



WEST COAST
COMMUNITY BANCORP

INVESTOR
PRESENTATION

July 2025

DISCLAIMER

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This release may contain forward-looking statements that are subject to risks and uncertainties. Such risks and uncertainties may include but are not necessarily limited to achieving the intended synergies with 1st Capital Bancorp post-merger, retaining employees and clients, fluctuations in interest rates (including but not limited to changes in depositor behavior and/or impacts on our core deposit intangible in relation thereto), inflation, government regulations and general economic conditions and competition within the business areas in which the Bank is conducting its operations, health of the real estate market in California, Bancorp's ability to effectively execute its business plans and other factors beyond Bancorp 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. Readers should not place undue reliance on the forward-looking statements, which reflect management's view only as of the date hereof. Bancorp 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 225 employees as of June 30, 2025



\$2.7 billion in assets as of June 30, 2025



West Coast Community Bancorp was established as the Bank's 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



Mark Gouvion
EVP Chief Operations 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 Clara County	1	0.06%	1.9MM	\$155K



FINANCIAL HIGHLIGHTS

WEST COAST
COMMUNITY BANCORP

Q2 2025 CONSOLIDATED FINANCIAL RESULTS

Balance Sheet Strength

\$2.650 Billion

Total Assets

\$2.110 Billion

Total Loans

\$2.260 Billion

Total Deposits

\$291 Million

Tangible Common
Equity

Consistent Profitability

\$32.8 Million

Q2 Net Interest Income

\$12.9 Million

Q2 Net Income

\$13.1 Million⁽¹⁾

Q2 Non-GAAP Adjusted
Net Income

\$1.22 / \$1.23⁽¹⁾

Q2 Diluted Earnings Per
Share / Q2 Adjusted
Diluted Earnings Per
Share

Strong Earnings Metrics

1.95% / 1.98%⁽¹⁾

Q2 ROAA / Q2 Non-
GAAP Adjusted ROAA

18.14% / 18.41%⁽¹⁾

Q2 ROATCE / Q2 Non-
GAAP Adjusted ROTCE

5.30%

Q2 Net Interest Margin,
Taxable Equivalent

45.16% / 44.85%⁽¹⁾

Q2 Efficiency Ratio / Q2
Adjusted Efficiency Ratio

Healthy Credit Quality

0.16%

NPA/Assets

0.20%

NPLs/Loans

1.59%

ACL/Gross Loans

0.00%

Annualized Q2 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 June 30, 2025

	As of		
	<u>6/30/2025</u>	<u>3/31/2025</u>	<u>6/30/2024</u>
Cash and due from banks	\$ 40,397	\$ 45,350	\$ 36,127
Unencumbered AFS securities	270,805	268,525	163,355
Total on-balance-sheet liquidity	311,202	313,875	199,482
Line of credit from the Federal Home Loan Bank of San Francisco-collateralized	664,525	639,607	461,794
Line of credit from the Federal Reserve Bank of San Francisco-collateralized	370,532	357,453	248,377
Lines at correspondent banks-unsecured	100,000	100,000	95,000
Total external contingency liquidity capacity	1,135,057	1,097,060	805,171
Less: overnight borrowings	(4,100)	(20,000)	(16,500)
Net available liquidity sources	\$ 1,442,159	\$ 1,390,935	\$ 988,153

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

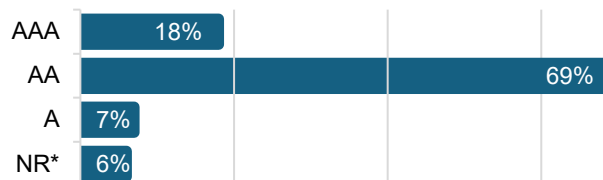
Net liquidity: 54% of total assets.

Coverage ratio on uninsured deposits of 134%.

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



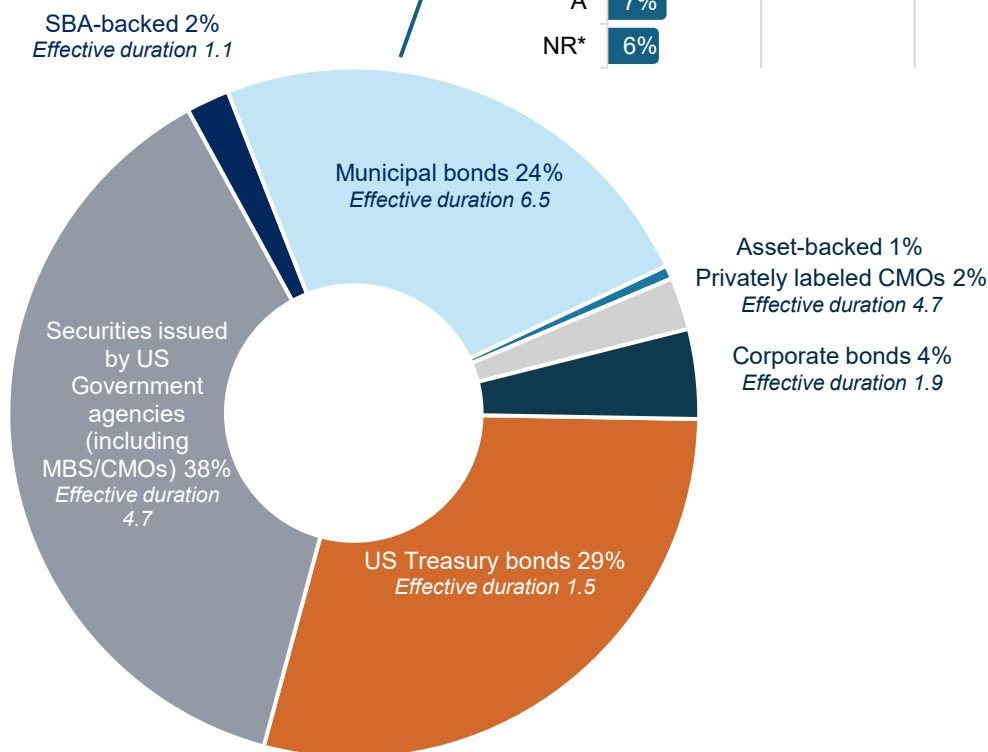
As of June 30, 2025

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

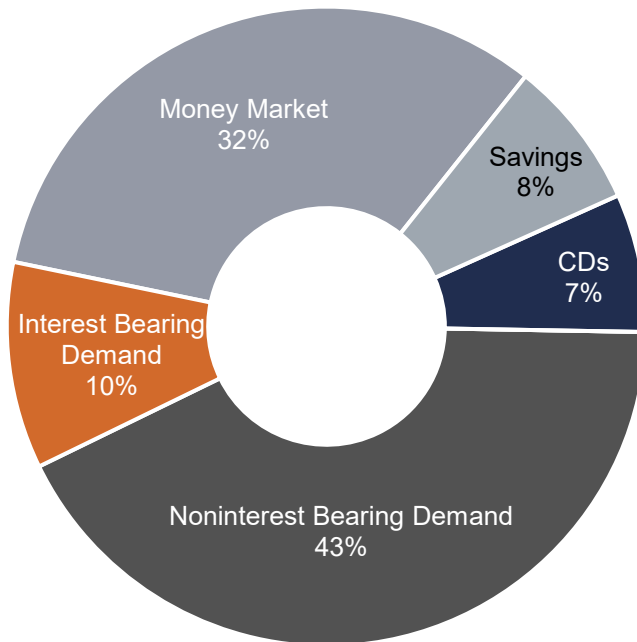
Effective duration of the investment portfolio is 4.0.

98% of the carrying value of investment securities classified as AFS. HTM securities totaled \$6.6 million.

*The municipal bond that is not rated was underwritten by the Bank and is fully secured by a 1st lien position on a real estate property.



ATTRACTIVE DEPOSIT MIX



As of June 30, 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

Q2 2025 Average Cost of Deposits

Money Market	2.81%
Interest Bearing Demand	1.07%
Savings	0.83%
CDs	3.10%

2025 YTD NEW DEPOSIT RELATIONSHIP GROWTH

541

Accounts Opened

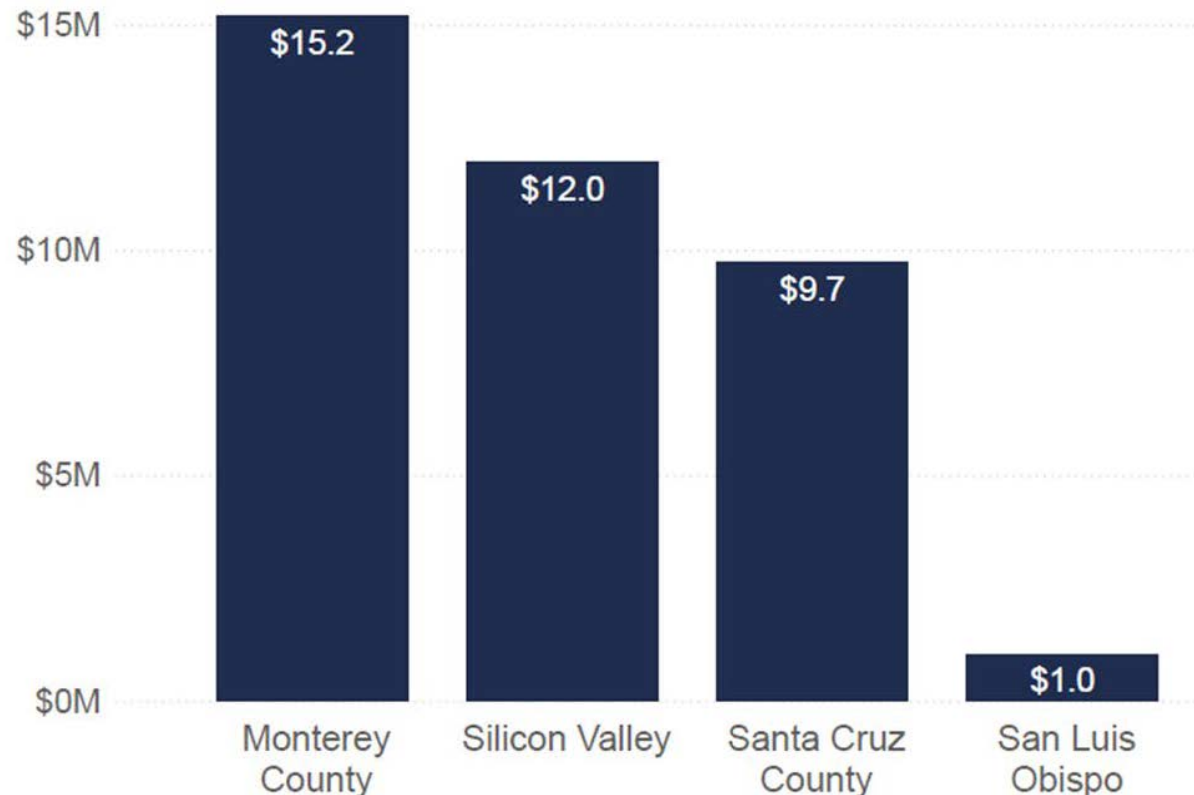
\$70 Thousand

Average Balance per Account

\$37.9 Million

In New Deposits

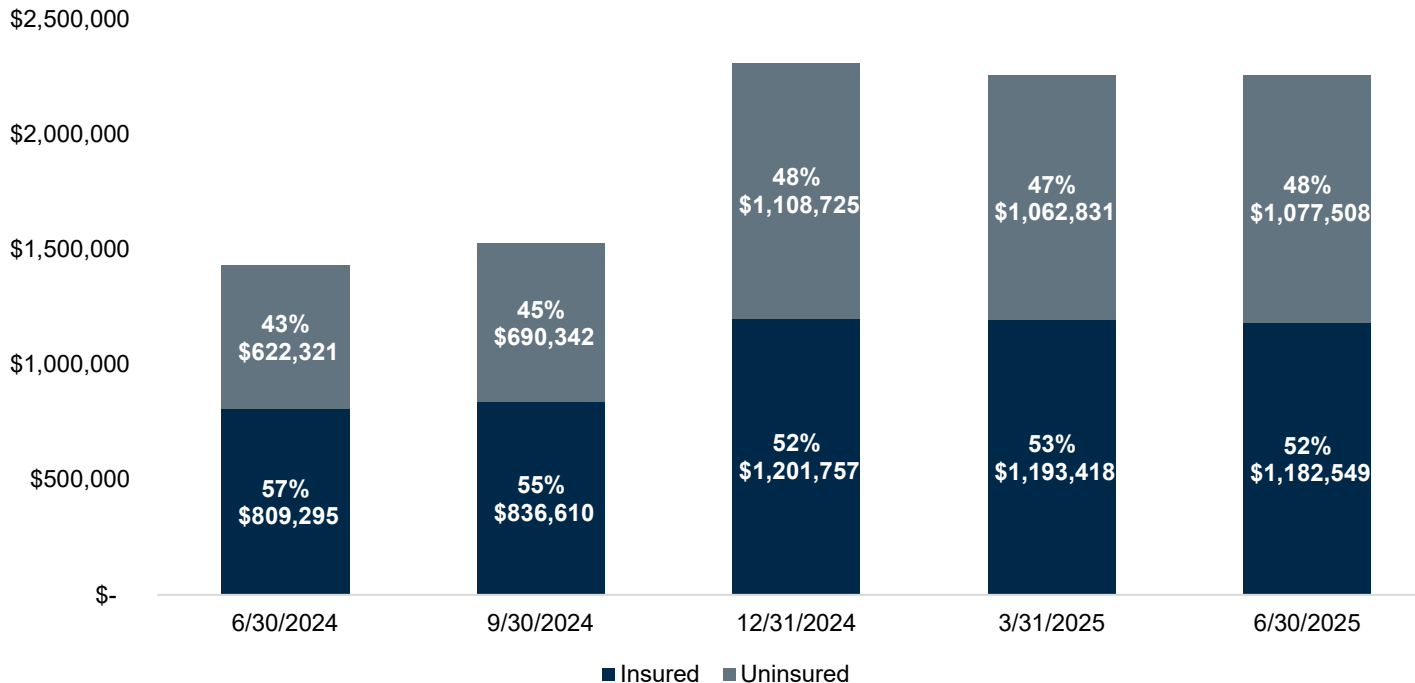
New Relationship Deposits by Region (\$ in millions)



Deposits held by clients that opened their first account with Bank in 2025; balances as of 6/30/2025

DEPOSIT CHARACTERISTICS

(\$ in 000s)



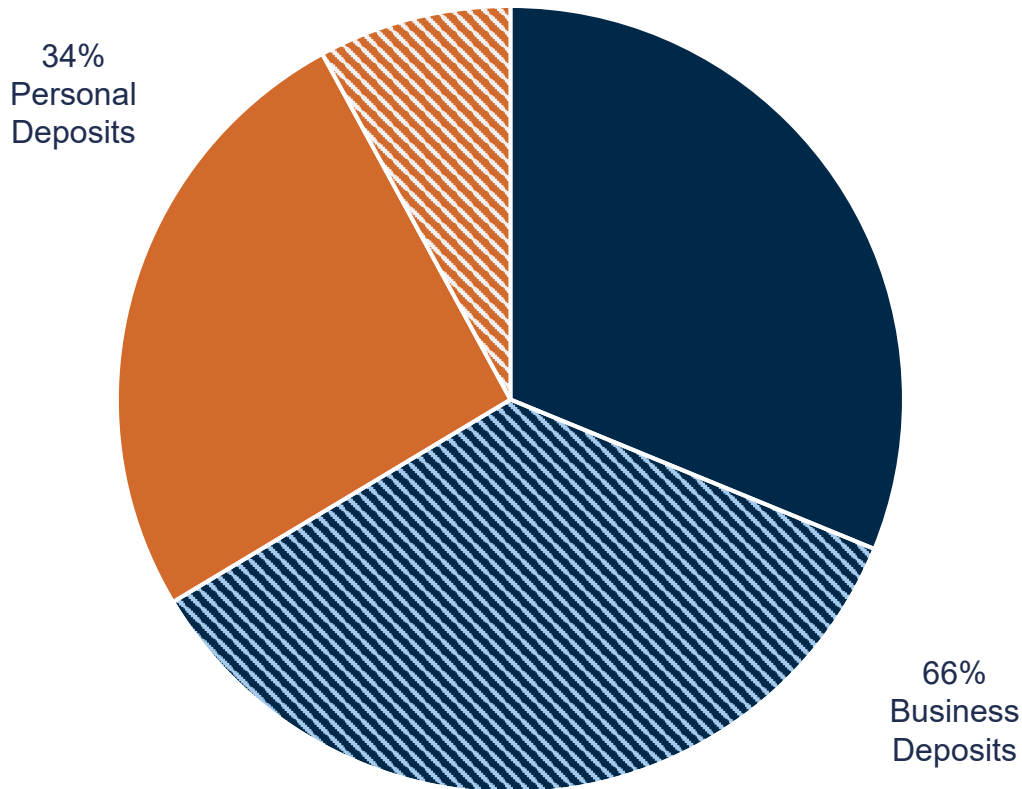
Insured deposits include fully collateralized balances.

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)



As of June 30, 2025

Total Personal Deposits	\$	759,357
Number of Accounts		15,004
Average Balance Per Account	\$	51
Total Business Deposits	\$	1,500,700
Number of Accounts		8,878
Average Balance Per Account	\$	169

DISCIPLINED CREDIT CULTURE

Nonperforming Loans Including Deferred Loan Fees and Costs*

(\$000)	2020	2021	2022	2023	2024	2025Q1	2025Q2
Nonaccrual Loans							
Commercial & Industrial	\$0	\$163	\$1,243	\$0	\$0	\$0	\$0
Construction	0	0	990	0	0	1,667	1,667
Commercial Real Estate	0	0	0	6,526	504	504	504
SBA, B&I, and FSA	0	157	120	0	114	88	754
Consumer	31	61	808	0	0	0	0
Total Nonaccrual	\$31	\$381	\$3,161	\$6,526	\$618	\$2,259	\$2,925
Accruing Restructured Loans	\$0	\$0	\$26	\$320	\$10,367	\$10,904	\$11,292
Loan Loss Reserve	\$13,021	\$19,978	\$21,444	\$23,943	\$31,622	\$33,102	\$33,551

*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.

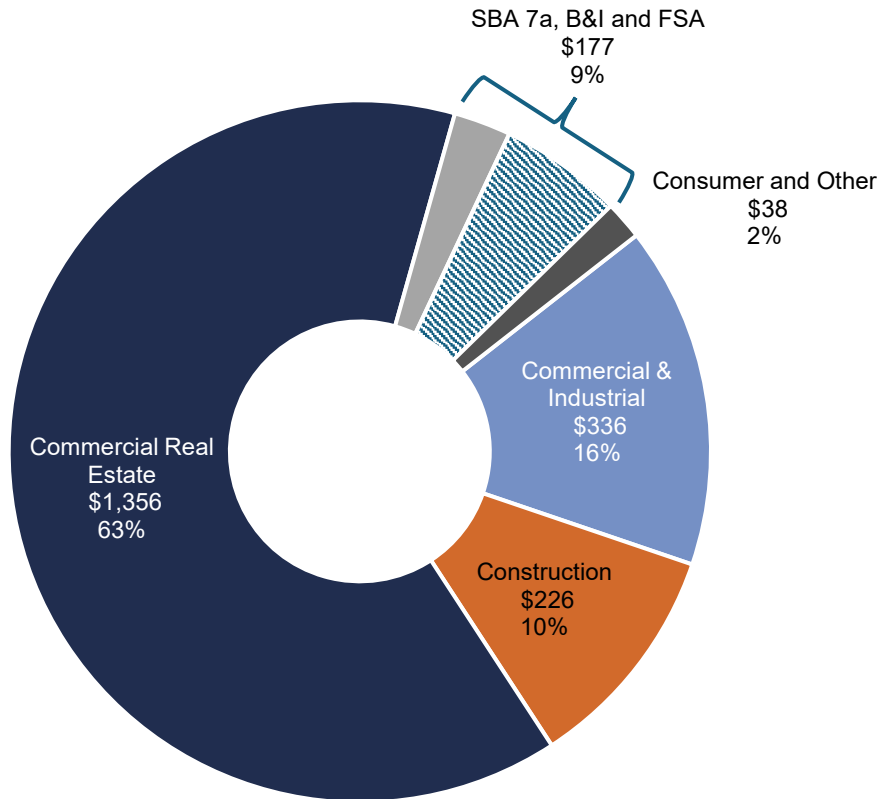
As of June 30, 2025

Nonperforming loans to total loans of 0.11%.

The balance primarily reflects two real estate secured loans: one \$1.7 million construction loan which was subsequently paid off in July 2025 and a \$504 thousand acquired loan secured by real estate that has been adequately reserved for by the Bank. The remaining \$754 thousand of nonaccrual loans are SBA loans, which have a government guarantee of \$184 thousand.

LOANS BY TYPE

(\$ in millions)



**\$2.13 Billion in Total Outstanding Loans*
as of June 30, 2025**

Q2 2025 tax equivalent loan yield of 7.15%, up 3 bps from 7.12% in Q1 2025.

Increase was mainly driven by growth in high yielding construction loan products.



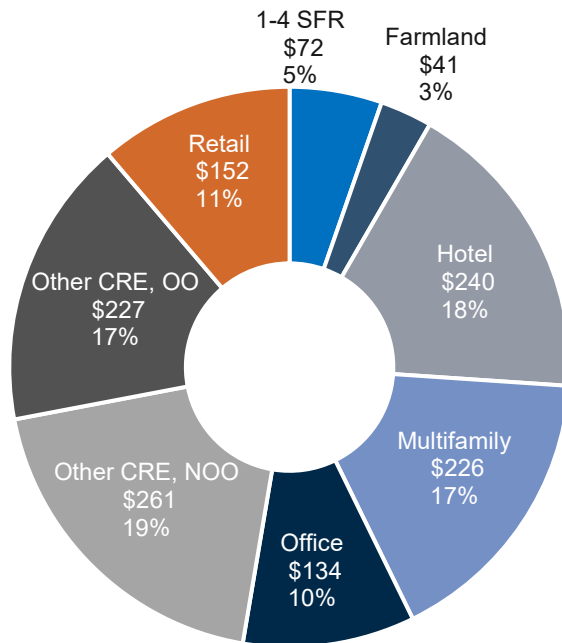
Guaranteed Portion of SBA, B&I and FSA; \$122 million or 69% of this segment

*Gross of deferred expenses and fees of \$2.3 million, and purchase discount of \$25.4 million

REAL ESTATE LOAN DETAIL

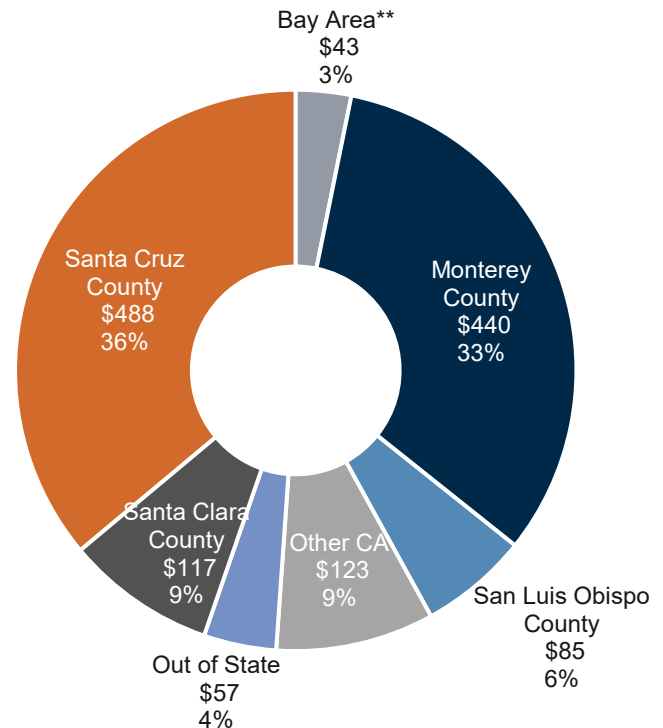
(\$ in millions)

\$1.35 Billion in Total Real Estate Loans*
as of June 30, 2025



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

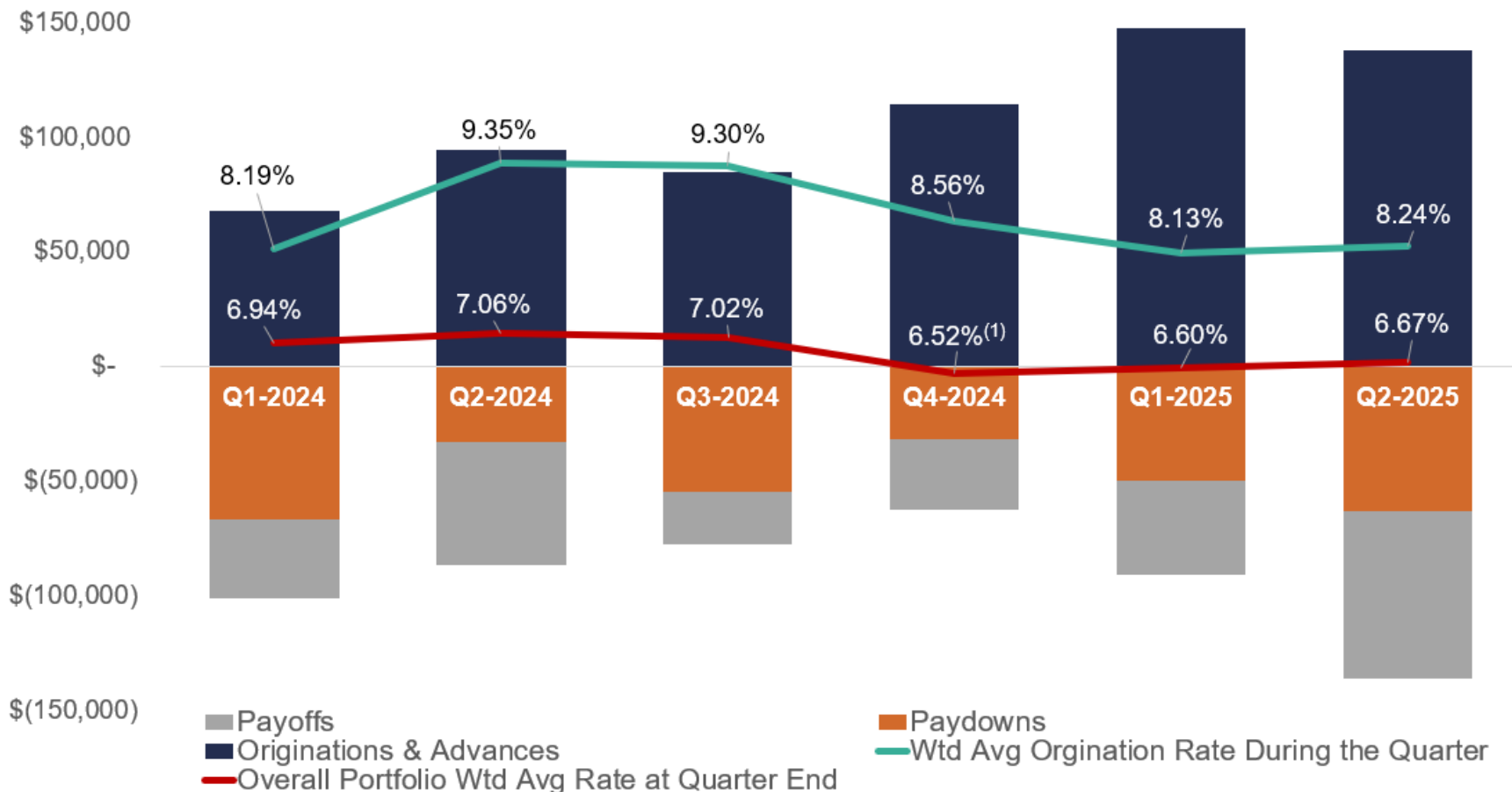
*Gross of deferred expenses and fees, and purchase discount



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

ORGANIC LOAN GROWTH AND PRICING

(\$ in 000s)



Loan balances are reported gross and exclude deferred expenses and fees, and unaccreted purchase discount.

Loan rates are weighted by loan balances and exclude fees/purchase discount accretion.

Q4-2024 loan growth data excludes loans acquired via the merger with 1st Capital Bank; the overall portfolio interest rate calculation includes the acquired loans.

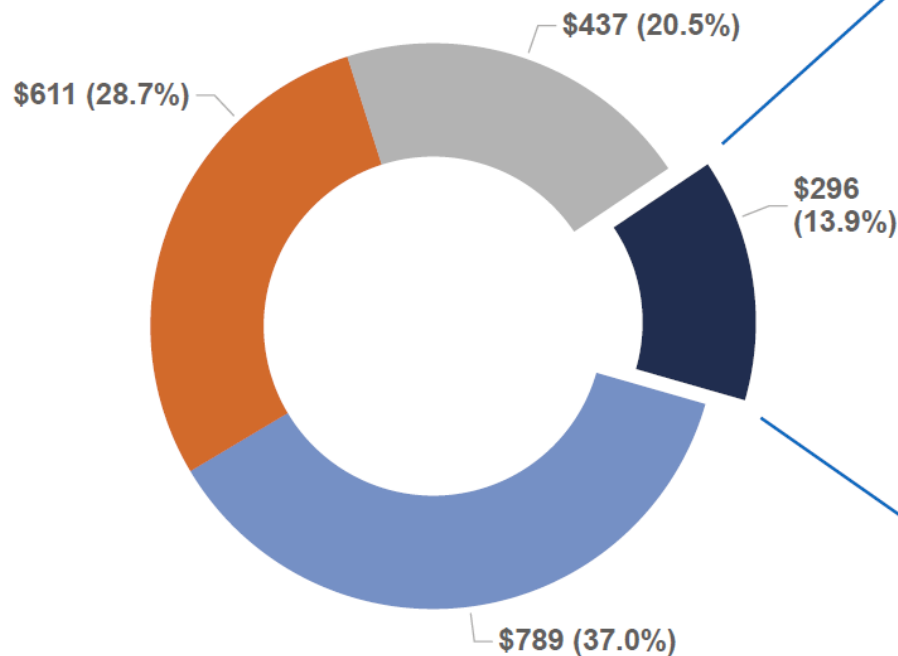
⁽¹⁾The decrease in the overall portfolio weighted average interest rate from Q3-24 to Q4-24 was due to the acquisition of the 1st Capital Bank loan portfolio

FIXED VS. VARIABLE RATE LOANS AND REPRICING TIMELINE

(\$ in millions)

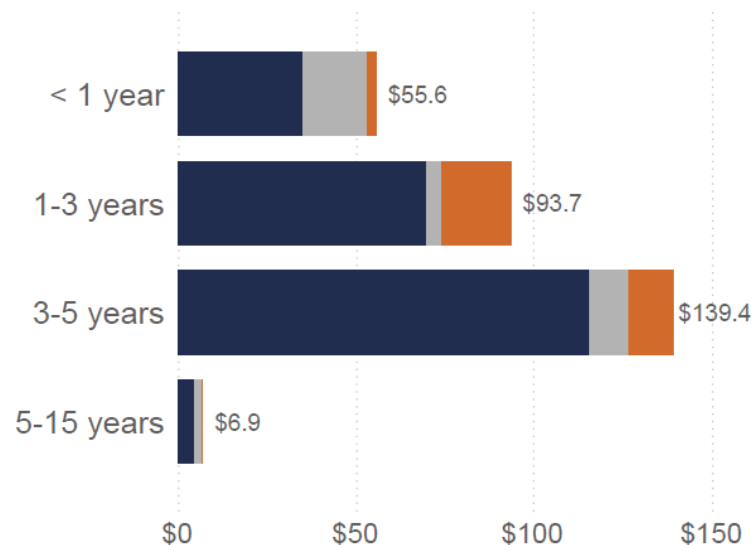
Interest Rate Structure as of June 30, 2025

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



Adjustable Rate Reprice Timeline

● CRE ● Other Loans ● SBA RE



Gross of deferred expenses and fees, and purchase discount

⁽¹⁾Of the loans at their floor rate, 87% will remain at the floor for more than 12 months.

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

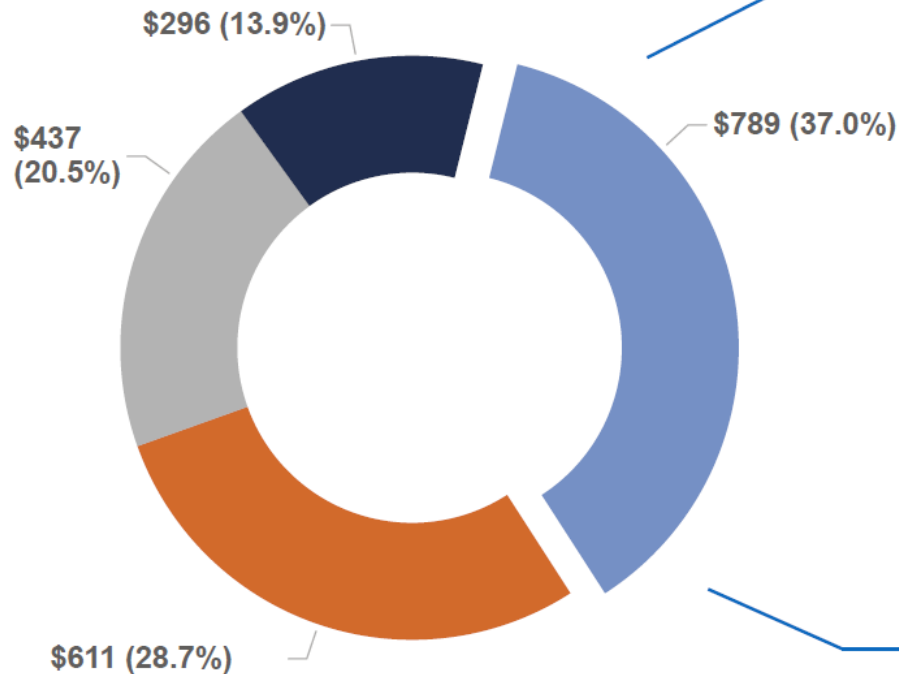
⁽³⁾80% of fixed rate loans have maturities beyond 12 months

FIXED VS. VARIABLE RATE LOANS AND LOAN FLOOR RATES

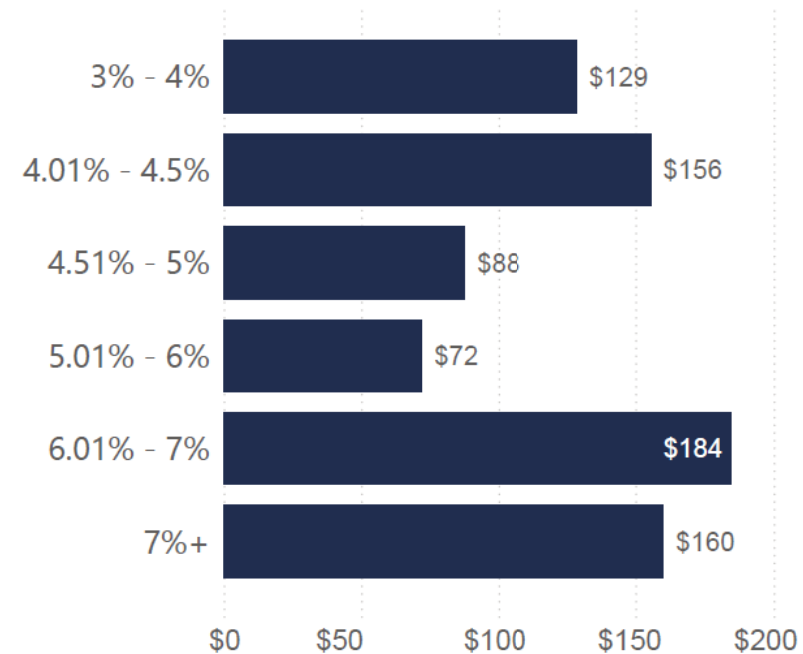
(\$ in millions)

Interest Rate Structure as of June 30, 2025

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



Interest Rate of Loans at the Floor



Gross of deferred expenses and fees, and purchase discount

UPCOMING CRE INTEREST RATE REPRICING

(\$ in millions)

Scheduled Interest Rate Repricing Through June 2027

Non-Owner-Occupied CRE with a Senior Lien, Non-SBA; Data as of June 30, 2025

Total Loans to Reprice
\$187.15

% of Total NOO CRE
18.0%

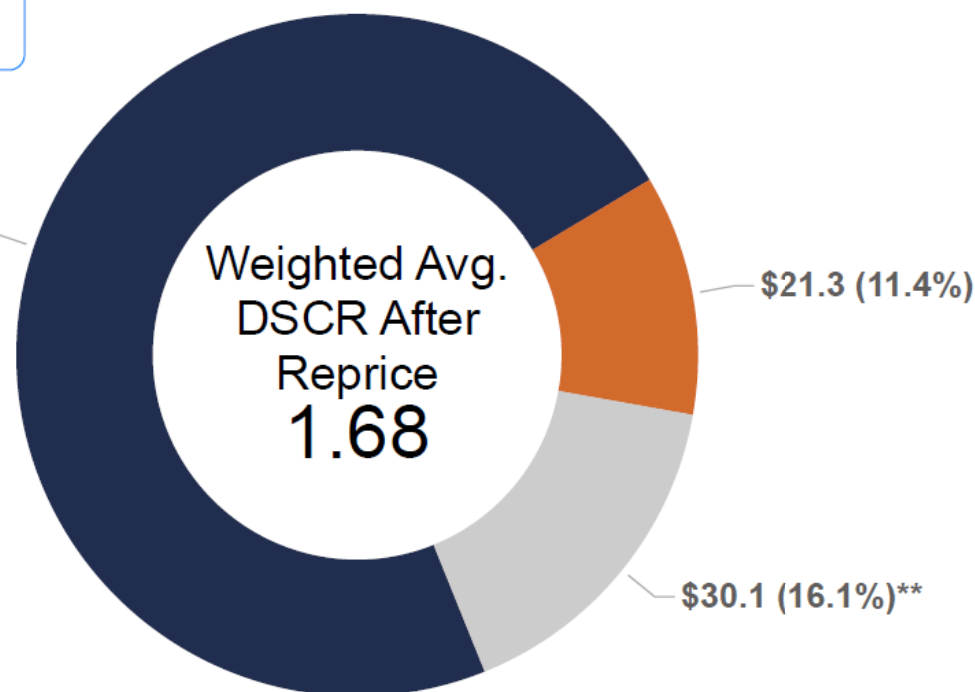
Avg. Rate Change
+2.88%

Current Weighted Avg. DSCR
2.23

Debt Service After Reprice*

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

\$135.7 (72.5%)



Gross of deferred expenses and fees, and purchase discount

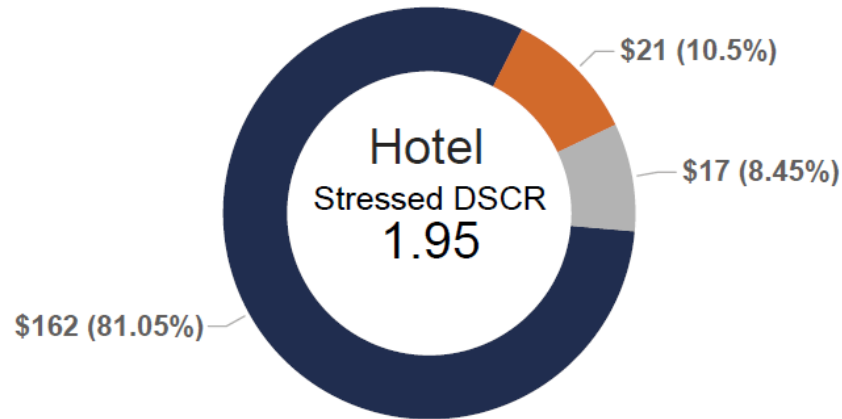
* Using loan data and index rates as of 6/30/2025.

** Regularly monitored by Credit Admin. All loans with a projected DSCR < 1 have an LTV below 65% and are supported by guarantors, either through global cash flow, liquidity or other outside equity.

NON-OWNER-OCCUPIED CRE LOANS

(\$ in millions)

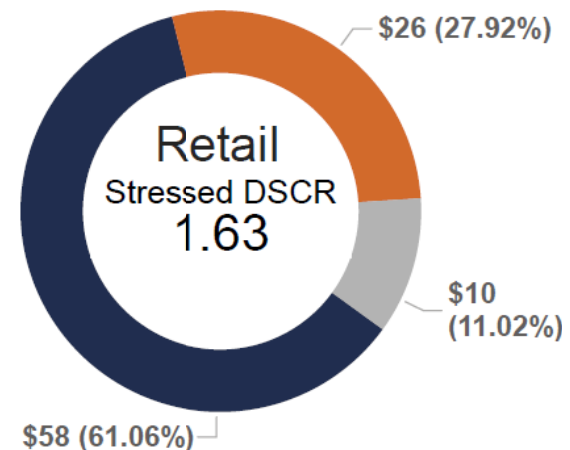
Stress Test: 15% Decline in Net Operating Income Non-Owner-Occupied CRE, Non-SBA Loans as of June 30, 2025



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 49.5%, in addition to adequate support from guarantor cash flow, liquidity, or outside assets.



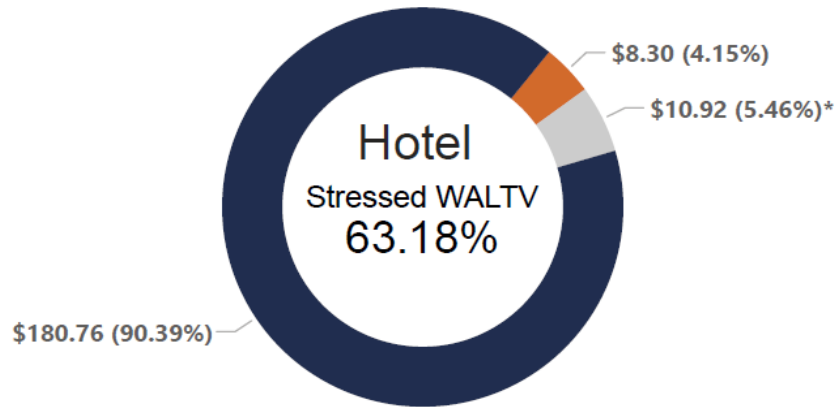
Gross of deferred expenses and fees, and purchase discount

NON-OWNER-OCCUPIED CRE LOANS

(\$ in millions)

Stress Test: 25% Decline in Real Estate Collateral Value

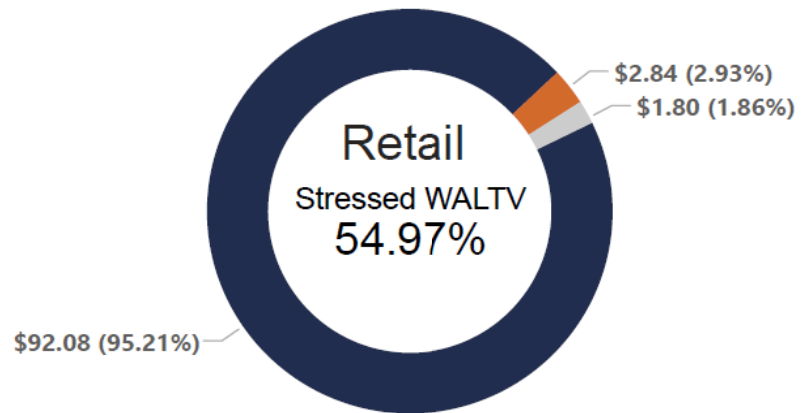
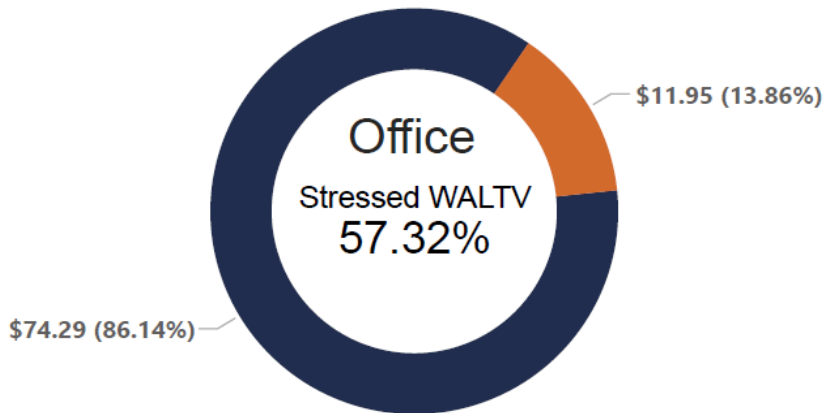
Non-Owner Occupied CRE, Non-SBA as of June 30, 2025



Stressed LTV

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

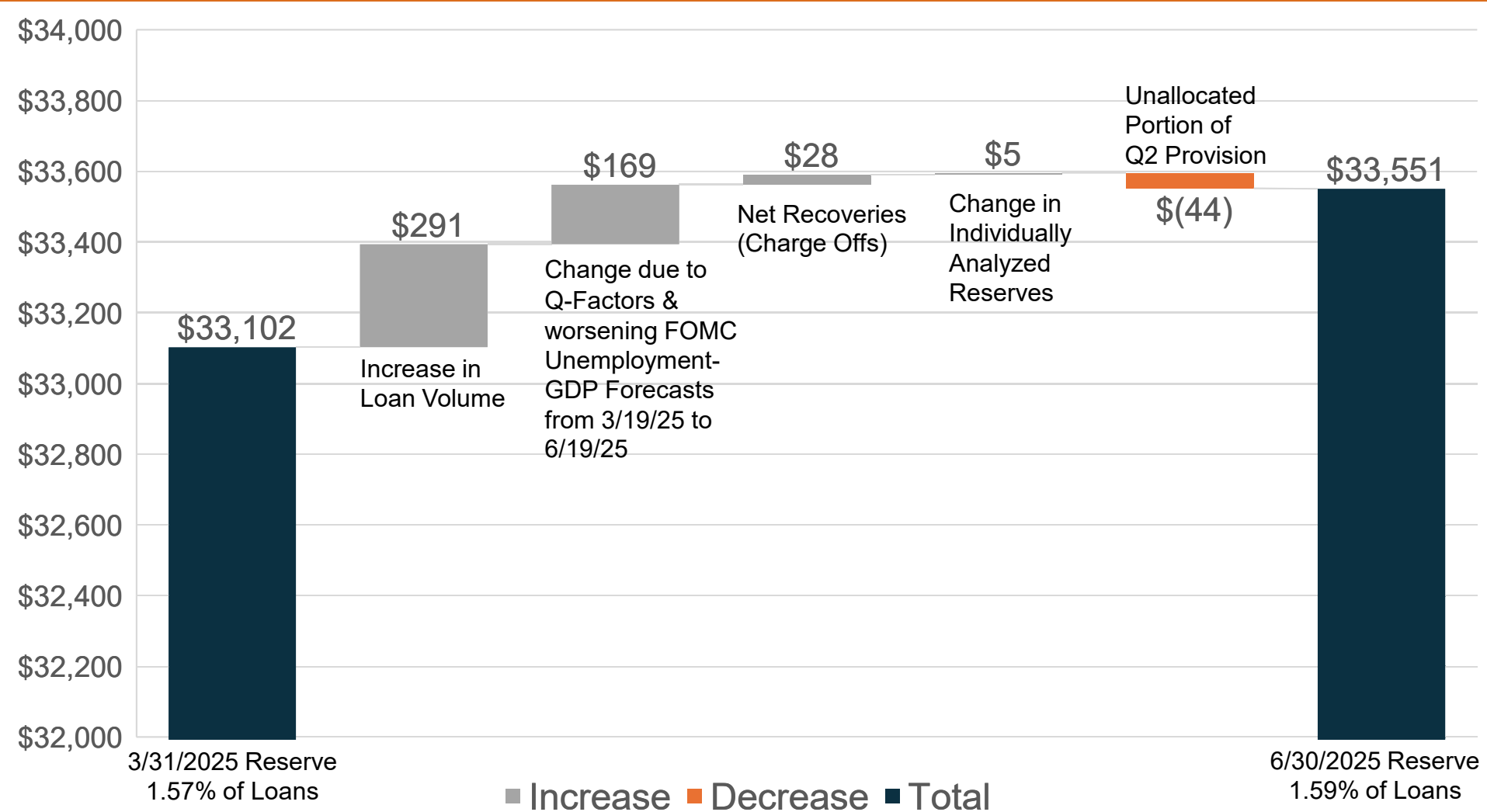
*\$10.92 million bridge loan secured by a hotel undergoing renovation. 2024 NOI reflects a DSCR of 1.31x against fully amortized payments, which will begin in August 2025. The loan is further supported by personal guarantees.



Figures are based on gross loans excluding deferred expenses and fees

CHANGES IN THE CREDIT RESERVE

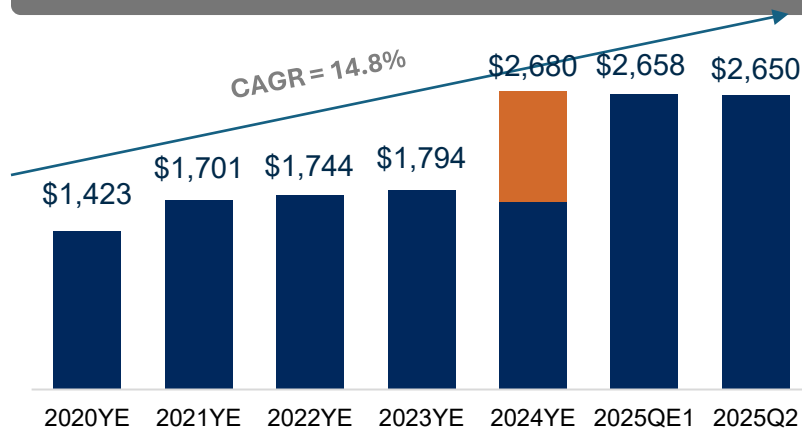
(\$ in 000s)



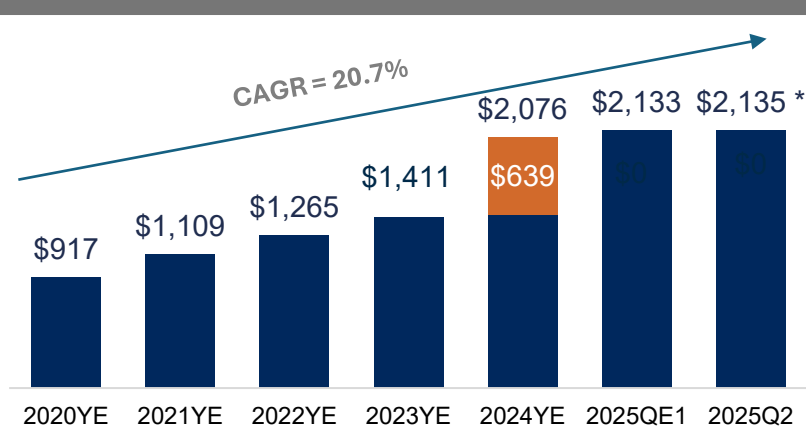
CONSISTENT BALANCE SHEET GROWTH

(\$ in millions)

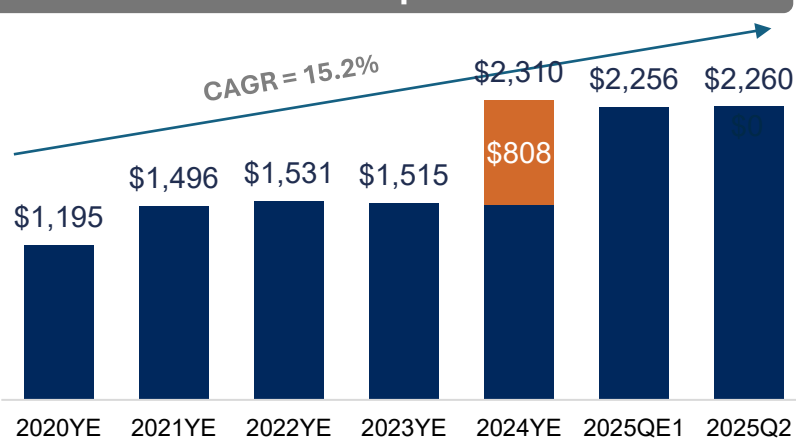
Total Assets



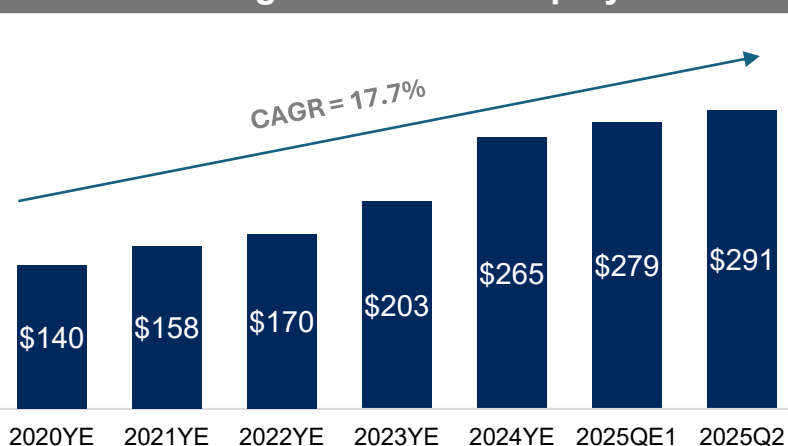
Gross Loans Excl. PPP & Purchase Discounts



Total Deposits



Tangible Common Equity



 Denotes acquisition through bank merger

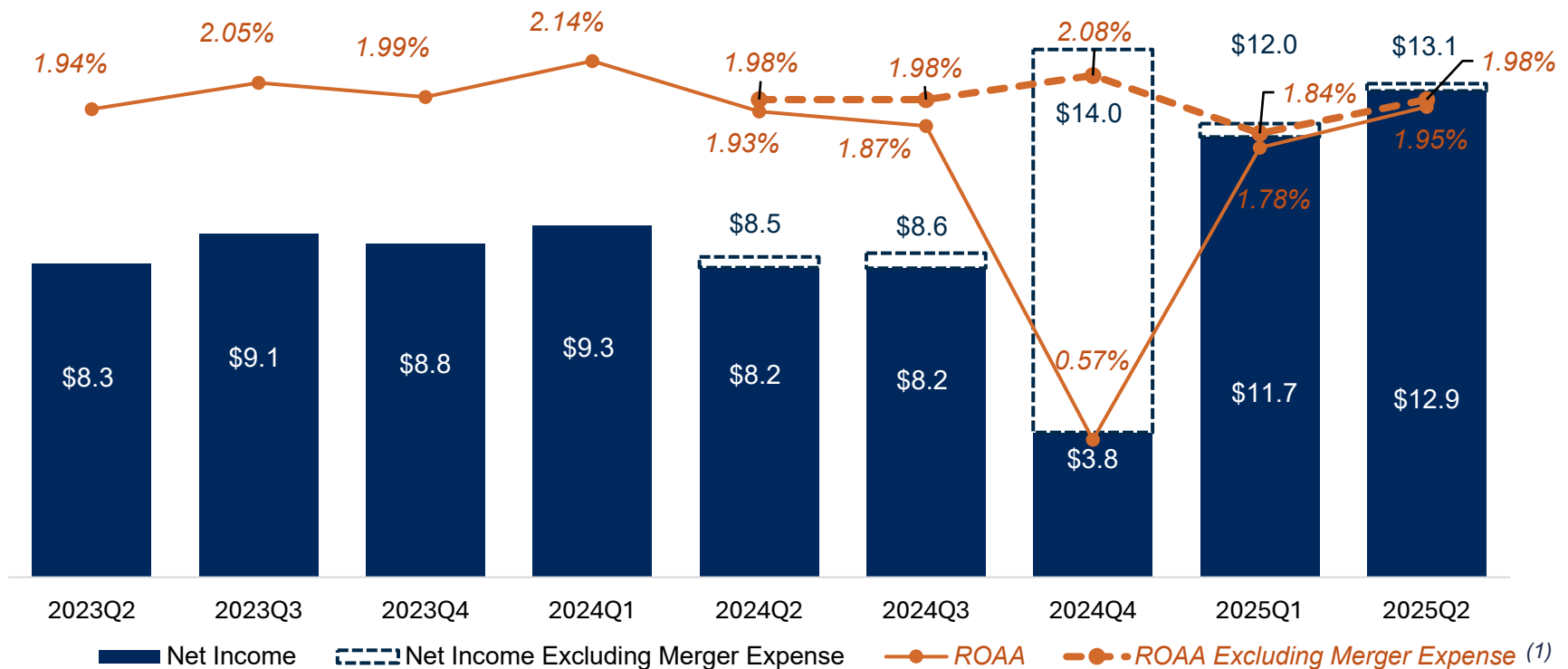
*Gross of purchase discount of \$25.4 million, \$28.0 million and \$30.6 million at June 30, 2025, March 31, 2025, and December 31, 2024, respectively

WEST COAST
COMMUNITY BANCORP

STRONG PROFITABILITY

(\$ in millions)

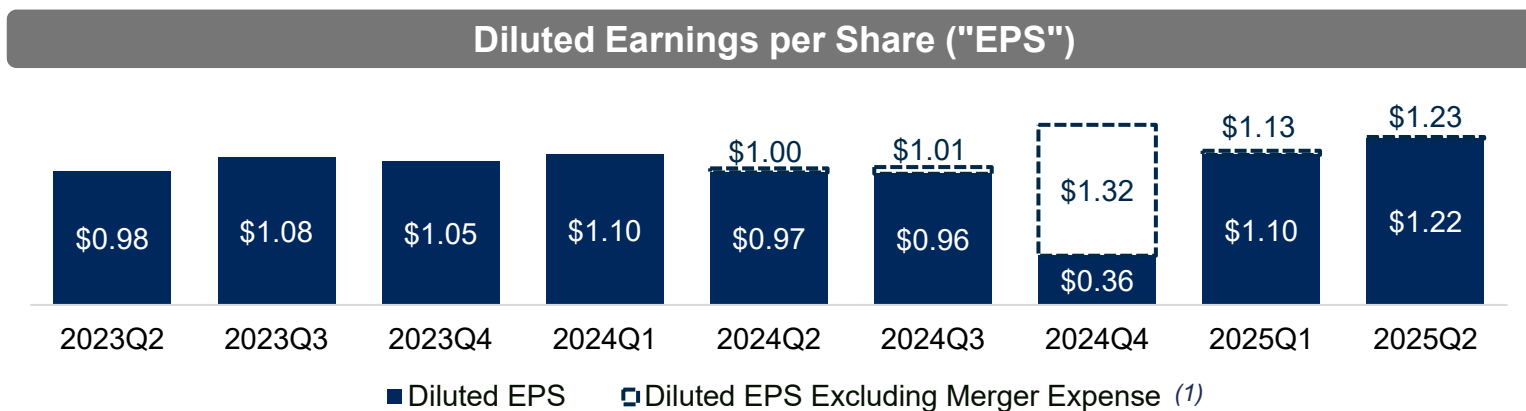
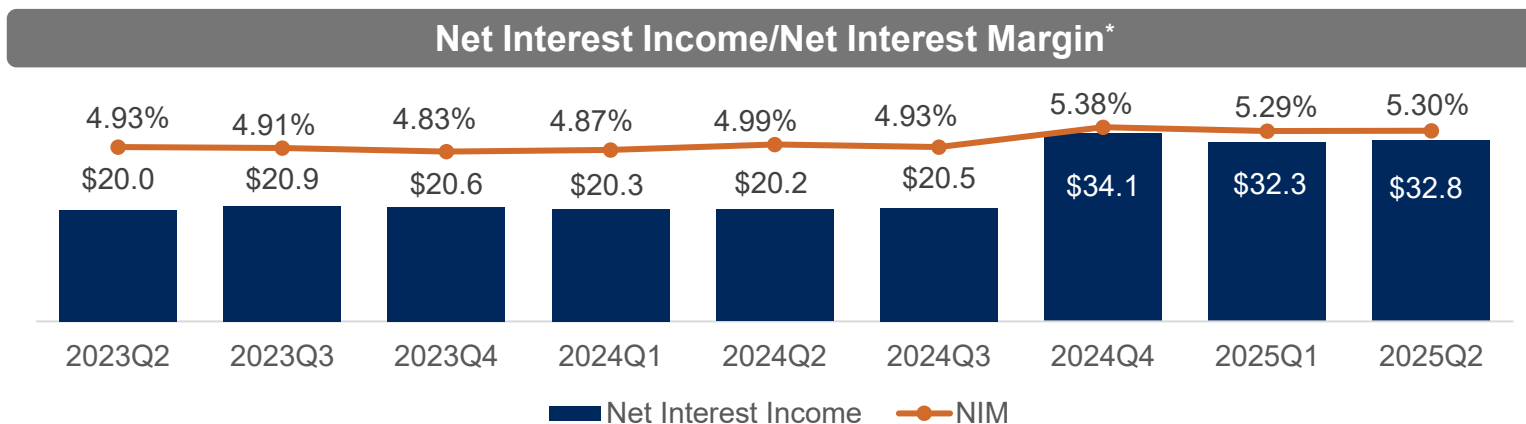
Net Income



⁽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

(\$ in millions, except per share data)



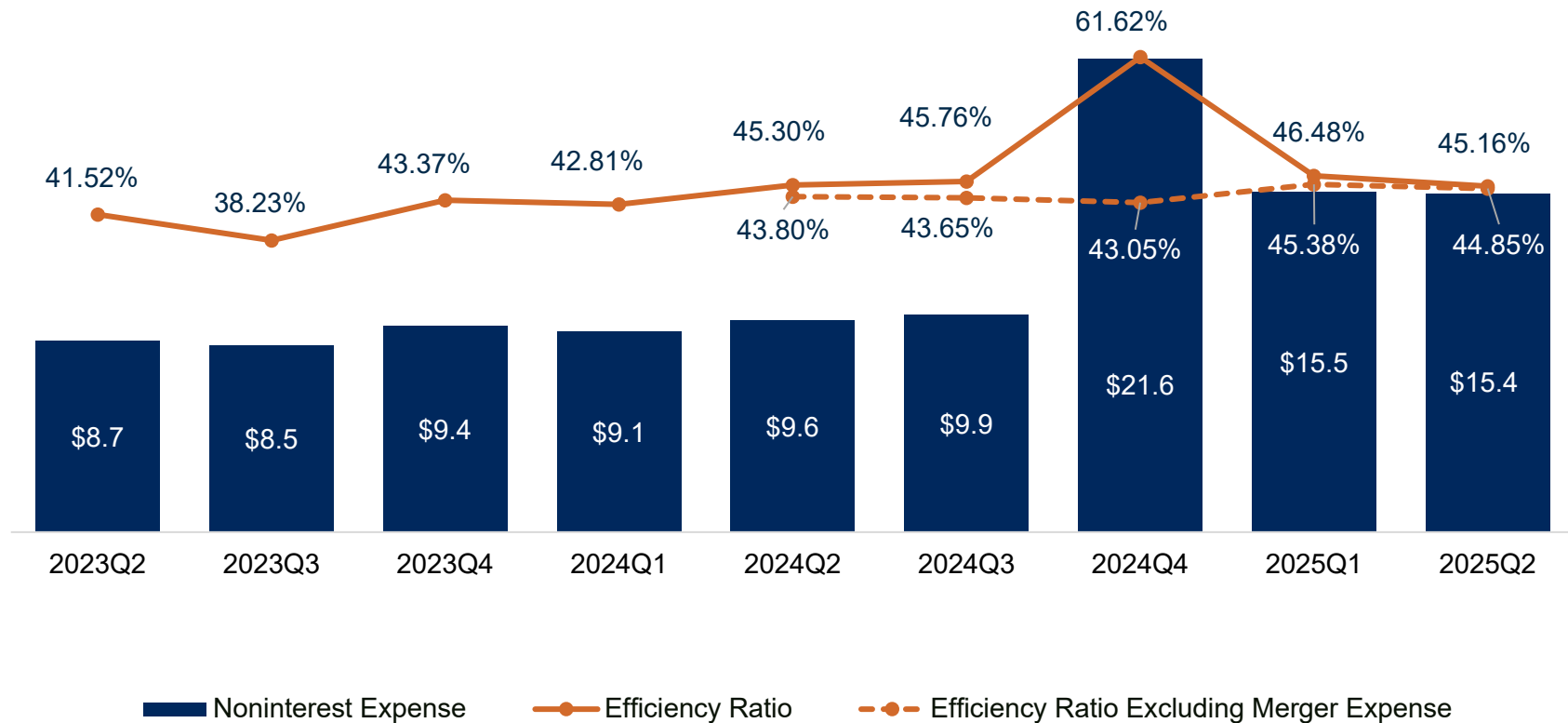
*Net interest margin is adjusted for tax equivalent basis.

(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

(\$ in millions)

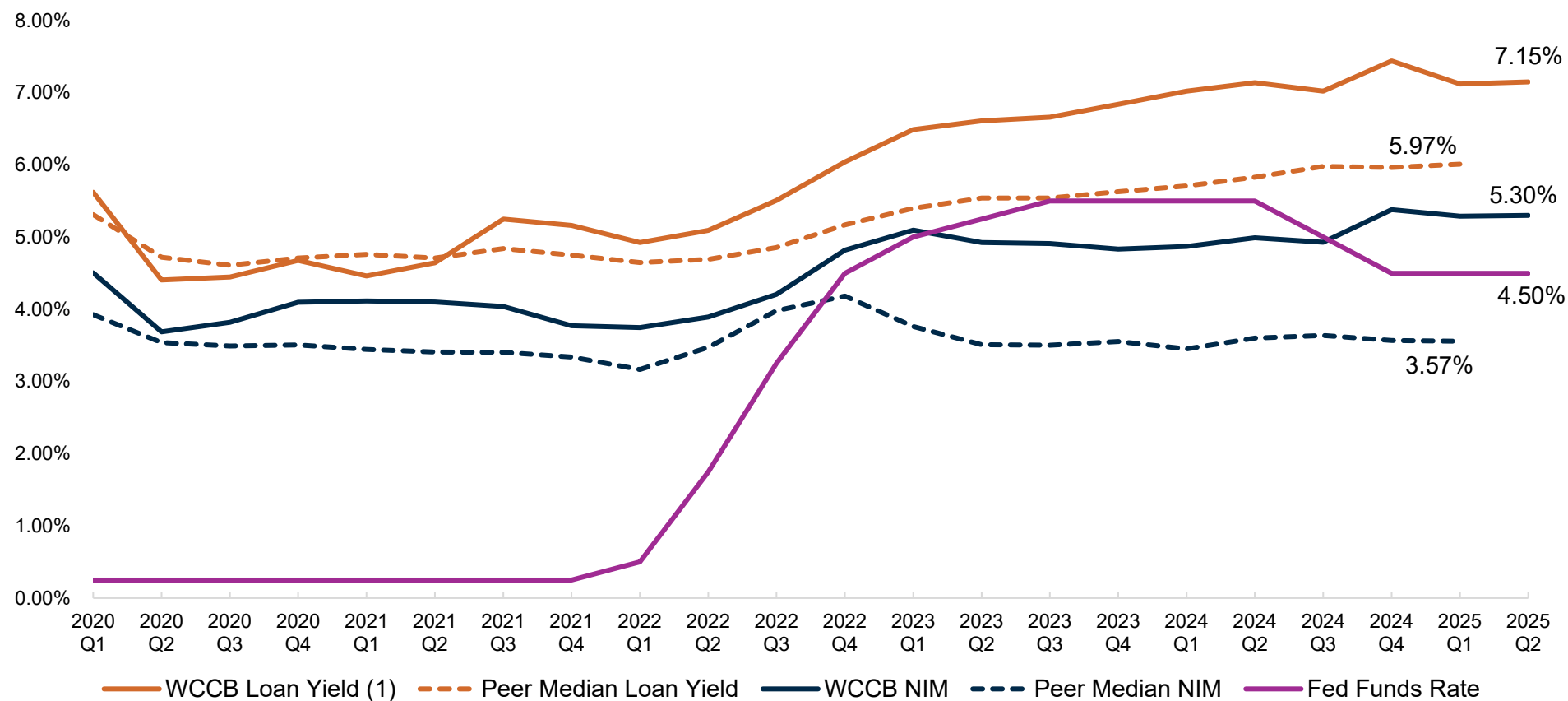
Noninterest Expense



⁽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



⁽¹⁾Includes loan fee income, expenses, and purchase discount accretion from acquired loans

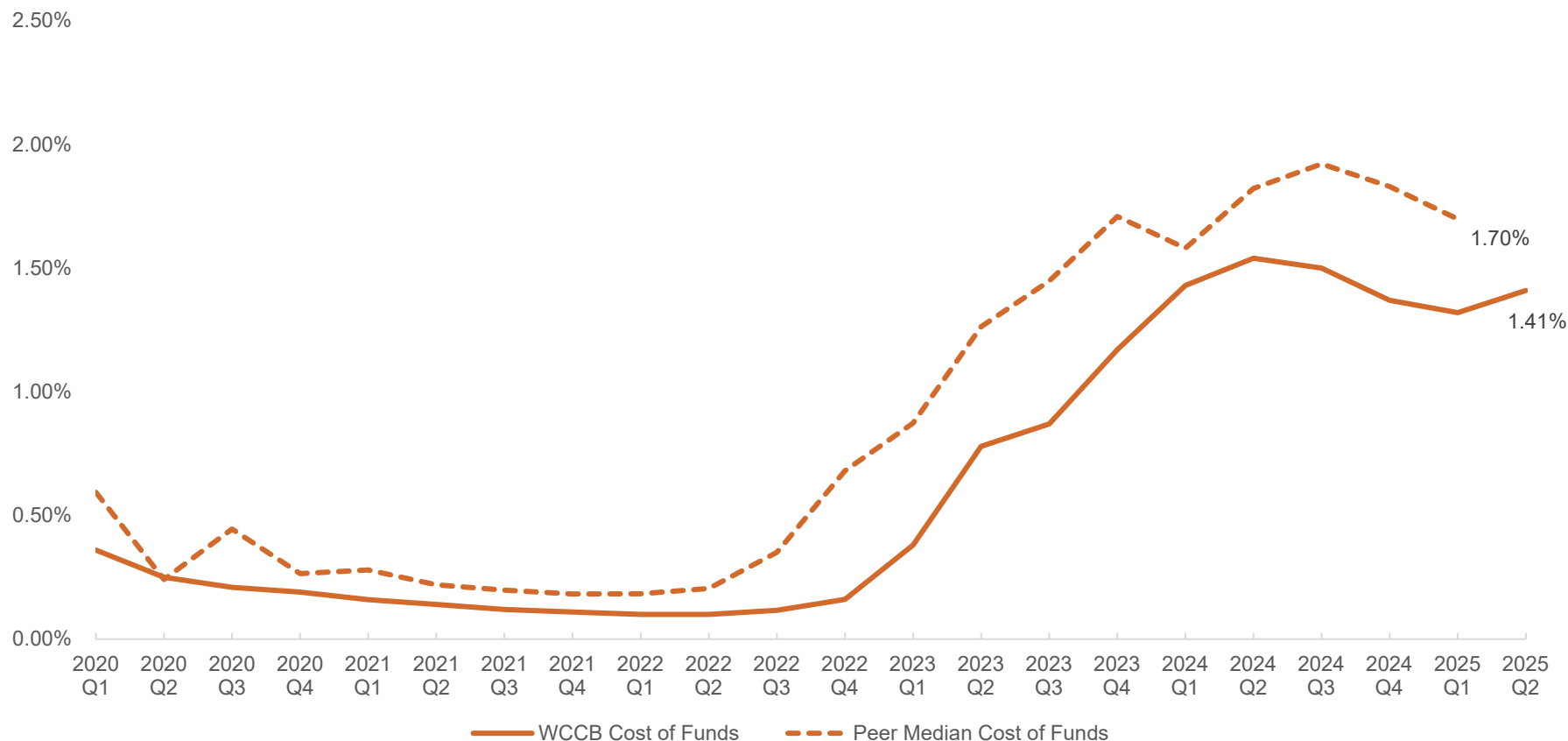
Peers include all publicly listed banks headquartered in California with total assets of \$1 billion to \$5 billion as of 12/31/24.

**WEST COAST
COMMUNITY BANCORP**

*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

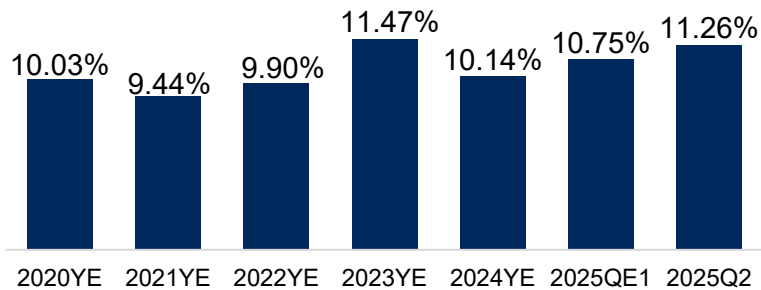
5-Year Cost of Funds Trend Compared to Peers



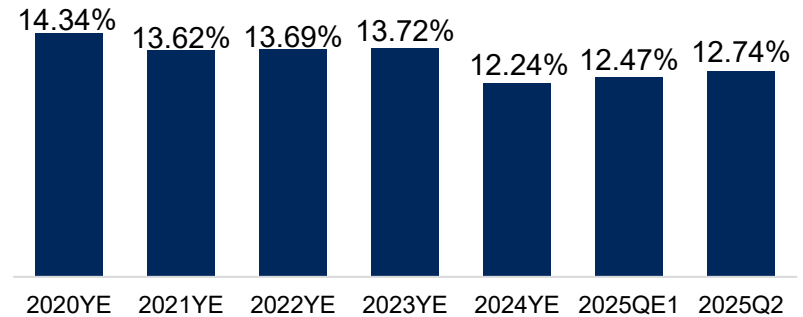
Peers include all publicly listed banks headquartered in California with total assets of \$1 billion to \$5 billion as of 12/31/24.

ROBUST CAPITAL POSITION EVEN POST-MERGER

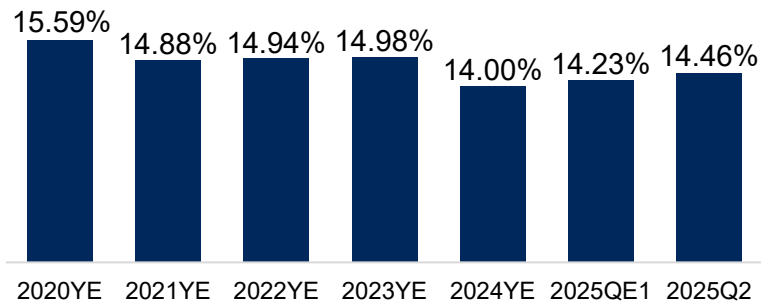
TCE Ratio



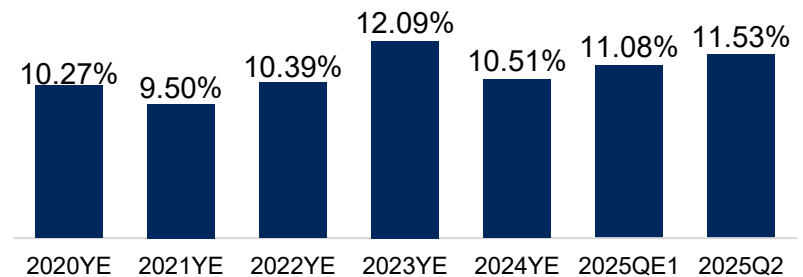
Tier 1 Ratio



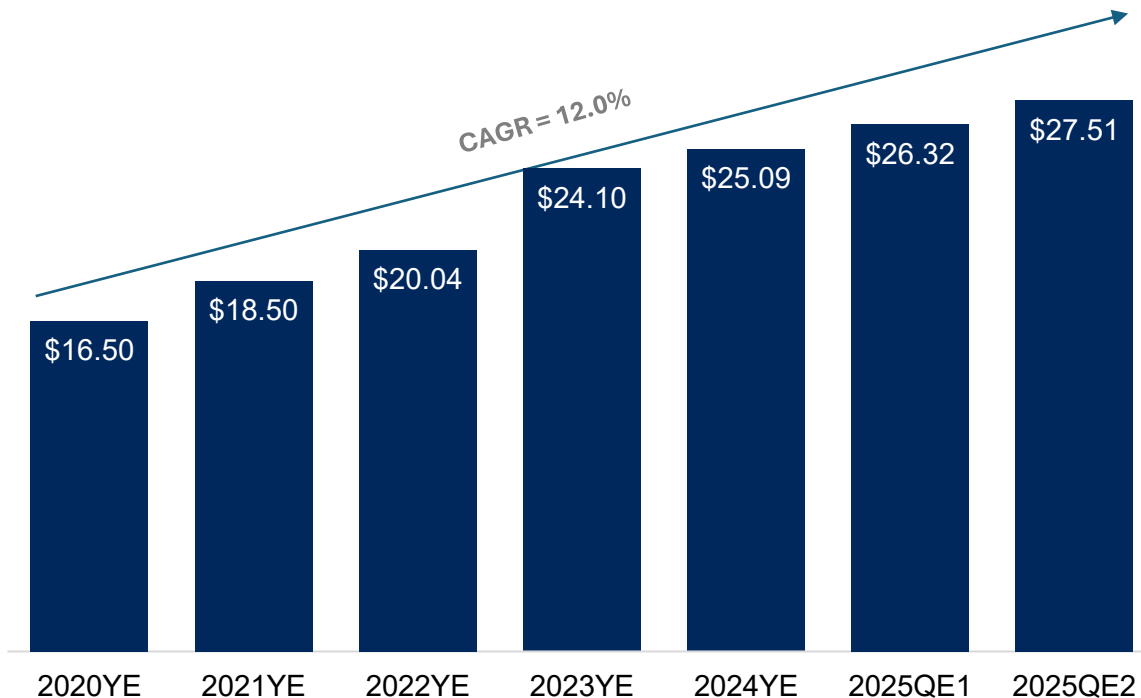
Total Capital Ratio



Leverage Ratio

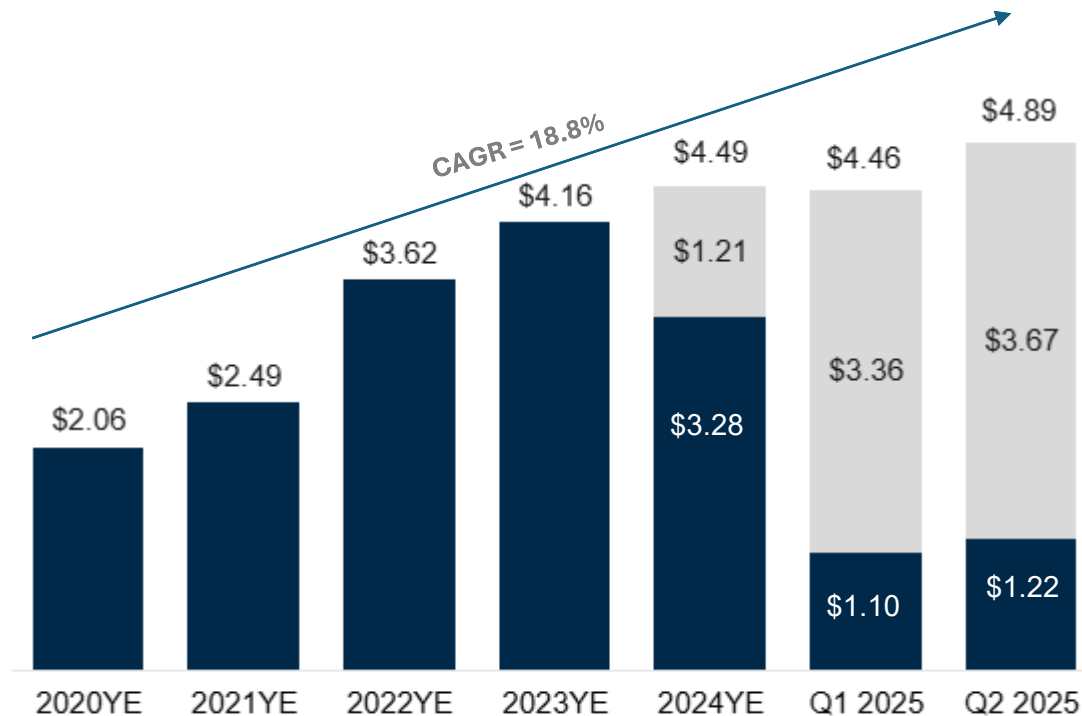


TANGIBLE BOOK VALUE PER SHARE CONTINUES UPWARD TREND



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

DILUTED EARNINGS PER SHARE RESUMES UPWARD TREND



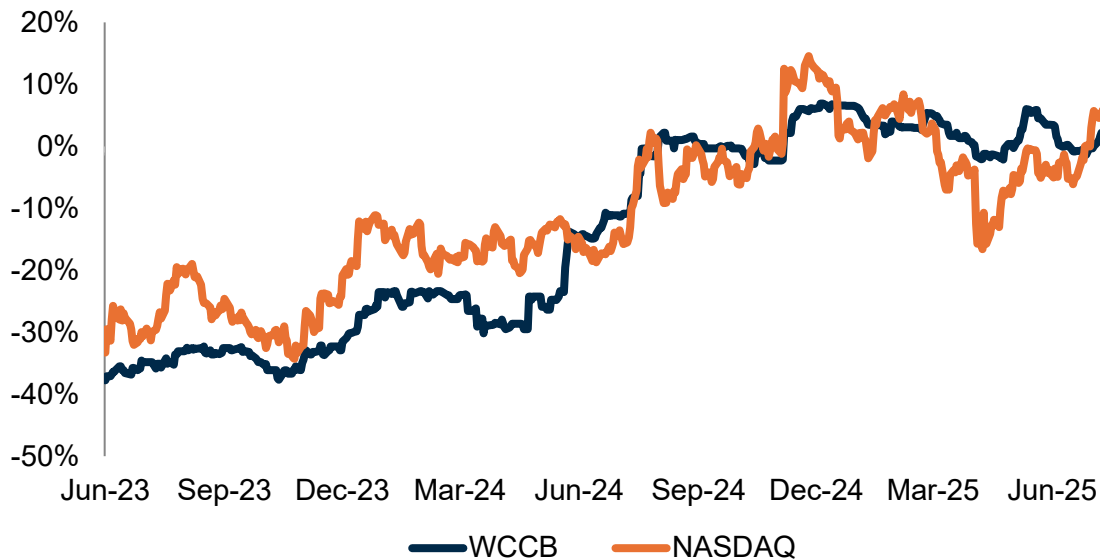
Diluted Earnings per Share = Net Income/(Weighted Average Common Shares + Dilutive Common Shares)

2024 diluted EPS adjusted for merger related expenses but included purchase accounting adjustment accretion/amortization.

Q1 2025 and Q2 2025 show annualized diluted EPS, based on actual quarter-to-date diluted EPS.

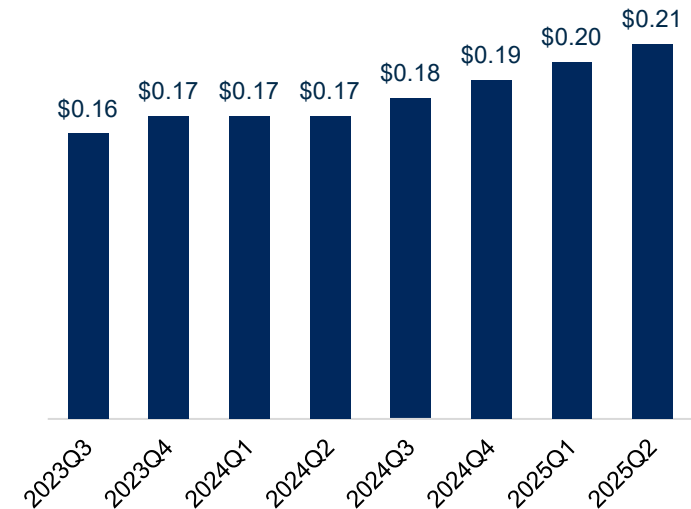
SHAREHOLDER-FOCUSED

Superior Price Performance



Relative Price Performance % through July 16, 2025

Cash Dividend



COMMUNITY REINVESTMENT

Nearly 450 Hours of Community Service in Q2 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.



Stroke Awareness Foundation
Fight Stroke Walk



Salinas Valley Fair
Salinas Valley Fair BBQ



REACH San Luis Obispo
Appreciation Event



Second Harvest Food Bank
Weekday Food Pack

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 the first quarter of 2025 and every quarter of 2024.



AMERICAN BANKER MAGAZINE

Ranked #59 among top U.S. community banks with assets of \$2B to \$10B for full-year 2024 financial performance.

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.

RANKINGS AND RECOGNITION

Local



SILICON VALLEY BUSINESS JOURNAL

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



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

2025 Business of the Year.



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>All dollars in thousands, except per share data</i>						31-Mar	30-Jun
	2020	2021	2022	2023	2024	2025	2025
Total Shareholders' Equity	\$168,486	\$186,090	\$197,676	\$230,036	\$332,981	\$345,685	\$356,922
Less: Intangible Assets	28,688	28,202	27,796	27,433	68,105	67,038	65,971
Tangible Common Equity	\$139,798	\$157,888	\$169,880	\$202,603	\$264,876	\$278,647	\$290,951
Total Assets	\$1,422,872	\$1,701,249	\$1,744,487	\$1,794,362	\$2,680,428	\$2,658,258	\$2,650,436
Less: Intangible Assets	28,688	28,202	27,796	27,433	68,105	67,038	65,971
Tangible Assets	\$1,394,184	\$1,673,047	\$1,716,691	\$1,766,929	\$2,612,323	\$2,591,220	\$2,584,465
Tangible Common Equity Ratio	10.0%	9.4%	9.9%	11.5%	10.1%	10.8%	11.3%
Basic Shares Outstanding	8,475,024	8,536,000	8,477,272	8,406,680	10,556,467	10,586,179	10,576,882
Book Value per Share	\$19.88	\$21.80	\$23.32	\$27.36	\$31.54	\$32.65	\$33.75
Less: Intangible Book Value per Share	3.39	3.30	3.28	3.26	6.45	6.33	6.24
Tangible Book Value per Share	\$16.50	\$18.50	\$20.04	\$24.10	\$25.09	\$26.32	\$27.51

NON-GAAP RECONCILIATION

(CONTINUED)

<i>All dollars in thousands</i>	30-Jun 2025
QTD Net Income	\$12,918
Add: net loss on sale of investments	21
Add: accelerated accretion on discount of partially redeemed subordinated debt	160
Add: merger expense	97
Adjusted non-core items	278
Tax effected non-core items	196
Adjusted non-GAAP net income	\$13,114
QTD Average Assets	\$2,652,882
QTD Average Tangible Common Equity	\$285,654
QTD Diluted Weighted Average Shares Outstanding	10,626,352
Adjusted non-GAAP ROAA	1.98%
Adjusted non-GAAP ROTCE	18.41%
Adjusted diluted earnings per share (non-GAAP)	\$1.23

<i>All dollars in thousands</i>	30-Jun 2025
QTD Net interest income reported per GAAP	\$32,807
QTD Non-interest expense reported per GAAP	\$15,448
Add: merger expense - deductible	97
Adjusted non-interest expense (non-GAAP)	\$15,351
QTD Non-interest income reported per GAAP	\$1,399
Add: net loss on sale of investments	21
Adjusted non-interest income (non-GAAP)	\$1,420
Adjusted non-GAAP Efficiency Ratio	44.85%