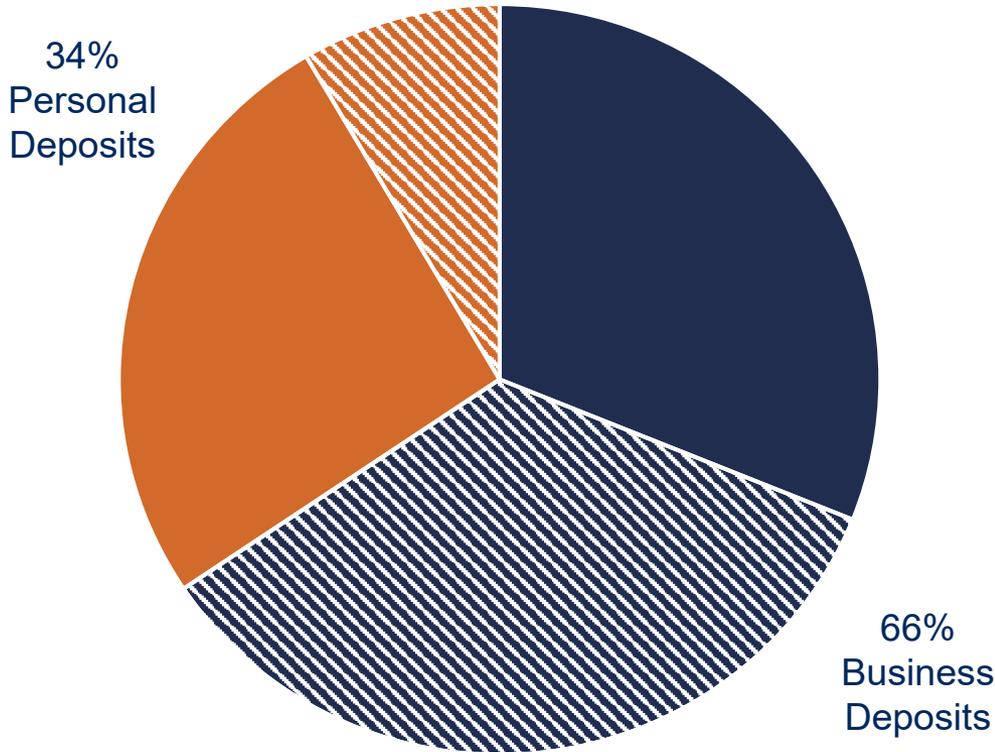
Insured deposits include fully collateralized balances.

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

Increase in total deposits and percent of uninsured deposits in Q4 2024 reflected deposits from the merger with 1st Capital Bancorp.

STRONG DEPOSIT FRANCHISE

Granular Deposit Account Composition (\$ in 000s)



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

As of March 31, 2025

Total Personal Deposits	\$ 776,856
Number of Accounts	15,276
Average Balance Per Account	\$ 51
Total Business Deposits	\$ 1,479,393
Number of Accounts	8,903
Average Balance Per Account	\$ 166

DISCIPLINED CREDIT CULTURE

Nonperforming Loans Including Deferred Loan Fees and Costs*

(\$000)	2020	2021	2022	2023	2024	2025Q1
Nonaccrual Loans						
Commercial & Industrial	\$0	\$163	\$1,243	\$0	\$0	\$0
Construction	0	0	990	0	0	1,667
Commercial Real Estate	0	0	0	6,526	504	504
SBA, B&I and FSA	0	157	120	0	114	88
Consumer	31	61	808	0	0	0
Total Nonaccrual	\$31	\$381	\$3,161	\$6,526	\$618	\$2,259
Accruing Restructured Loans	\$0	\$0	\$26	\$320	\$10,367	\$10,904
Loan Loss Reserve	\$13,021	\$19,978	\$21,444	\$23,943	\$31,622	\$33,102

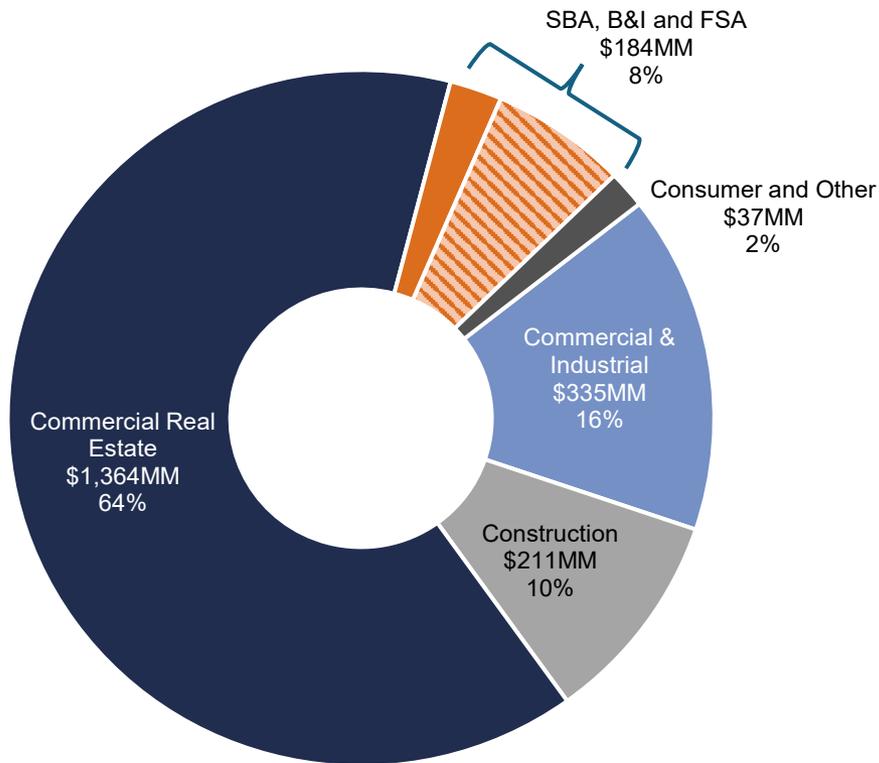
*Starting with Q1 2025, credits are categorized based on the purpose of the loan. Previously, loans were classified based on collateral type. Prior periods have been restated for comparability.

As of March 31, 2025

Nonperforming loans to total loans of 0.11%.

The balance primarily reflects two real estate secured loans, including one \$1.7 million loan secured by undeveloped land in the process of foreclosure with no anticipated loss and another \$504 thousand loan secured by real estate with adequate reserve established.

LOANS BY TYPE



\$2.13 Billion in Total Outstanding Loans* as of March 31, 2025

Q1 2025 tax equivalent loan yield of 7.12%, down 32 bps from 7.44% in Q4 2024.

Decrease was mainly driven by less post-merger accretion of purchase discount on acquired loans. Adjusted loan yield without purchase discount accretion was 6.61% in Q1 2025 compared to 6.70% in Q4 2024.

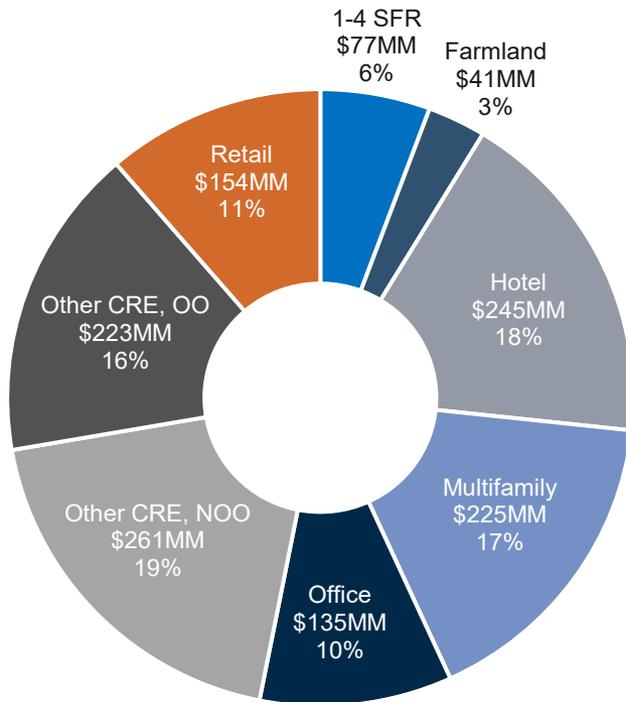


Guaranteed Portion of SBA, B&I and FSA; \$133 million or 73% of this segment

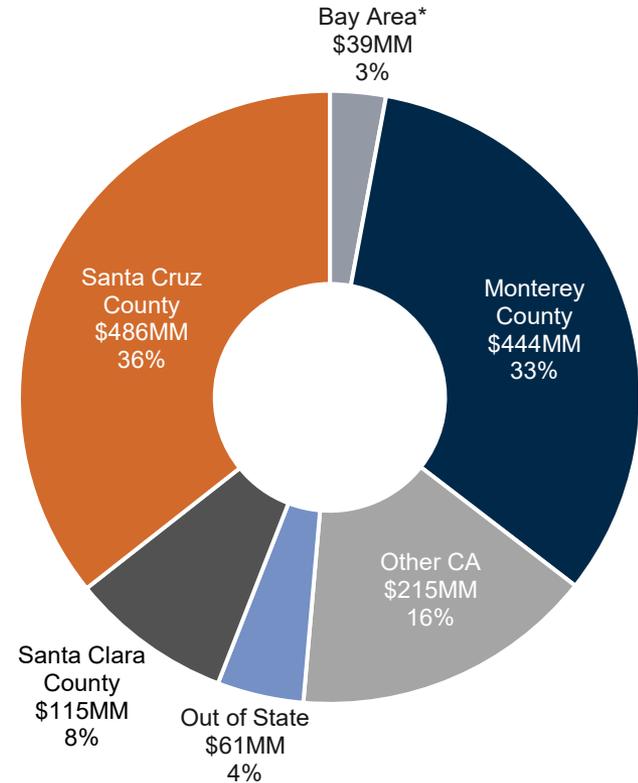
*Gross of deferred expenses and fees of \$2.2 million, and purchase discount of \$28.0 million

REAL ESTATE LOAN DETAIL

\$1.36 Billion in Total Real Estate Loans* as of March 31, 2025



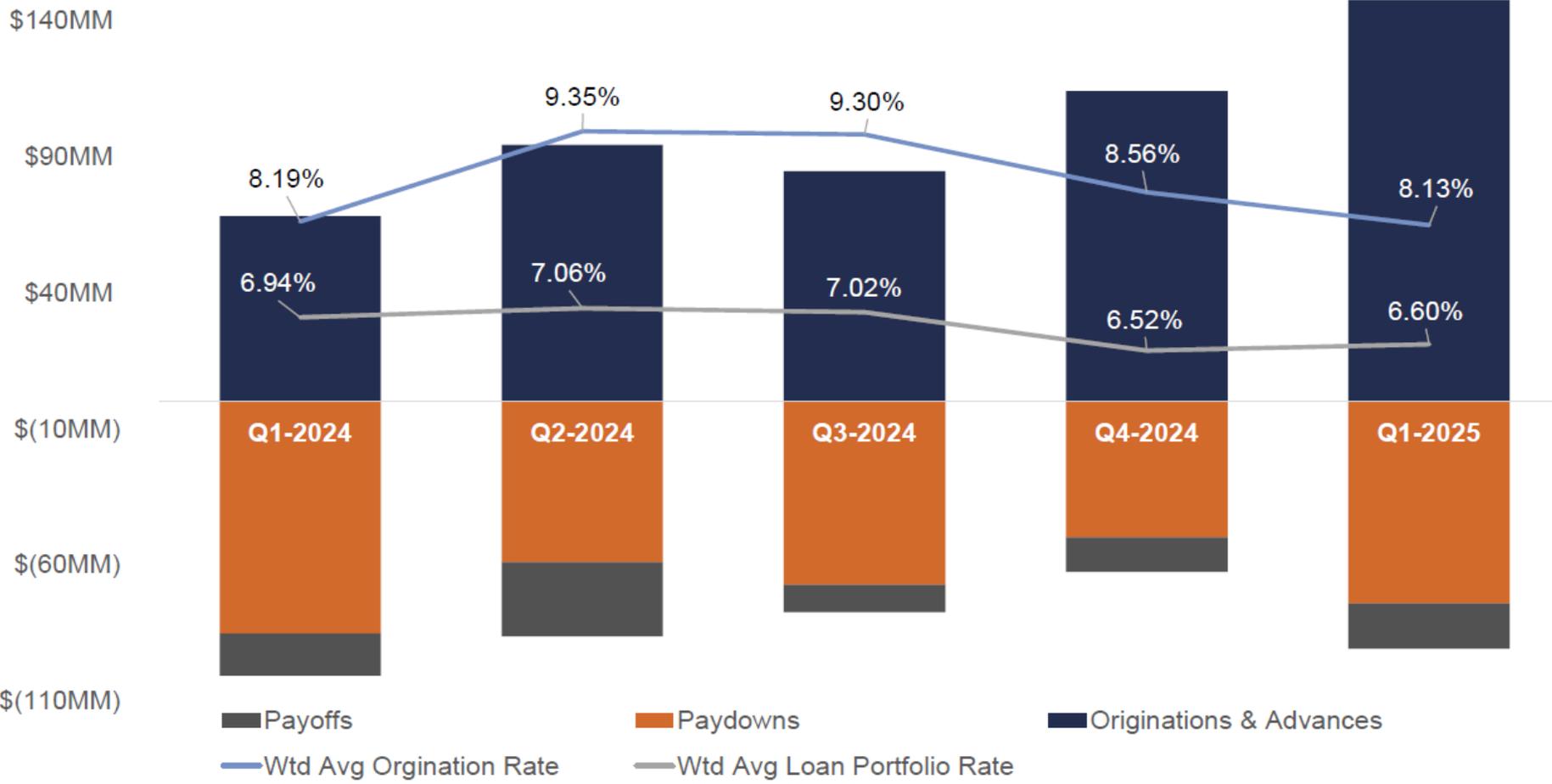
Total Weighted Average LTV: 46% based on the most recently available appraisal data.



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

*Gross of deferred expenses and fees, and purchase discount

ORGANIC LOAN GROWTH AND ORIGINATION RATES

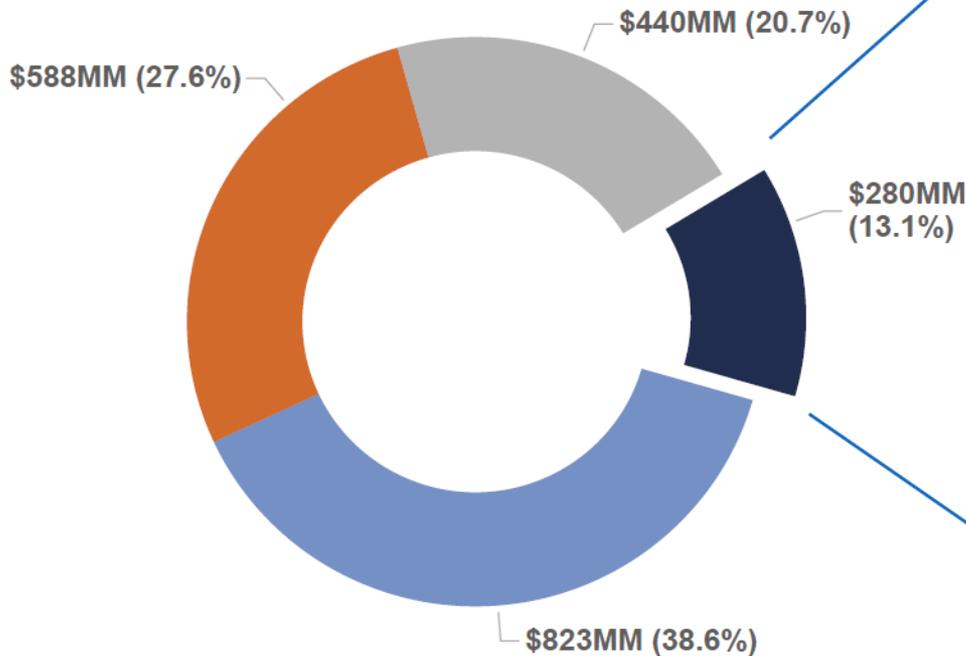


Gross of deferred expenses and fees, and purchase discount
 Excludes the \$630 million in loans acquired via the merger with 1st Capital Bank

FIXED VS. VARIABLE RATE LOANS AND REPRICING TIMELINE

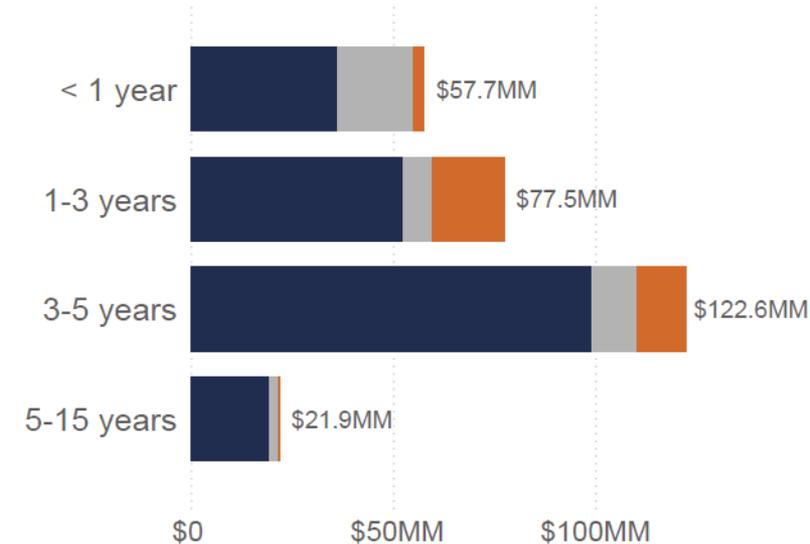
Adjustable Rate Loan Reprice Timeline 3/31/2025

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



Adjustable Rate Repricing Timeline

● CRE ● Other Loans ● SBA RE



Figures are based on gross loans excluding deferred expenses and fees

¹Of the loans at their floor rate, 85% will remain at the floor for more than 12 months.

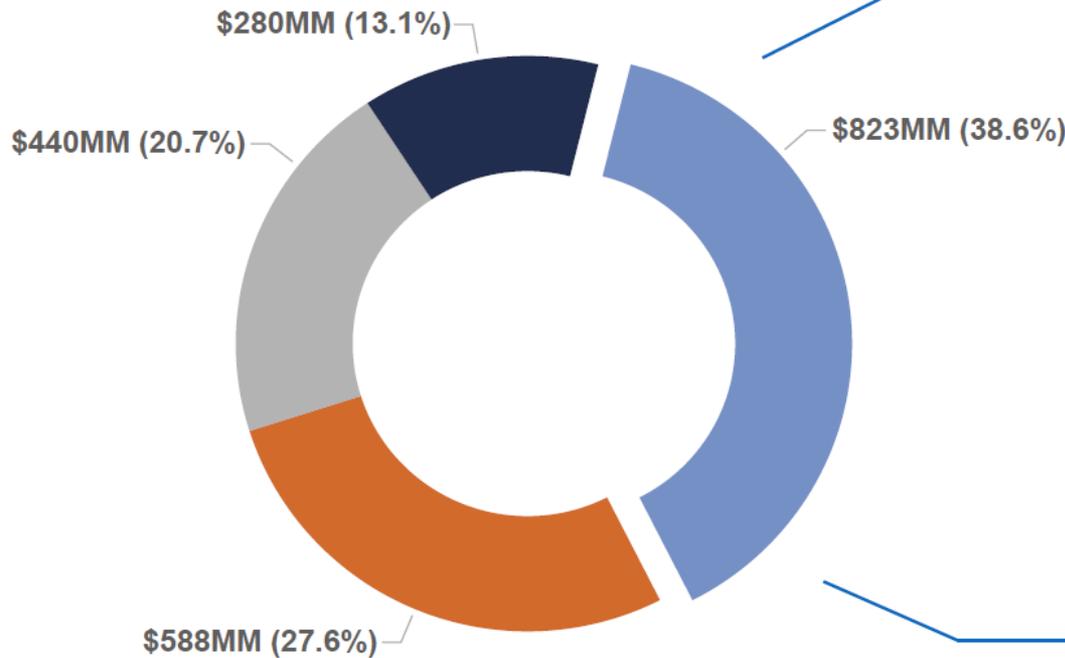
²Floating/Instant: WSJ Prime and SOFR based loans that reprice instantly or monthly based on their respective index.

³83% of fixed rate loans have maturities beyond 12 months

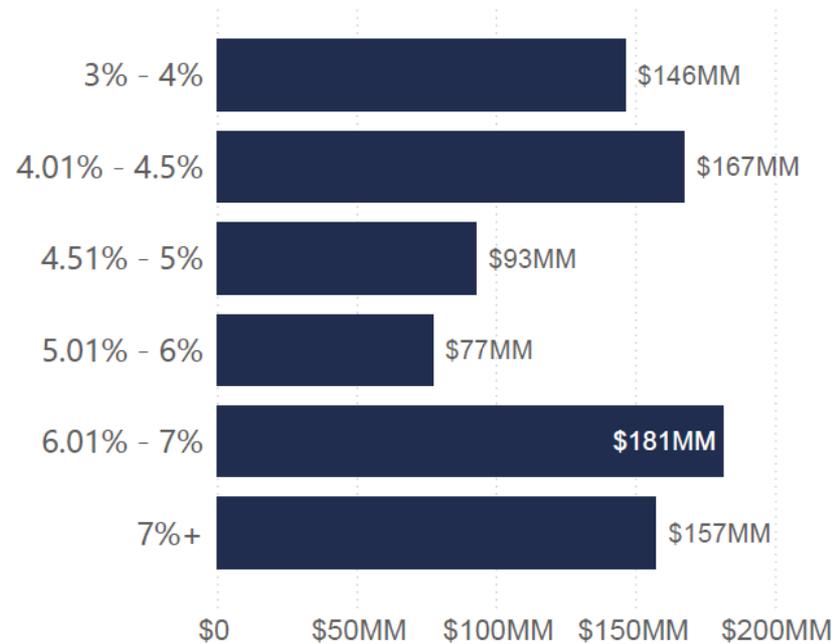
FIXED VS. VARIABLE RATE LOANS AND LOAN FLOOR RATES

Interest Rate Structure as of 3/31/2025

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



Interest Rate of Loans at the Floor



Figures are based on gross loans excluding deferred expenses and fees

UPCOMING CRE INTEREST RATE REPRICING

Scheduled Interest Rate Repricing Through 3/31/2027

Non-Owner-Occupied CRE, Non-SBA

Total Loans to Reprice
\$122.81MM

% of Total NOO CRE
12.0%

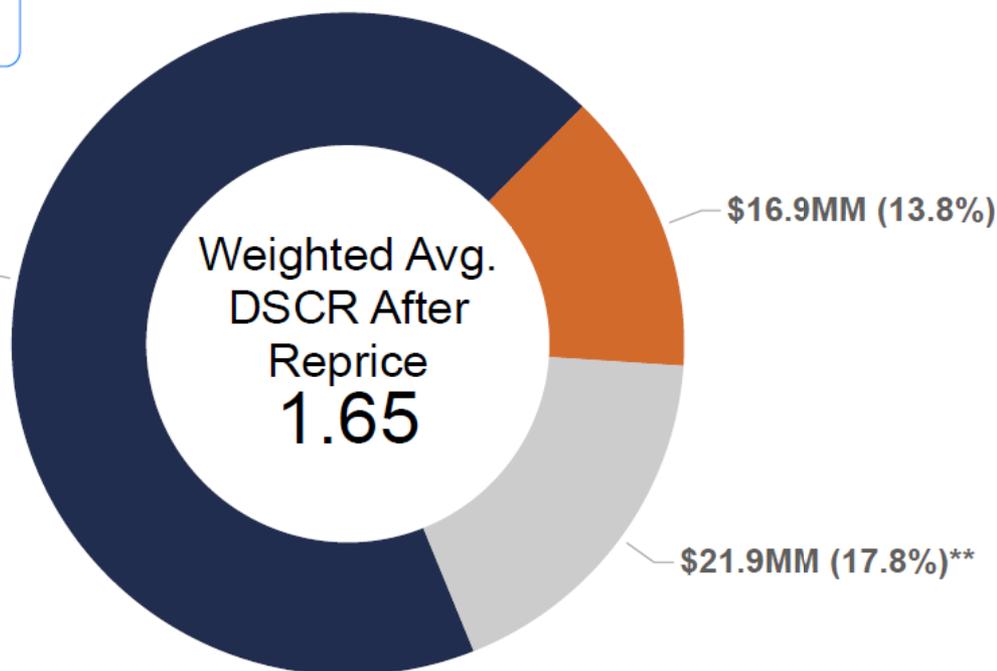
Avg. Rate Change
2.97%

Current Weighted Avg. DSCR
2.18

Debt Service After Reprice*

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

\$84.0MM (68.4%)



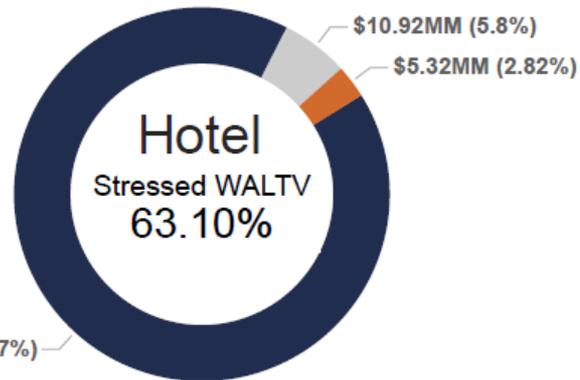
Figures are based on gross loans excluding deferred expenses and fees

** Using loan data and index rates as of 3/31/2025.*

*** 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

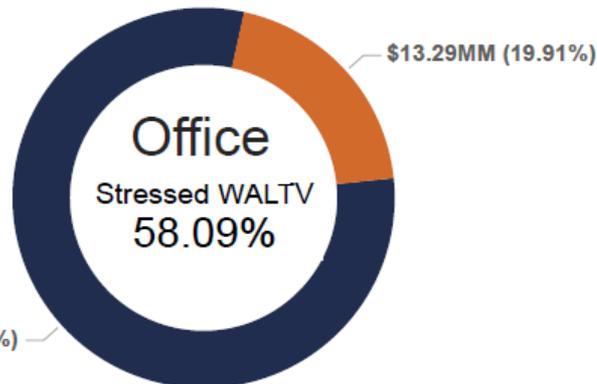
25% Decline in Real Estate Collateral Value Stress 3/31/2025 Non-Owner-Occupied CRE, Non-SBA



Stressed LTV

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

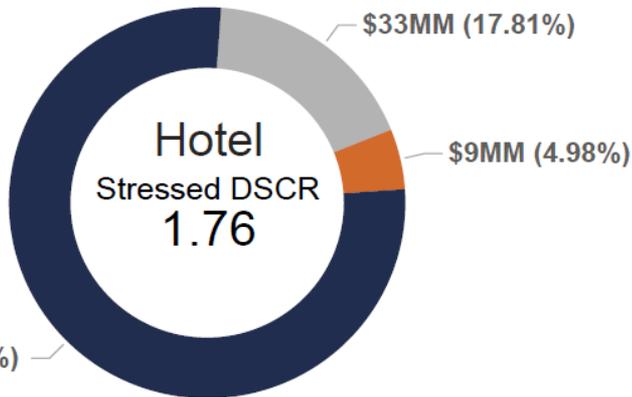
*\$10.9mm loan secured by a hotel undergoing renovation. Upon stabilization, the stressed LTV would be 83% using the 2023 appraised value. The borrower is maintaining a year's worth of payments in deposits until stabilization is met, and the loan is further supported by personal guarantees.



Figures are based on gross loans excluding deferred expenses and fees

NON-OWNER-OCCUPIED CRE LOANS

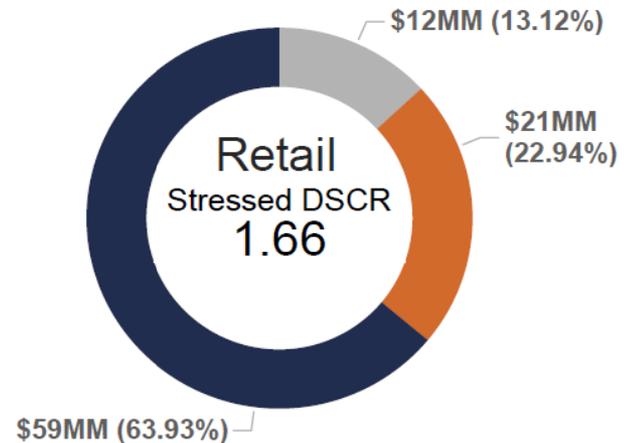
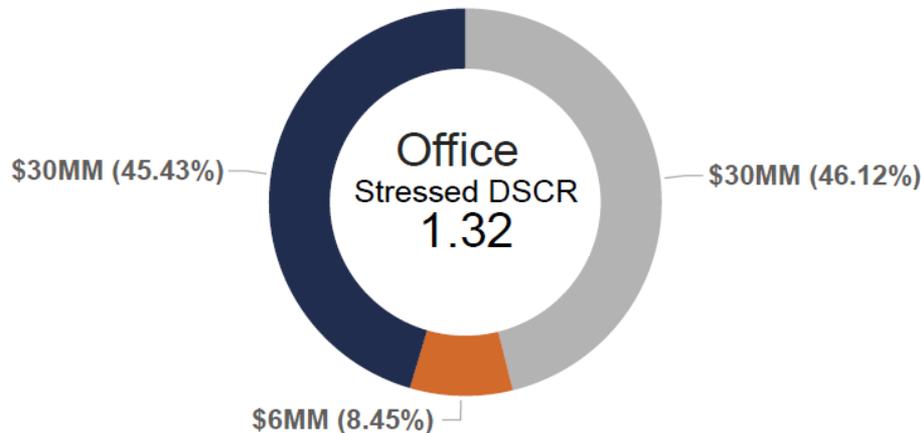
Stress Test: 15% Decline in Net Operating Income Non-Owner-Occupied CRE, Non-SBA Loans as of 2/28/2025



Stressed DSCR

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

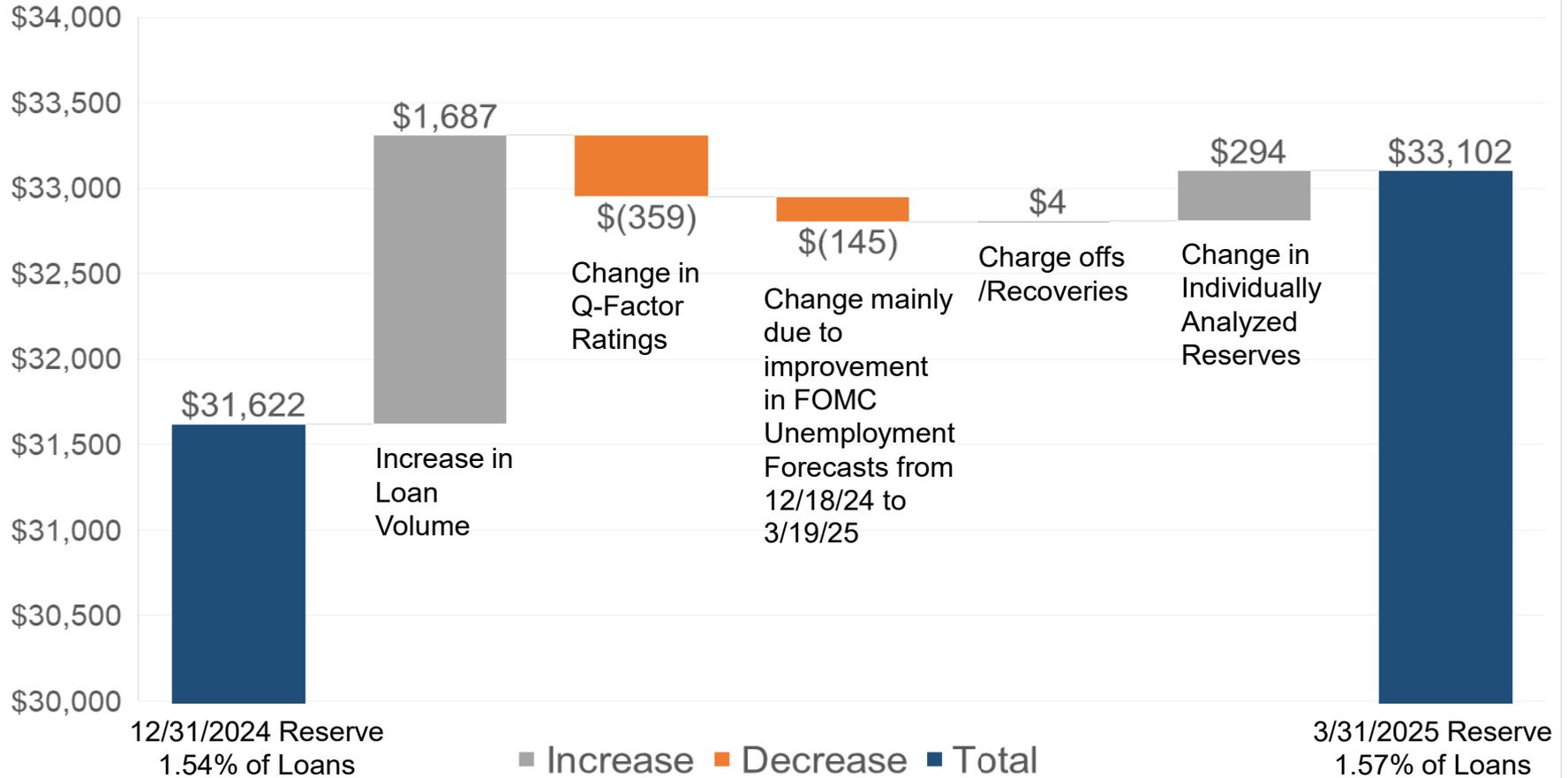
Loans that have a stressed DSCR less than 1:1 have a weighted average LTV of 51%, in addition to adequate support from guarantor cash flow, liquidity, or outside assets.



CHANGES IN THE CREDIT RESERVE

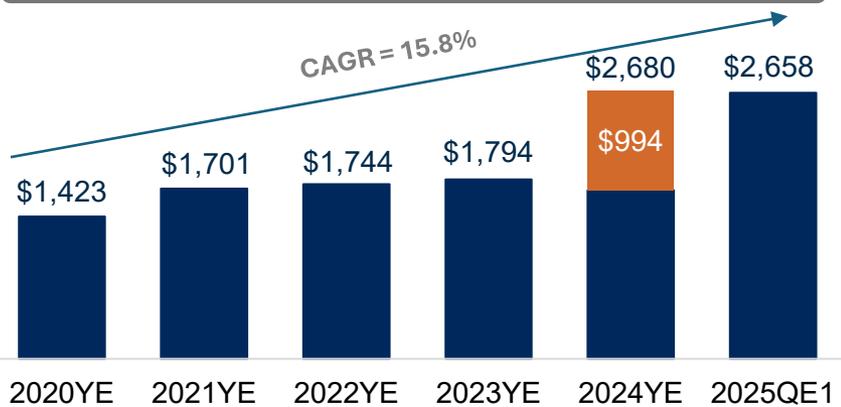
(\$ in 000s)

Q1 2025 Changes in the ACL

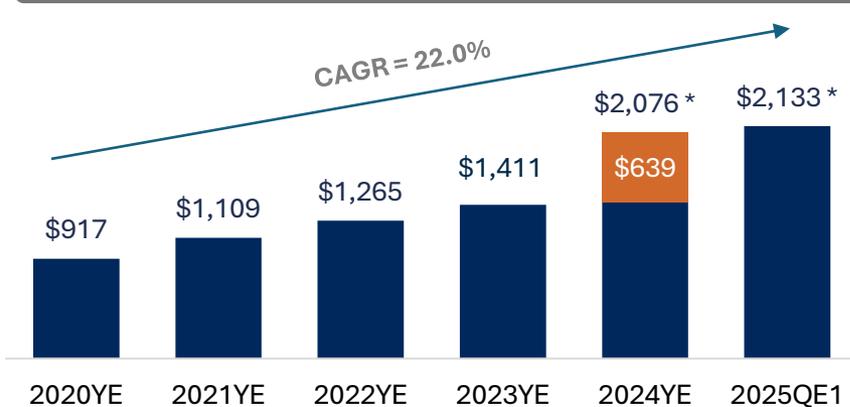


CONSISTENT BALANCE SHEET GROWTH

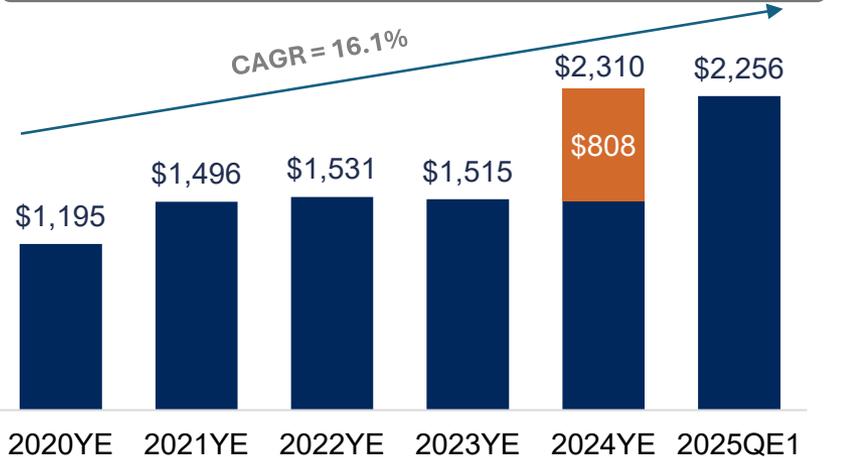
Total Assets (\$MM)



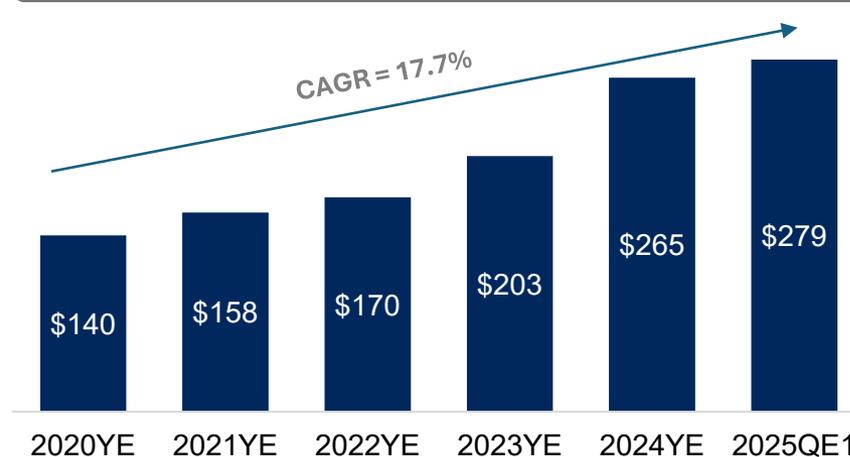
Gross Loans Excl. PPP & Purchase Discounts



Total Deposits (\$MM)



Tangible Common Equity (\$MM)



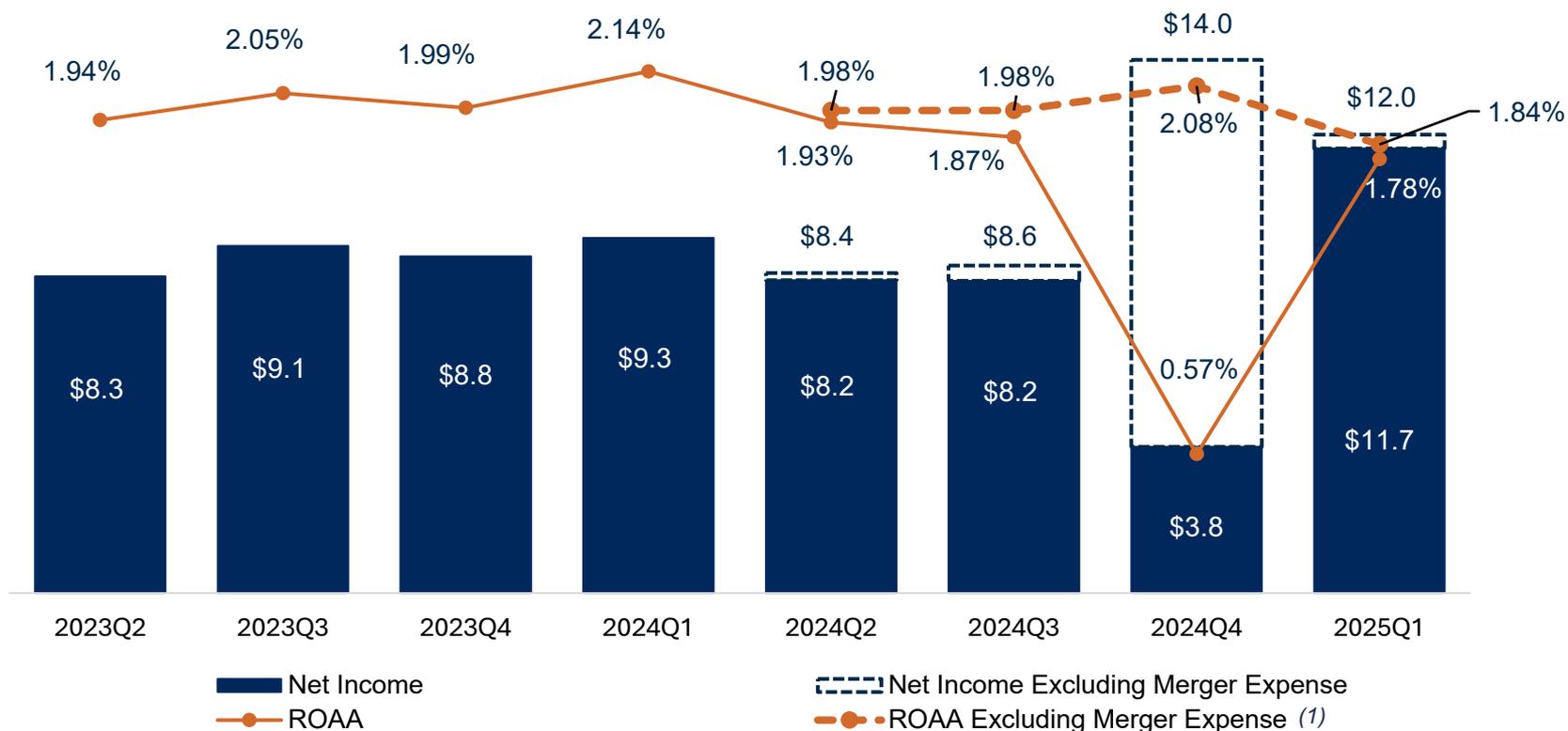
Denotes acquisition through bank merger

*Gross of purchase discount of \$28.0 million and \$30.6 million at March 31, 2025, and December 31, 2024, respectively



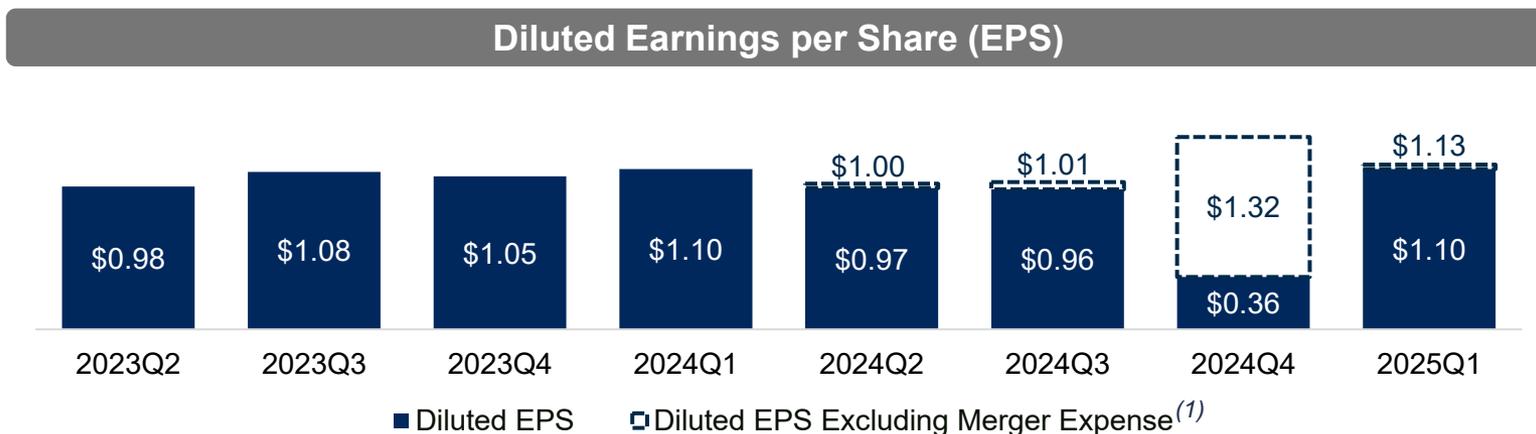
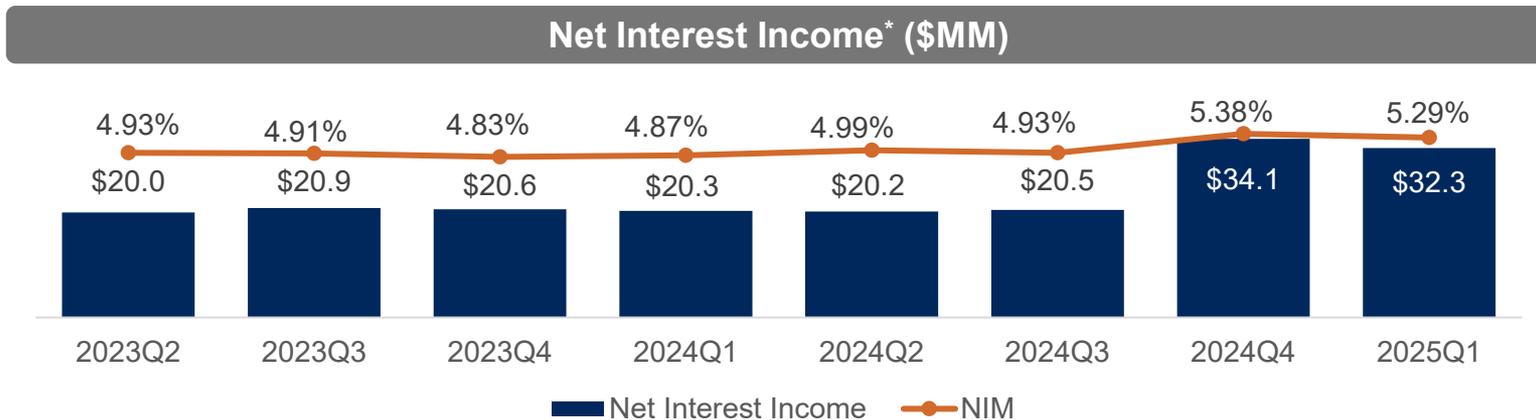
STRONG PROFITABILITY

Net Income (\$MM)



⁽¹⁾ Non-GAAP measure excludes one-time merger expenses, as well as loss on sale of investment securities. See Non-GAAP Reconciliation for reconciliation to GAAP financial measures in the Appendices.

HIGH MARGIN DRIVES PROFITABILITY

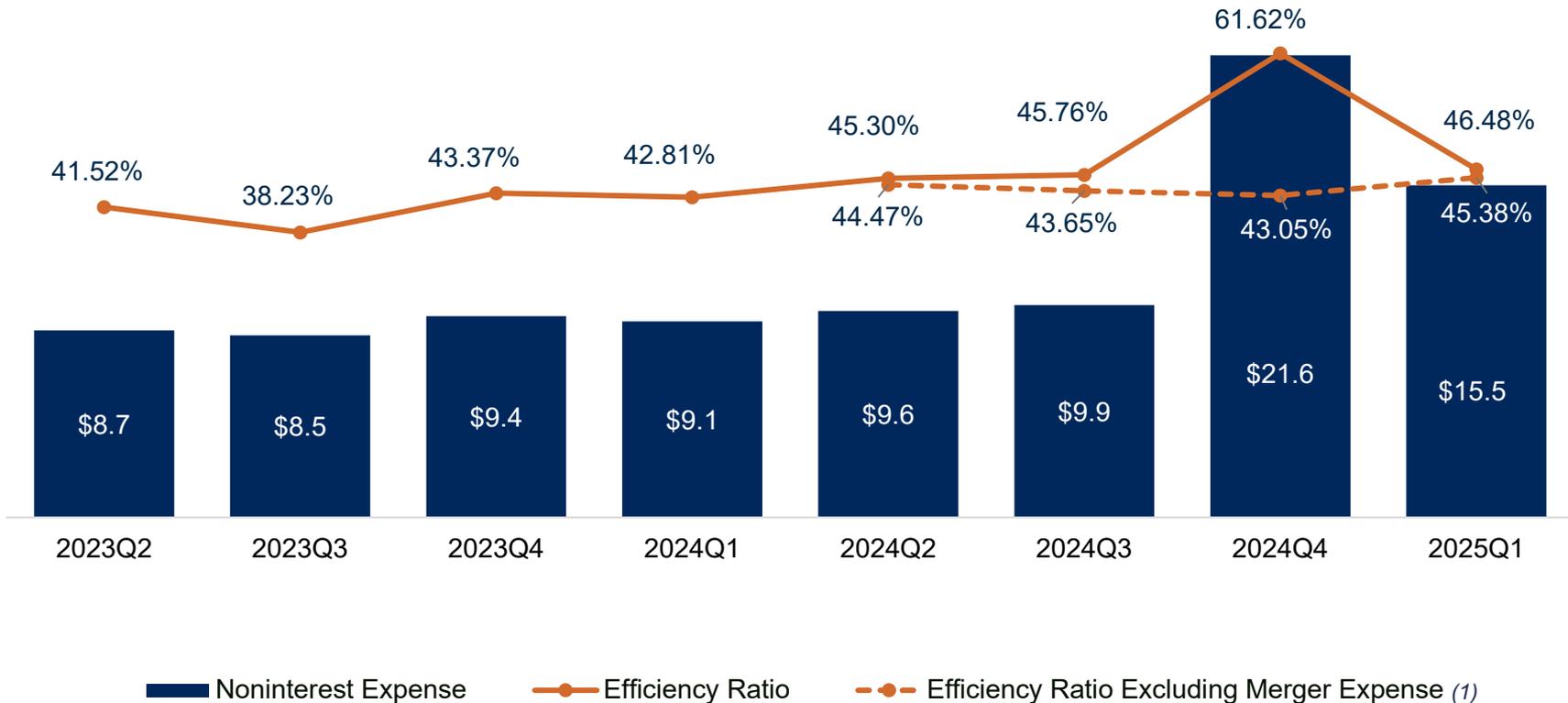


*Net interest margin is adjusted for tax equivalent basis.

⁽¹⁾Non-GAAP measure excludes one-time merger expenses, as well as loss on sale of investment securities. See Non-GAAP Reconciliation for reconciliation to GAAP financial measures in the Appendices.

DISCIPLINED EXPENSE MANAGEMENT ENHANCES PROFITABILITY

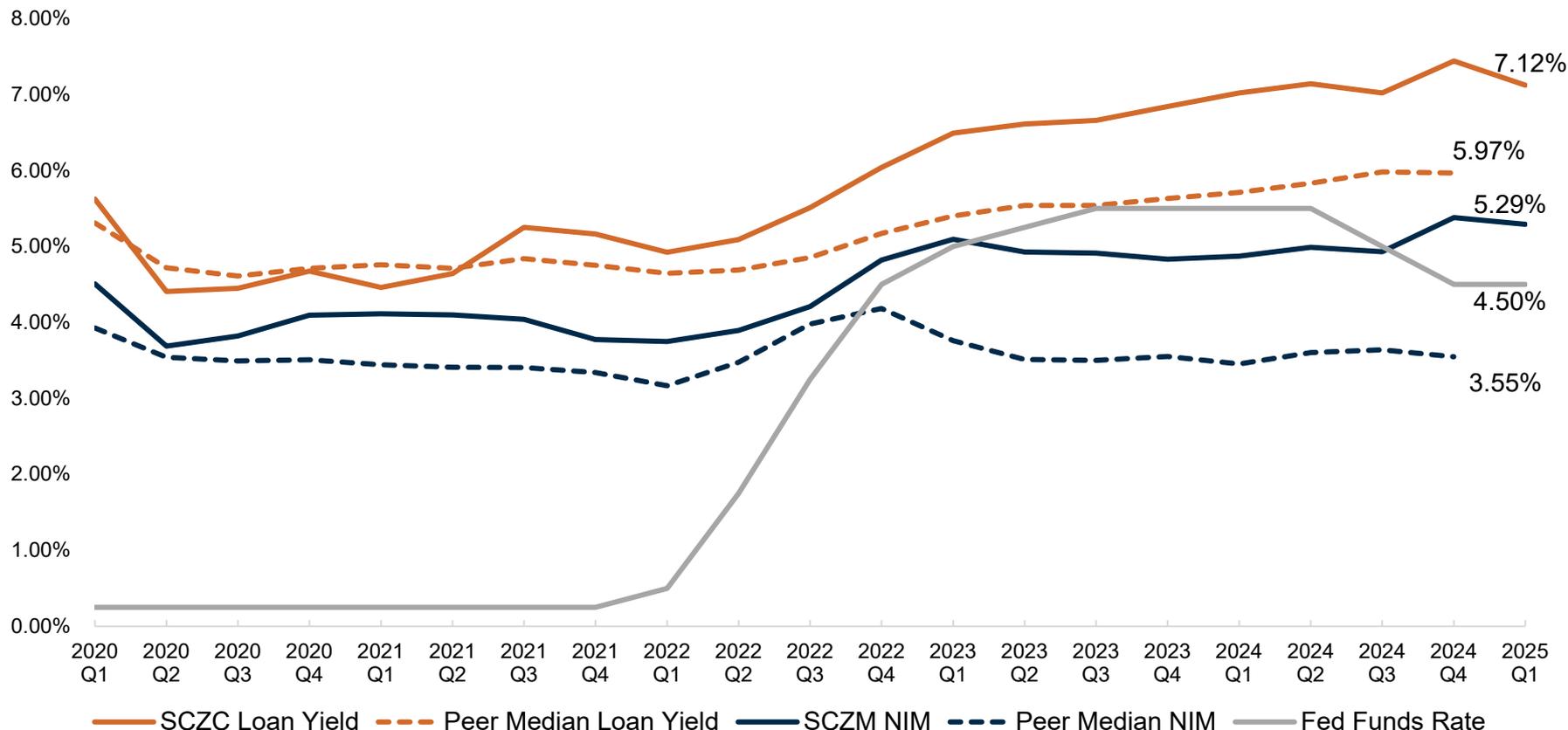
Noninterest Expense (\$MM)



⁽¹⁾Non-GAAP measure excludes one-time merger expenses, as well as loss on sale of investment securities. See Non-GAAP Reconciliation for reconciliation to GAAP financial measures in the Appendices.

RELATIONSHIP-BASED PRICING DRIVES NIM AND LOAN YIELDS

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



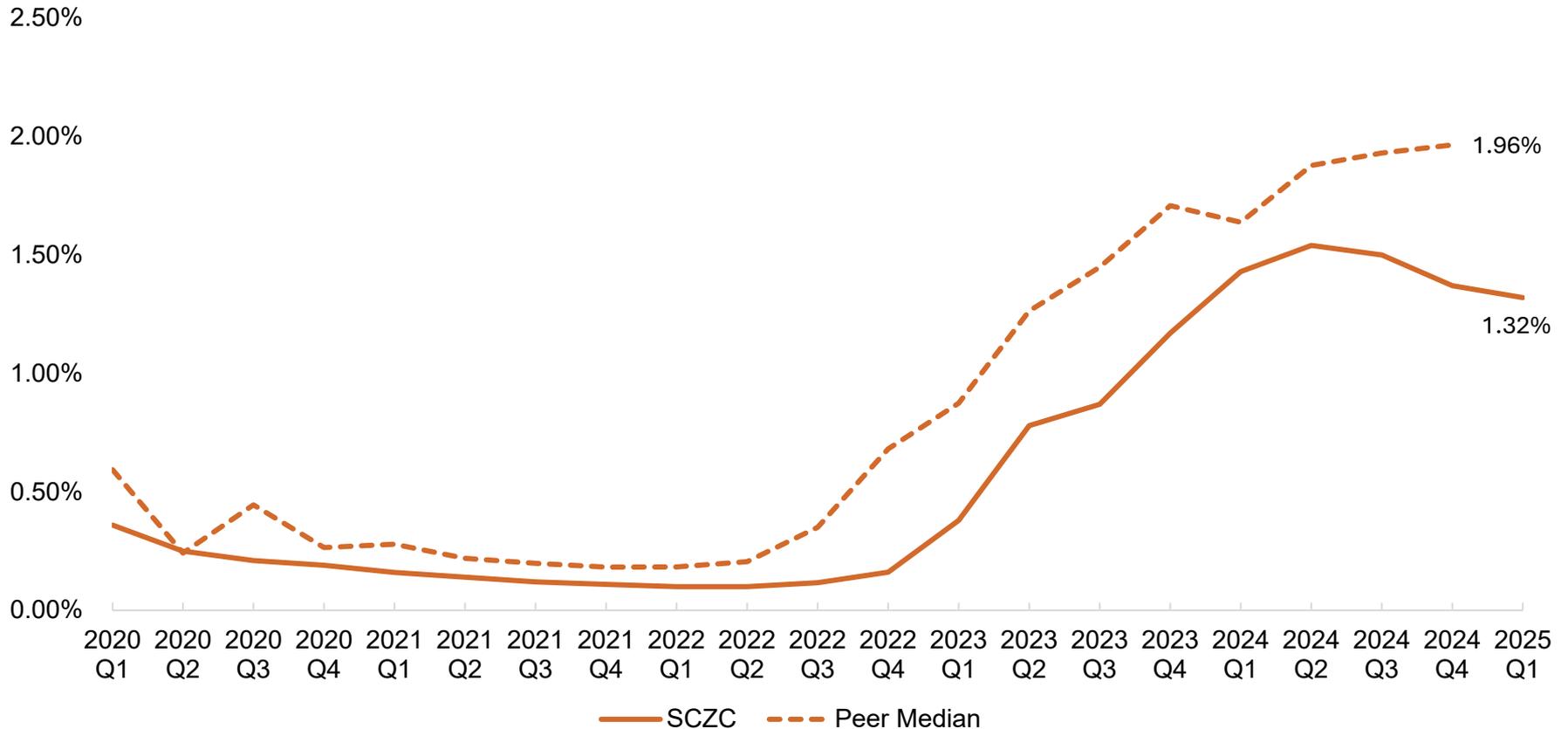
Peers include all publicly listed banks headquartered in California with total assets of \$1 billion to \$5 billion as of 12/31/24.



*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

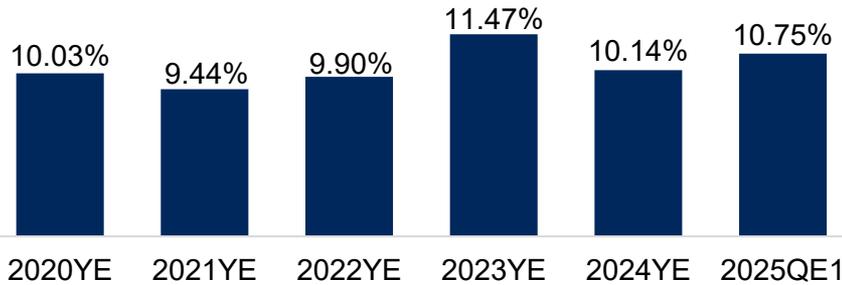
5-Year Cost of Funds Trend Compared to Peers



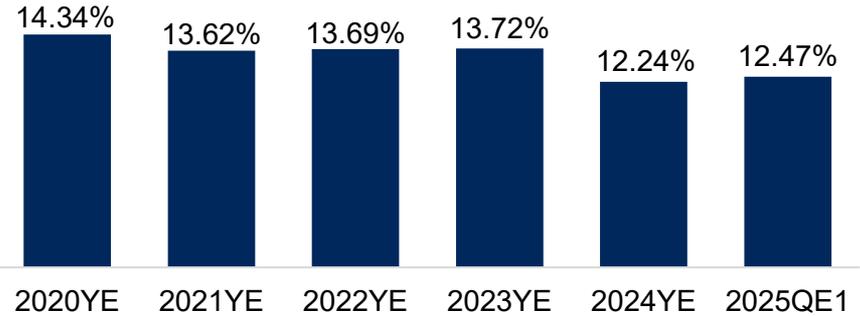
Peers include all publicly listed banks headquartered in California with total assets of \$1 billion to \$5 billion as of 12/31/24.

ROBUST CAPITAL POSITION EVEN POST-MERGER

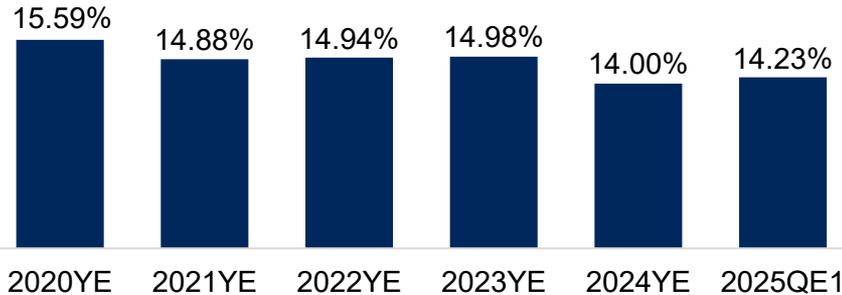
TCE Ratio



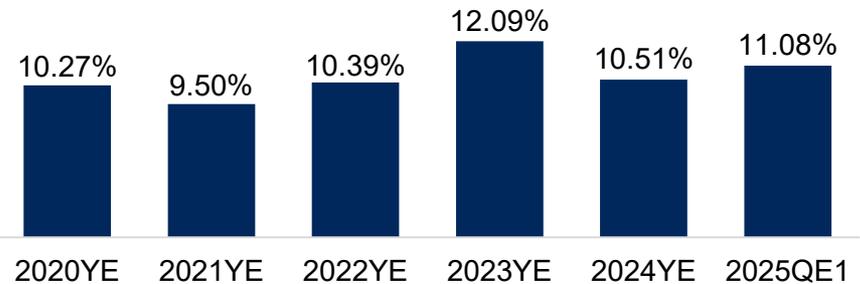
Tier 1 Ratio



Total Capital Ratio



Leverage Ratio



TANGIBLE BOOK VALUE PER SHARE CONTINUES UPWARD TREND



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

SHAREHOLDER-FOCUSED

Superior Price Performance



Relative Price Performance % through April 18, 2025, post tariff policy announcement

Cash Dividend



COMMUNITY REINVESTMENT

Nearly 300 Hours of Community Service in Q1 2025 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 up to 40 paid hours per calendar year to volunteer with 501(c)(3) charitable organization(s) of their choice.



**Second Harvest Food Bank
of Santa Cruz County**
Food and Fund Drive



United Way of Monterey County
Read Across America



Rancho Cielo
Culinary Round Up

RANKINGS AND RECOGNITION

National



NEWSWEEK MAGAZINE

Named one of the 2025 Top 500 Regional Banks & Credit Unions in the U.S.



S&P GLOBAL MARKET INTELLIGENCE

Ranked #62 among top U.S. community banks under \$3B in assets for full-year 2024 financial performance.



INDEPENDENT COMMUNITY BANKERS OF AMERICA TOP 25

Rated #12 for best-performing community banks with assets greater than \$1 billion.



BAUERFINANCIAL, INC

Rated 5-Star "Superior" for every quarter of 2024.



AMERICAN BANKER MAGAZINE

Ranked #50 among the top 100 best-performing community banks.

California



THE FINDLEY REPORTS INC.

Super Premier Performing Bank for 15 consecutive years.



SBA LENDING*

- California – Ranked #33 in 7(a) lending by total volume in loan approvals.
- San Francisco District – Ranked #13 in 7(a) lending by total volume in loan approvals.



New bank signs at Santa Cruz flagship branch.

RANKINGS AND RECOGNITION

Local

**FASTEST-GROWING
DEPOSITS IN
SILICON VALLEY**

Silicon Valley Business Journal

SILICON VALLEY BUSINESS JOURNAL

Ranked #1 for Silicon Valley Banks with Fastest-growing Deposits for deposits as of December 31, 2024.

**TOP 20 BANKS
IN SILICON VALLEY**

Silicon Valley Business Journal

SILICON VALLEY BUSINESS JOURNAL

Ranked #13 among Top 20 Banks for deposits in Silicon Valley as of June 30, 2024.

Santa Cruz Area
Chamber of Commerce

**BUSINESS OF
THE YEAR**

2025

SANTA CRUZ AREA CHAMBER OF COMMERCE

2025 Business of the Year.



Our team accepting the 2025 Business of the Year Award from the Santa Cruz Area Chamber of Commerce.



GOOD TIMES READERS' POLL "BEST OF SANTA CRUZ COUNTY"

Voted Best Local Bank for the 13th consecutive year.



THE PAJARONIAN READERS' POLL "2024 BEST OF THE PAJARO VALLEY"

Voted Best Bank.



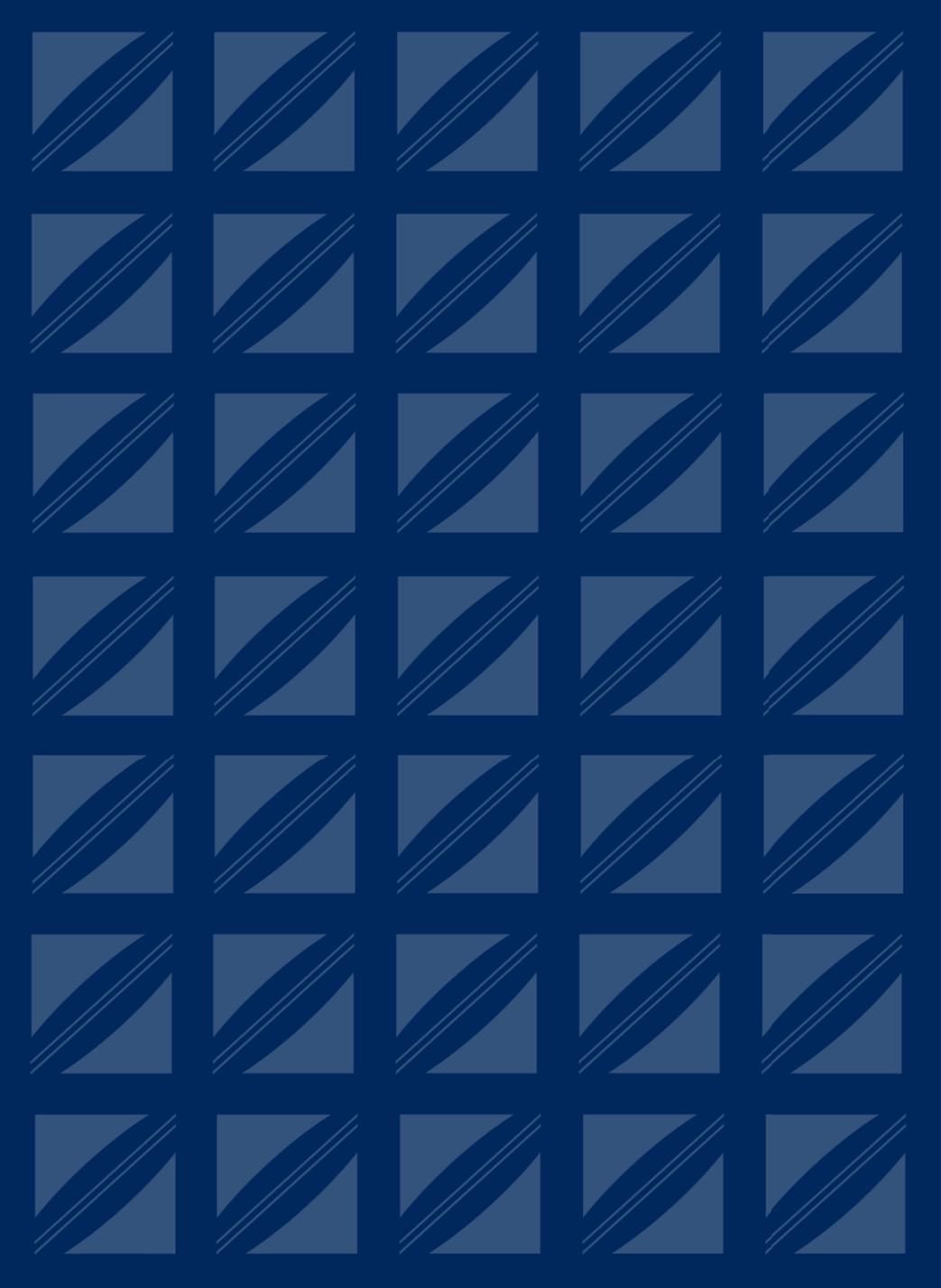
THE PRESS BANNER READERS' POLL "2024 THE BEST OF SCOTTS VALLEY"

Voted Best Local Bank.



SANTA CRUZ SENTINEL 2024 READERS' CHOICE AWARD

Voted #1 Bank in Santa Cruz County for 10 years.

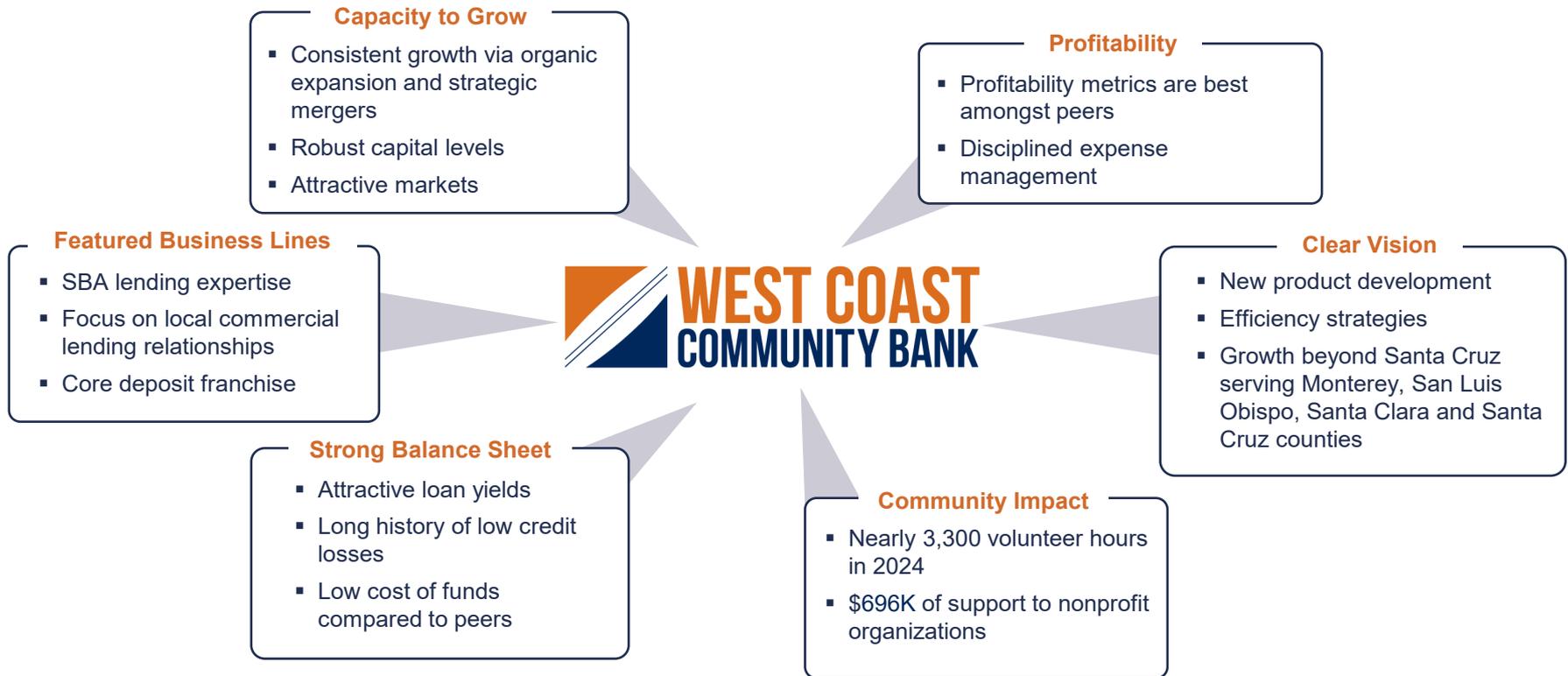


APPENDICES



WEST COAST
COMMUNITY BANCORP

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. stock GAAP-based amounts. We calculate the tangible common equity ratio by excluding the balance of intangible assets from common holders' 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 shareholders' 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>(Dollars in thousands, except share data)</i>	2020	2021	2022	2023	2024	31-Mar 2025
Total Shareholders' Equity	\$168,486	\$186,090	\$197,676	\$230,036	\$332,981	\$345,685
Less: Intangible Assets	28,688	28,202	27,796	27,433	68,105	67,038
Tangible Common Equity	\$139,798	\$157,888	\$169,880	\$202,603	\$264,876	\$278,647
Total Assets	\$1,422,872	\$1,701,249	\$1,744,487	\$1,794,362	\$2,680,428	\$2,658,258
Less: Intangible Assets	28,688	28,202	27,796	27,433	68,105	67,038
Tangible Assets	\$1,394,184	\$1,673,047	\$1,716,691	\$1,766,929	\$2,612,323	\$2,591,220
Tangible Common Equity Ratio	10.0%	9.4%	9.9%	11.5%	10.1%	10.8%
Basic Shares Outstanding	8,475,024	8,536,000	8,477,272	8,406,680	10,556,467	10,586,179
Book Value per Share	\$19.88	\$21.80	\$23.32	\$27.36	\$31.54	\$32.65
Less: Intangible Book Value per Share	3.39	3.30	3.28	3.26	6.45	6.33
Tangible Book Value per Share	\$16.50	\$18.50	\$20.04	\$24.10	\$25.09	\$26.32

NON-GAAP RECONCILIATION

(CONTINUED)

	31-Mar 2025
<i>(Dollars in thousands, except share data)</i>	
QTD Net Income	\$11,678
Add: net loss on sale of investments	257
Add: merger expense - deductible	<u>250</u>
Adjusted non-core items	507
Tax effected non-core items	<u>357</u>
Adjusted non-GAAP Net Income	<u>\$12,035</u>
QTD Average Assets	\$2,654,772
QTD Average Tangible Common Equity	\$274,812
QTD Diluted Weighted Average Shares Outstanding	10,625,489
Adjusted non-GAAP ROAA	1.84%
Adjusted non-GAAP ROTCE	17.76%
Adjusted Diluted Earnings per Share (non-GAAP)	\$1.13

	31-Mar 2025
<i>(Dollars in thousands)</i>	
QTD Net interest income reported per GAAP	\$32,345
QTD Non-interest expense reported per GAAP	\$15,497
Add: merger expense - deductible	<u>250</u>
Adjusted non-interest expense (non-GAAP)	<u>\$15,247</u>
QTD Non-interest income reported per GAAP	\$999
Add: net loss on sale of investments	<u>257</u>
Adjusted non-interest income (non-GAAP)	<u>\$1,256</u>
Adjusted non-GAAP Efficiency Ratio	45.38%