

Anchor Bank

Palm Beach Gardens, FL

Established
3/22/2005

Florida Bank and Thrift Performance Report

Table of Contents

Title	Page
PEER GROUP POSITION	1
EXECUTIVE SUMMARY	2
SELECTED FINANCIAL DATA	3
SECURITIES COMPOSITION	4
LOAN PORTFOLIO COMPOSITION	5
LOAN PORTFOLIO QUALITY	6
DEPOSIT BASE COMPOSITION	7
INTEREST INCOME COMPOSITION	8
INTEREST EXPENSE COMPOSITION	9
NONINTEREST INCOME COMPOSITION	10
NONINTEREST EXPENSE COMPOSITION	11
PEER GROUP COMPARISONS REPORT	12-22

FLORIDA BANKING TEAM

Ted Hacker, Steve Kania, Robert Brink, David Ajvazi, Erica Hines, Sacha Widmaier, Anthony Hagbartsen, Madeline Bogumil, Phillip Berdeguer, Andrew Joyce, Meranda Joseph, Patricia Romero, Vanessa Hossler, Adam McCord, Allyson Wiitala, Jacob Ingram, Rachel Jean, Brendan Yosko, Martha Zubia, Stephanie Flores, Jacob Frantzen, Sander Ocasio, Brian Katz, Nicholas Singh, Raphael Houssou, Danny Jenarine, Kendall Lucas, Makenna Bader, Kimberly Berlow, Zaria Minard

Information contained herein was obtained from FIS is believed to be reliable
however, accuracy is not guaranteed and all peer and state averages are simple averages.

PEER GROUP POSITION

**For the
Treasure Coast Group**

For the six months June 30, 2025

Institution name	Total Assets (\$'000's)
Seacoast National Bank	15,935,315
Optimumbank	998,910
Marine Bank & Trust Company	630,123
Anchor Bank	503,869
Paradise Bank	453,606
Desjardins Bank, National Association	335,252
Locality Bank	305,897
Community Bank Of The South	262,219
Evermore Bank	244,035
Natbank, National Association	242,307
Cypress Bank & Trust	191,714
Bank Of Belle Glade	168,116

Institution name	Return on Avg Assets (%)
Paradise Bank	2.72
Optimumbank	1.70
Desjardins Bank, National Association	1.50
Bank Of Belle Glade	1.34
Seacoast National Bank	0.96
Anchor Bank	0.95
Community Bank Of The South	0.88
Evermore Bank	0.84
Marine Bank & Trust Company	0.60
Cypress Bank & Trust	0.49
Natbank, National Association	0.25
Locality Bank	(0.22)

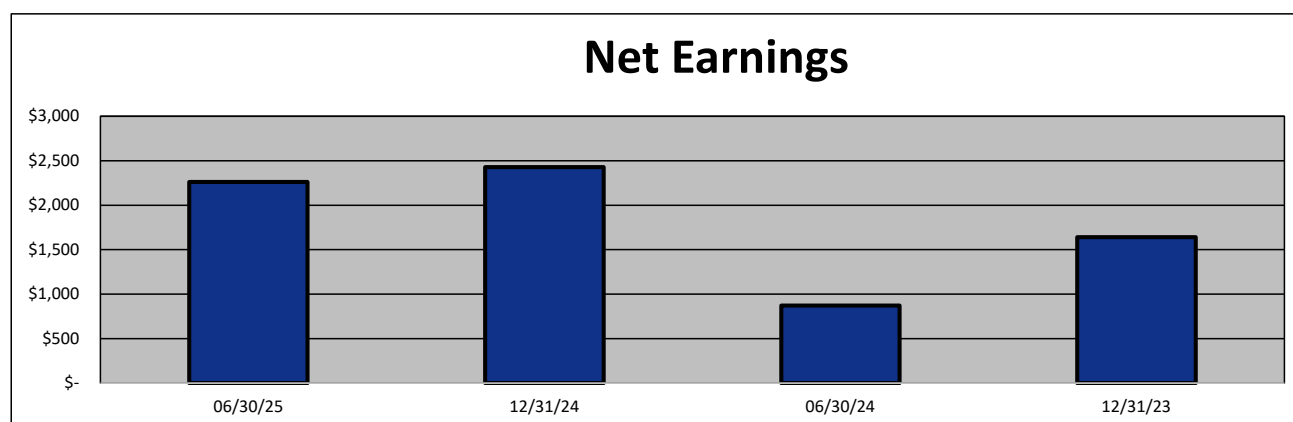
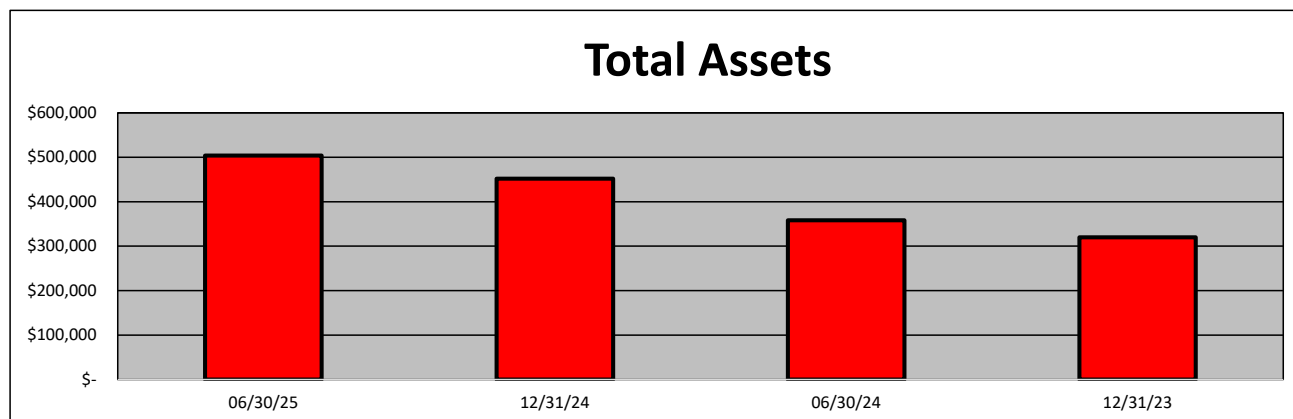
EXECUTIVE SUMMARY - Anchor Bank
(Percentage)

Period Ending	06/30/25	12/31/24	06/30/24	12/31/23	State Avg.	Peer Avg.
CAPITAL RATIOS						
Equity/Assets	8.72	9.39	10.01	8.40	10.68	12.08
Leverage Ratio	9.02	10.22	10.37	8.50	11.86	12.63
Tier 1 Cap/Risk Based Assets	0.00	0.00	0.00	0.00	14.47	9.87
Risk Based Ratio	0.00	0.00	0.00	0.00	15.30	10.43
Common Equity Tier 1 Capital Ratio	0.00	0.00	0.00	0.00	14.41	9.87
BALANCE SHEET RATIOS:						
Loan/Deposit Ratio	94.95	102.39	112.34	116.29	74.73	81.48
Loans/Assets	73.02	77.67	82.04	82.39	62.90	67.49
Securities/Assets	12.55	5.52	3.66	4.10	18.95	12.89
PROFITABILITY:						
Return on Avg Assets	0.95	0.66	0.51	0.54	0.71	1.00
Return on Avg Equity	10.52	6.67	5.34	6.48	10.92	10.87
Nonint Income/Avg Assets	0.68	0.35	0.32	0.32	0.80	0.95
Net Overhead Ratio	1.50	2.13	2.34	2.59	2.35	2.18
Efficiency Ratio	58.16	69.54	77.12	78.23	74.52	67.62
Assets (per million) per Employee	10.72	9.41	7.79	7.11	10.31	9.11
ASSET QUALITY:						
Allowance/Loans	0.75	0.58	0.51	0.55	1.29	1.14
Nonperforming Loans/Total Loans	0.26	0.29	0.36	0.29	0.48	0.24
Nonperforming Assets/Total Assets	0.19	0.22	0.30	0.24	0.33	0.18
Adjusted Texas Ratio	2.09	2.26	2.83	2.69	3.15	1.39
YIELDS & COSTS:						
Yield on earning assets	5.82	6.02	6.04	5.68	5.48	5.64
Cost of funds	3.77	3.89	3.87	3.11	2.84	3.19
Net interest margin	3.19	3.38	3.29	3.60	3.20	3.54
Avg Earning Assets/Avg Assets	96.09	95.37	95.09	94.34	95.80	96.40

SELECTED FINANCIAL DATA - Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
Total Assets	503,869	451,731	358,194	319,832	145,675	40.67
Cash and Equivalents	52,909	57,352	32,411	24,083	20,498	63.24
Securities	63,256	24,928	13,100	13,129	50,156	382.87
Loans, net	367,941	350,873	293,867	263,502	74,074	25.21
Deposit Accounts	387,521	342,694	261,597	226,586	125,924	48.14
Fed Funds & Repos	-	-	-	-	-	NA
Total Equity	43,917	42,399	35,873	26,879	8,044	22.42

Period Ending	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
Net Earnings	2,263	2,428	873	1,640	1,390	159.22
Interest Income	13,319	21,199	9,807	16,220	3,512	35.81
Interest Expense	6,016	9,297	4,470	5,931	1,546	34.59
Net Interest Income	7,303	11,902	5,337	10,289	1,966	36.84
Credit Loss Expense	735	765	185	266	550	297.30
Noninterest income	1,610	1,296	545	971	1,065	195.41
Gain on Sale of Securities	11	-	-	-	11	NA
Noninterest Expense	5,184	9,178	4,536	8,809	648	14.29
Net Operating Income	2,994	3,255	1,161	2,185	1,833	157.88
Income Taxes	742	827	288	545	454	157.64

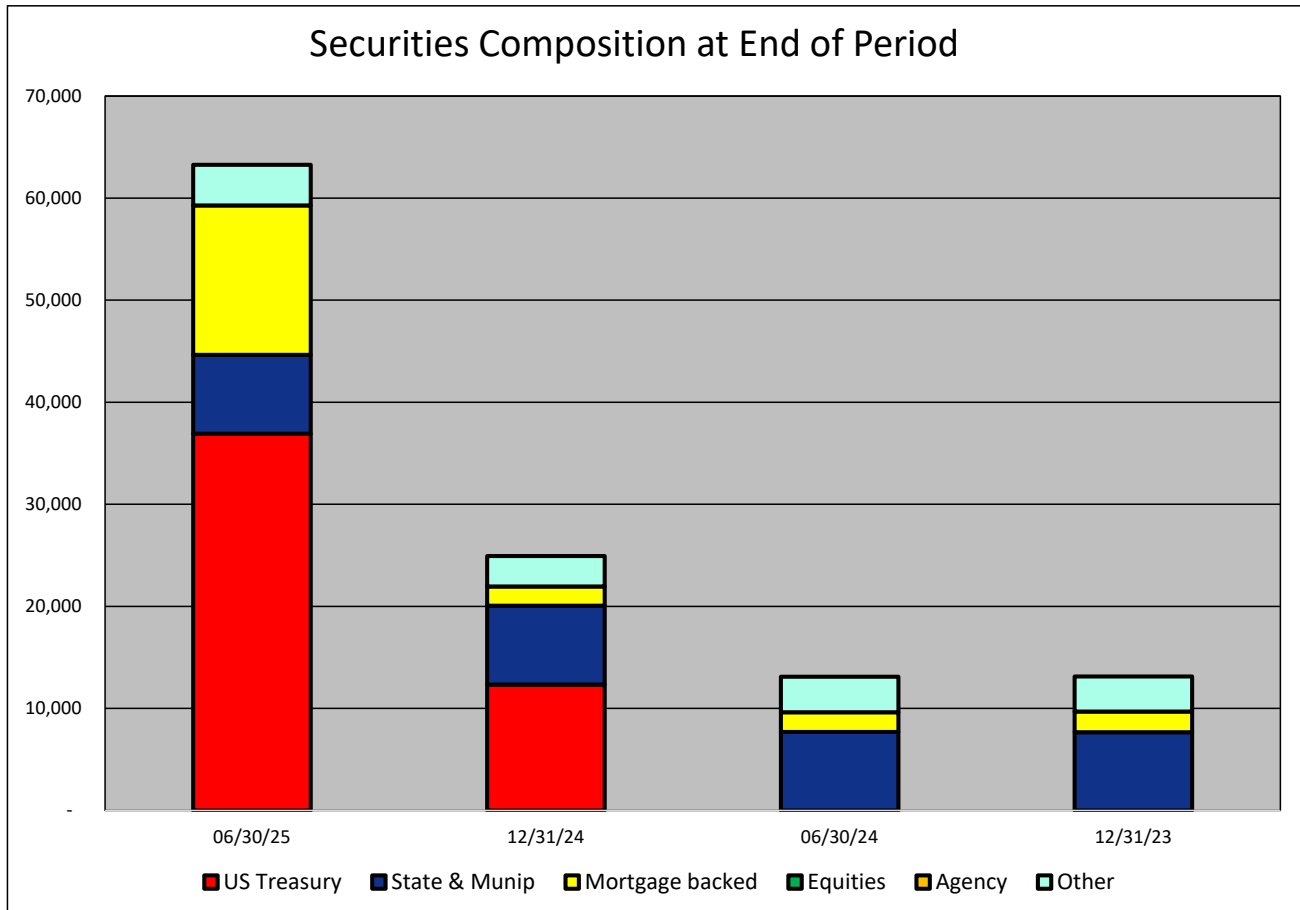


SECURITIES COMPOSITION - Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

SECURITIES CATEGORY:

US Treasury	36,921	12,349	-	-	36,921	NA
State & Munip	7,727	7,721	7,686	7,664	41	0.53
Mortgage backed	14,629	1,878	1,950	2,035	12,679	650.21
Equities	-	-	-	-	-	NA
Agency	-	-	-	-	-	NA
Other	3,979	2,980	3,464	3,430	515	14.87
Total Securities	63,256	24,928	13,100	13,129	50,156	382.87

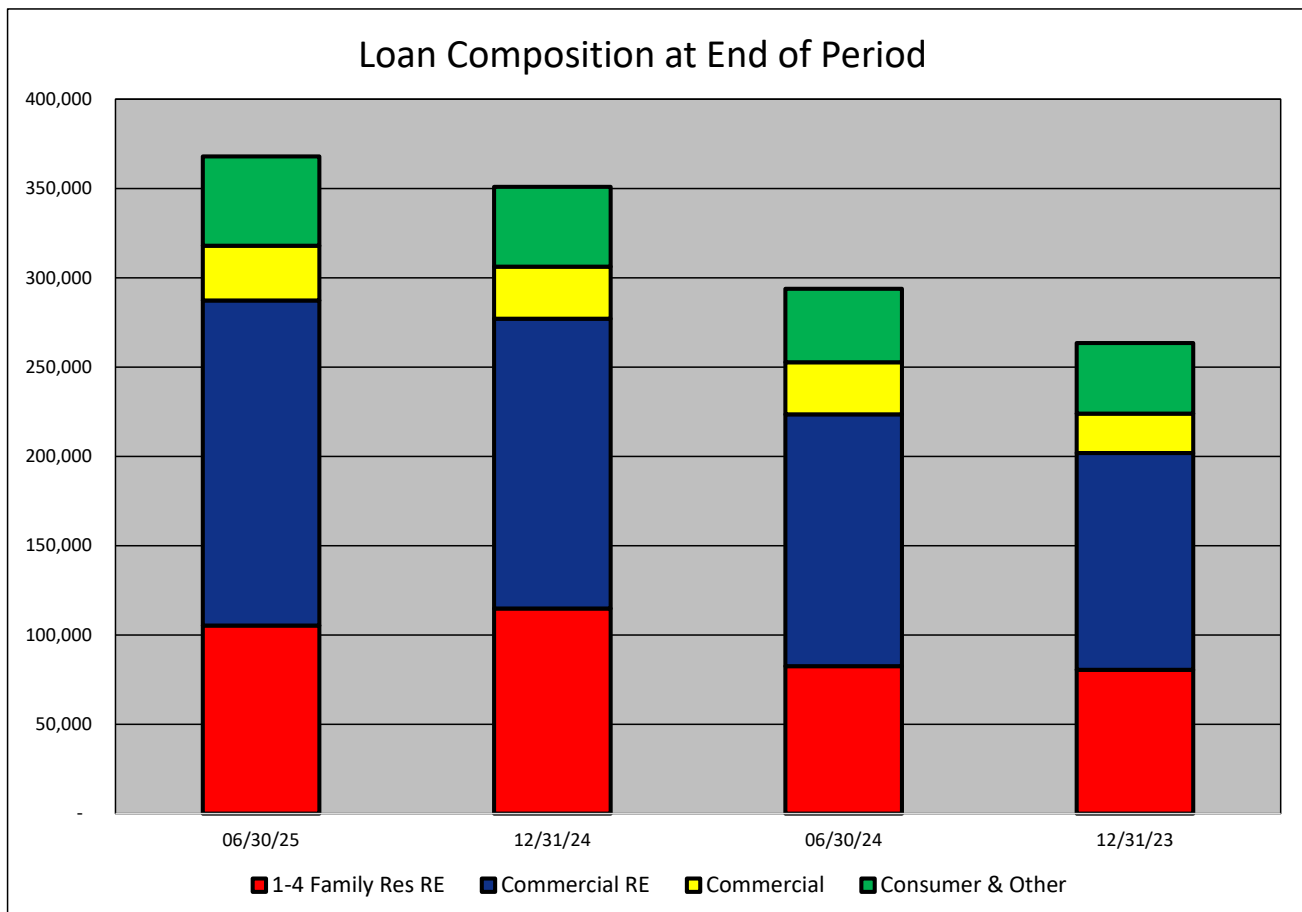


LOAN PORTFOLIO COMPOSITION - Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

LOAN CATEGORY:

1-4 Family Res RE	105,327	114,904	82,572	80,505	22,755	27.56
Commercial RE	181,927	162,210	141,024	121,380	40,903	29.00
Commercial	30,683	29,100	29,086	22,099	1,597	5.49
Consumer & Other	50,004	44,659	41,185	39,518	8,819	21.41
Loans, Net	367,941	350,873	293,867	263,502	74,074	25.21



LOAN PORTFOLIO QUALITY - Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

ALLOWANCE FOR CREDIT LOSSES (LOANS):

Beginning Balance	2,043	1,440	1,440	1,306	603	41.88
Total Recoveries	31	78	43	65	(12)	(27.91)
Total Charge-offs	64	240	179	391	(115)	(64.25)
Credit Loss Expense	735	765	185	266	550	297.30
Writedown Transfer Loans HFS	-	-	-	-	-	NA
Adjustments	-	-	-	194	-	NA
Ending Balance	2,745	2,043	1,489	1,440	1,256	84.35

NON-PERFORMING ASSETS:

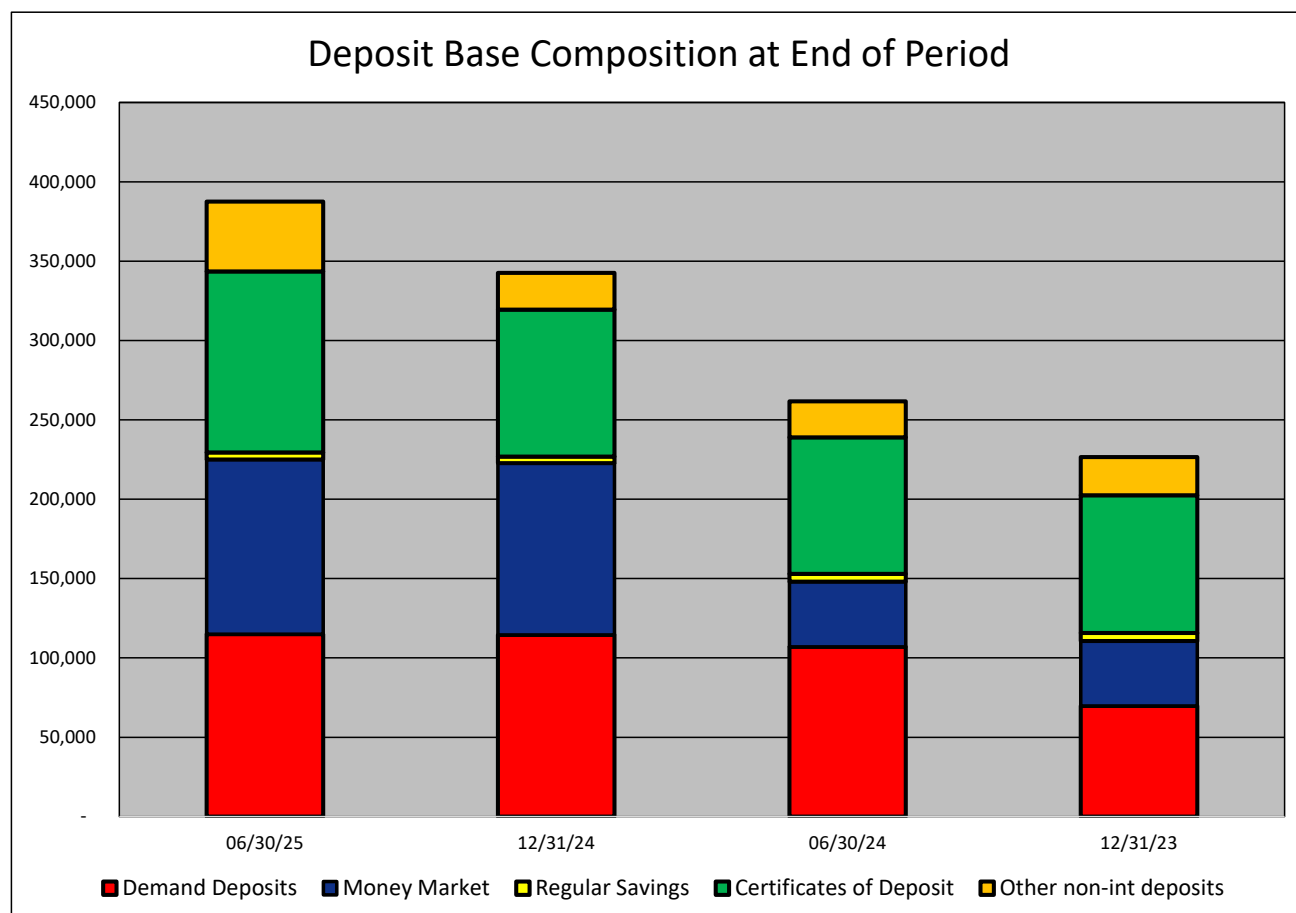
Total-90+ Days Past Due	8	-	20	7	(12)	(60.00)
Total-Nonaccrual	967	1,003	1,038	756	(71)	(6.84)
Foreclosed Real Estate	-	-	-	-	-	NA
Total Non-perf Assets	975	1,003	1,058	763	(83)	(7.84)

DEPOSIT BASE COMPOSITION - Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

DEPOSIT BASE CATEGORY:

Demand Deposits	114,950	114,541	107,027	69,704	7,923	7.40
Money Market	110,071	108,177	41,092	40,874	68,979	167.86
Regular Savings	4,501	4,155	4,892	5,144	(391)	(7.99)
Certificates of Deposit	113,958	92,663	86,029	86,817	27,929	32.46
Other non-int deposits	44,041	23,158	22,557	24,047	21,484	95.24
Total Deposits	387,521	342,694	261,597	226,586	125,924	48.14

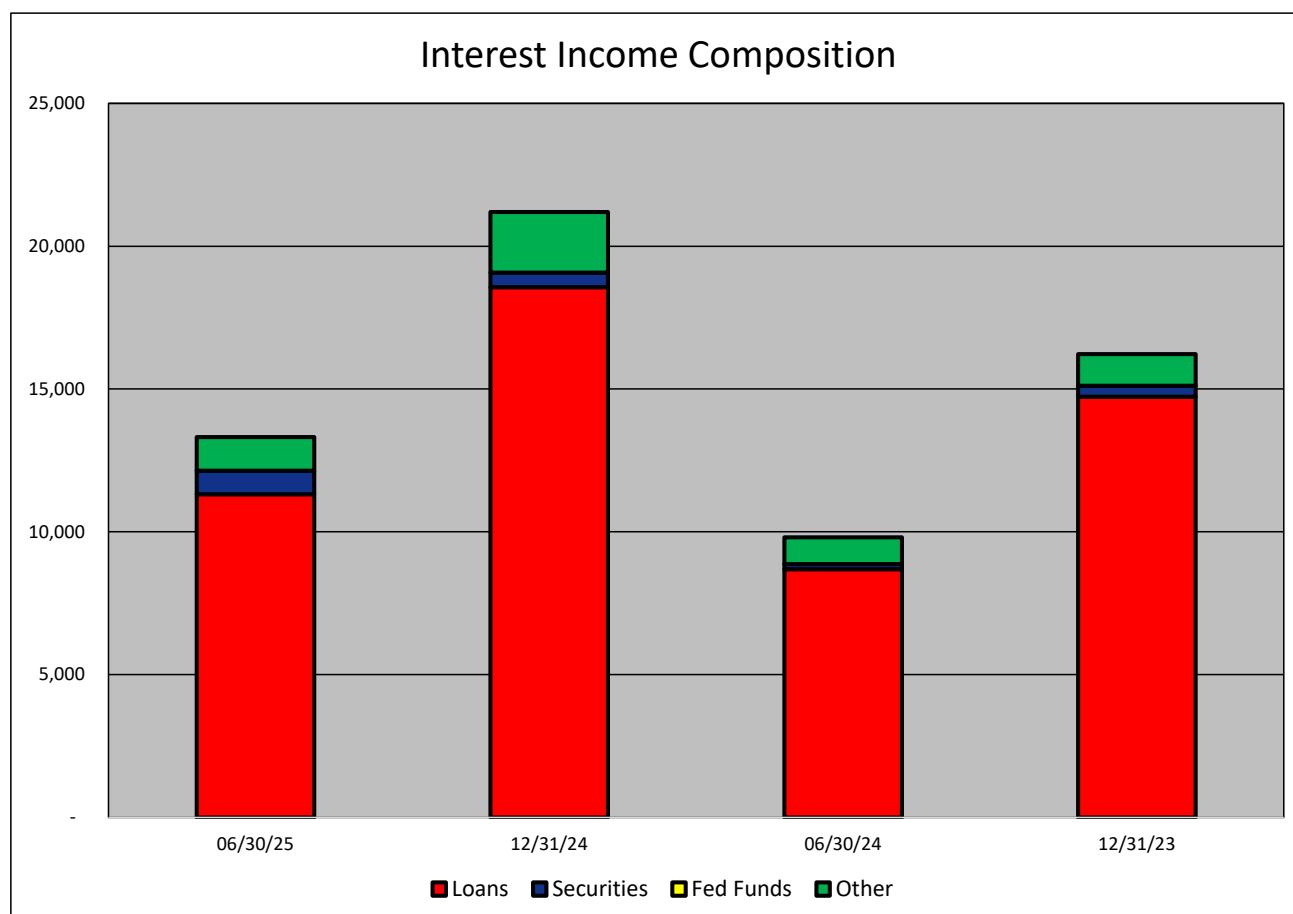


INTEREST INCOME COMPOSITION- Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

INTEREST INCOME CATEGORY

Loans	11,312	18,564	8,690	14,728	2,622	30.17
Securities	830	510	181	387	649	358.56
Fed Funds	-	-	-	-	-	NA
Other	1,177	2,125	936	1,105	241	25.75
Total Int Income	13,319	21,199	9,807	16,220	3,512	35.81

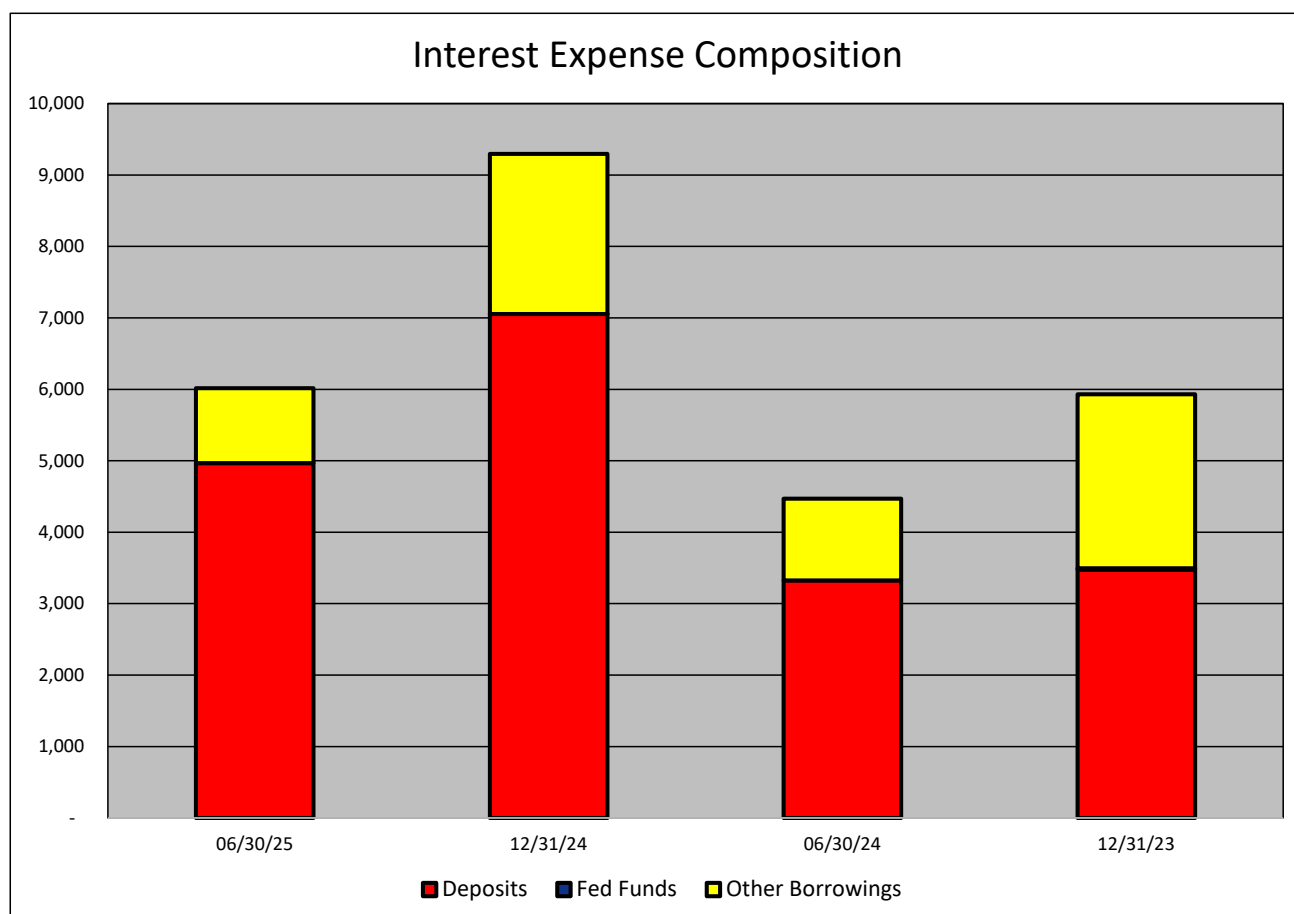


INTEREST EXPENSE COMPOSITION- Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

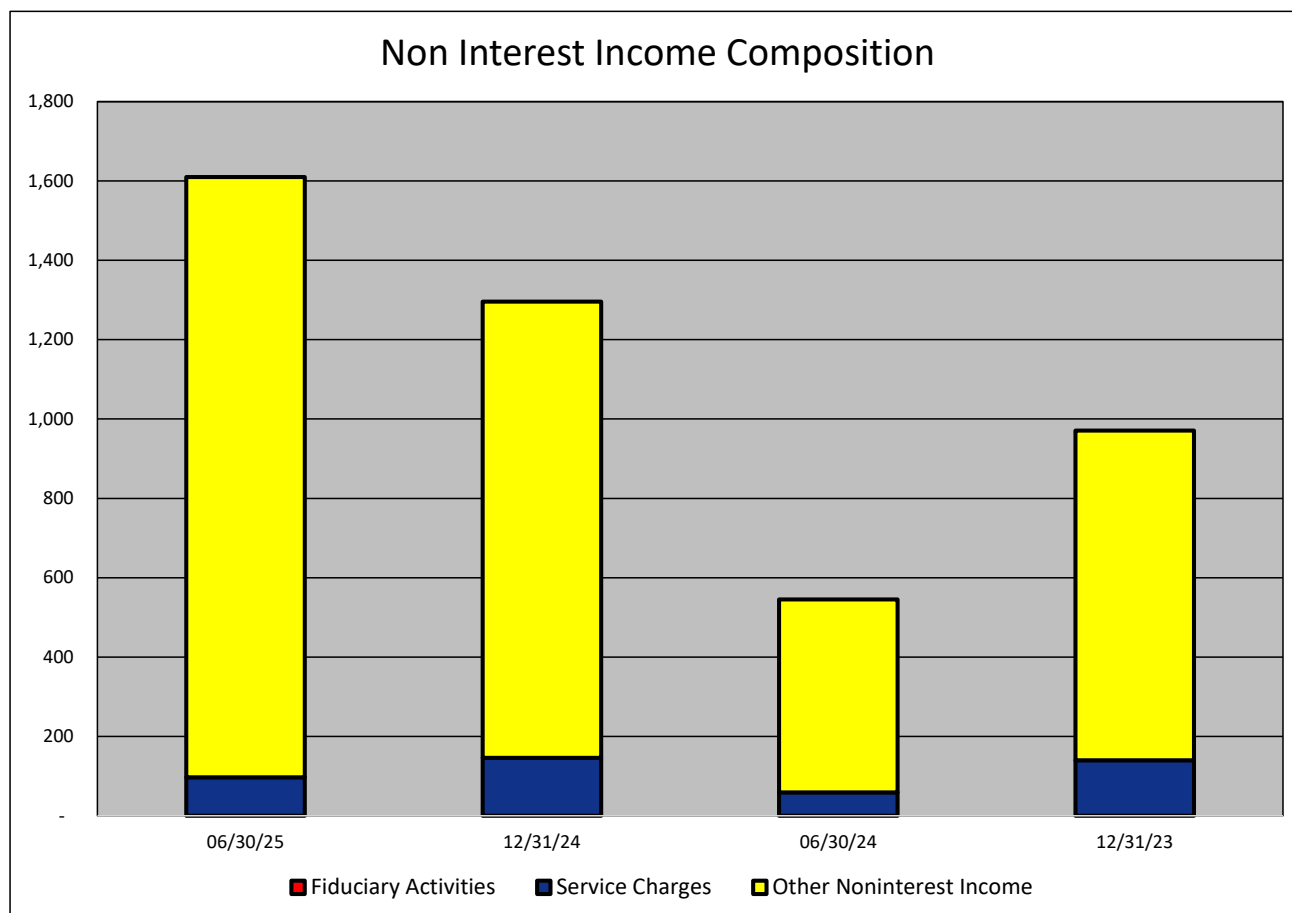
INTEREST EXPENSE CATEGORY

Deposits	4,966	7,053	3,326	3,474	1,640	49.31
Fed Funds	-	1	-	22	-	NA
Other Borrowings	1,050	2,243	1,144	2,435	(94)	(8.22)
Total Int Expense	6,016	9,297	4,470	5,931	1,546	34.59



NONINTEREST INCOME COMPOSITION- Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
NONINTEREST INCOME CATEGORY						
Fiduciary Activities	-	-	-	-	-	NA
Service Charges	97	146	59	140	38	64.41
Other Noninterest Income	1,513	1,150	486	831	1,027	211.32
Total Nonint. Income	1,610	1,296	545	971	1,065	195.41

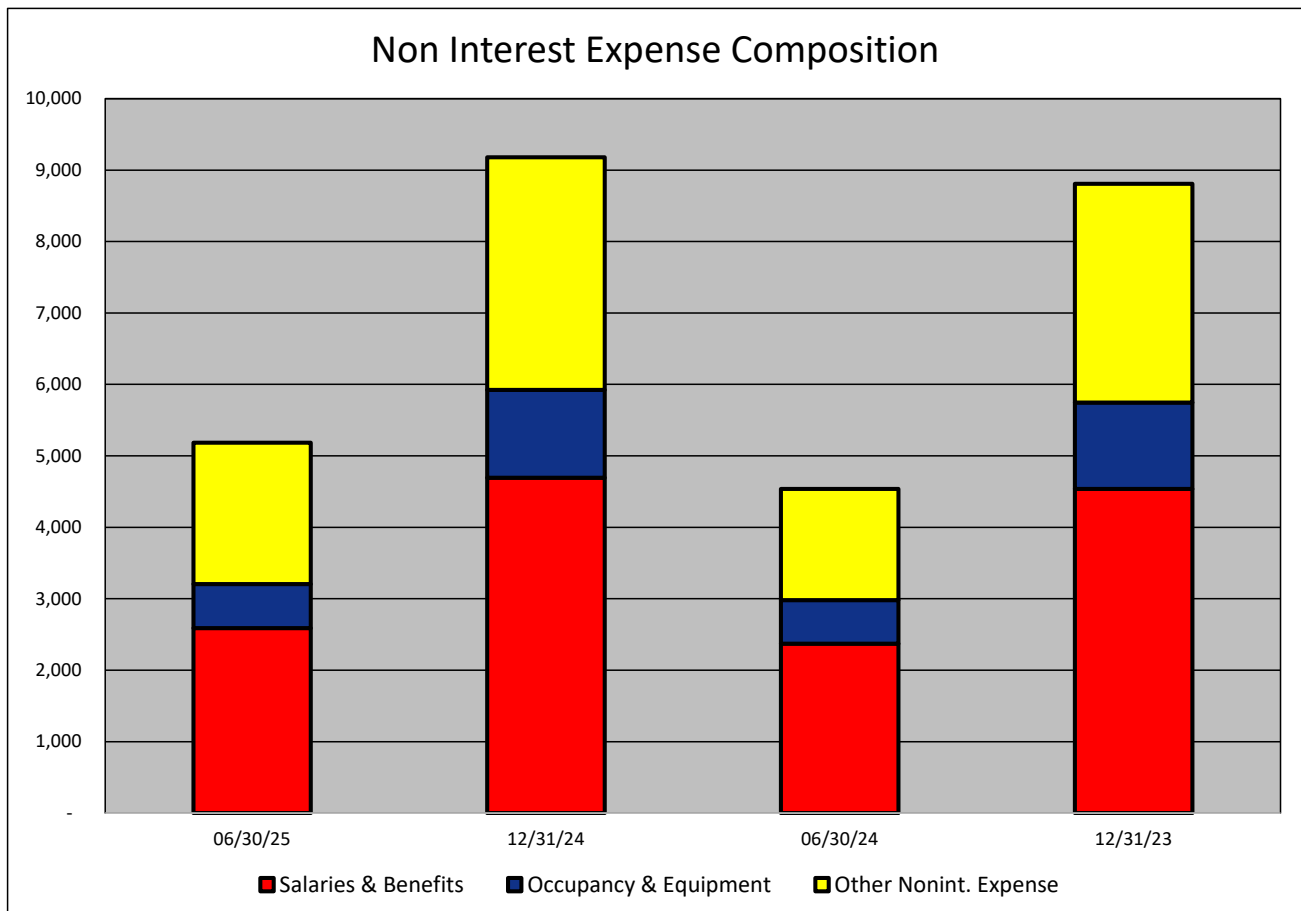


NONINTEREST EXPENSE COMPOSITION- Anchor Bank
(Dollars in Thousands)

As of:	06/30/25	12/31/24	06/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
--------	----------	----------	----------	----------	----------------------	---------------------

NONINTEREST EXPENSE CATEGORY

Salaries & Benefits	2,590	4,695	2,370	4,538	220	9.28
Occupancy & Equipment	616	1,229	612	1,209	4	0.65
Other Nonint. Expense	1,978	3,254	1,554	3,062	424	27.28
Total Nonint. Expense	5,184	9,178	4,536	8,809	648	14.29



PEER GROUP COMPARISONS REPORT
Treasure Coast Group

BALANCE SHEET

Institution name	Total Assets \$'000		% Change in Assets
	This Year	Last Year	
Evermore Bank	244,035	168,171	45.11
Anchor Bank	503,869	358,194	40.67
Bank Of Belle Glade	168,116	127,580	31.77
Locality Bank	305,897	233,347	31.09
Paradise Bank	453,606	380,605	19.18
Cypress Bank & Trust	191,714	168,469	13.80
Optimumbank	998,910	899,465	11.06
Natbank, National Association	242,307	221,850	9.22
Seacoast National Bank	15,935,315	14,943,451	6.64
Community Bank Of The South	262,219	253,253	3.54
Desjardins Bank, National Association	335,252	327,906	2.24
Marine Bank & Trust Company	630,123	640,187	(1.57)

Select Peer Average	1,689,280	1,560,207	17.73
----------------------------	-----------	-----------	-------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

BALANCE SHEET

Institution name	Total Loans \$000		% Change in Loans
	This Year	Last Year	
Evermore Bank	204,212	103,977	96.40
Cypress Bank & Trust	124,099	85,067	45.88
Locality Bank	232,725	167,209	39.18
Anchor Bank	367,941	293,867	25.21
Paradise Bank	322,214	267,491	20.46
Bank Of Belle Glade	62,865	56,493	11.28
Seacoast National Bank	10,617,434	10,044,483	5.70
Natbank, National Association	198,526	189,465	4.78
Optimumbank	783,886	760,108	3.13
Marine Bank & Trust Company	448,872	442,804	1.37
Desjardins Bank, National Association	265,969	263,471	0.95
Community Bank Of The South	69,210	72,010	(3.89)

Select Peer Average	1,141,496	1,062,204	20.87
----------------------------	-----------	-----------	-------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

CAPITAL RATIOS
For the six months June 30, 2025

Institution name	Equity/ Assets	Leverage Ratio	Tier 1 Risk- based Ratio	Risk based Capital Ratio	Common Equity Tier 1 Capital Ratio
Natbank, National Association	18.42	19.57	35.86	37.12	35.86
Desjardins Bank, National Association	18.92	18.75	0.00	0.00	0.00
Evermore Bank	16.15	17.05	19.49	20.53	19.49
Locality Bank	15.34	15.05	0.00	0.00	0.00
Cypress Bank & Trust	13.57	13.27	0.00	0.00	0.00
Optimumbank	11.09	11.89	0.00	0.00	0.00
Seacoast National Bank	14.04	10.36	13.70	14.95	13.70
Community Bank Of The South	7.70	9.65	23.18	24.15	23.18
Marine Bank & Trust Company	7.08	9.60	14.39	15.64	14.39
Anchor Bank	8.72	9.02	0.00	0.00	0.00
Bank Of Belle Glade	7.36	8.83	0.00	0.00	0.00
Paradise Bank	6.54	8.55	11.79	12.72	11.79

Select Peer Average	12.08	12.63	9.87	10.43	9.87
----------------------------	-------	-------	------	-------	------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

BALANCE SHEET RATIOS
For the six months June 30, 2025

Institution name	Loans/ Deposits	Gross Loans/ Assets	Securities/ Assets
Natbank, National Association	106.71	81.93	2.04
Desjardins Bank, National Association	104.43	79.33	6.37
Evermore Bank	100.98	83.68	3.47
Anchor Bank	94.95	73.02	12.55
Locality Bank	93.23	76.08	4.53
Optimumbank	89.08	78.47	2.58
Seacoast National Bank	84.91	66.63	21.92
Marine Bank & Trust Company	78.81	71.24	22.51
Cypress Bank & Trust	78.19	64.73	16.33
Paradise Bank	76.80	71.03	9.34
Bank Of Belle Glade	40.61	37.39	21.34
Community Bank Of The South	29.05	26.39	31.69

Select Peer Average	81.48	67.49	12.89
----------------------------	--------------	--------------	--------------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

PROFITABILITY RATIOS
For the six months June 30, 2025

Institution name	Avg Total Assets (\$000)	Return on Avg Assets	Return on Avg Equity
Paradise Bank	439,156	2.72	41.16
Optimumbank	968,508	1.70	15.42
Desjardins Bank, National Association	338,582	1.50	8.16
Bank Of Belle Glade	158,809	1.34	18.46
Seacoast National Bank	15,772,734	0.96	6.84
Anchor Bank	476,108	0.95	10.52
Community Bank Of The South	264,320	0.88	12.09
Evermore Bank	216,890	0.84	4.71
Marine Bank & Trust Company	649,864	0.60	8.94
Cypress Bank & Trust	181,166	0.49	4.30
Natbank, National Association	230,012	0.25	1.30
Locality Bank	290,614	(0.22)	(1.51)

Select Peer Average	1,665,564	1.00	10.87
----------------------------	-----------	------	-------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

PROFITABILITY RATIOS
For the six months June 30, 2025

Institution name	Noninterest Income/AA	Net Overhead Ratio	Efficiency Ratio	Assets (per million) per Employee
Optimumbank	0.63	1.60	47.55	11.35
Bank Of Belle Glade	0.18	1.62	49.91	10.51
Paradise Bank	0.95	2.07	51.81	9.07
Community Bank Of The South	0.17	1.50	57.68	13.80
Anchor Bank	0.68	1.50	58.16	10.72
Desjardins Bank, National Association	0.91	2.30	61.45	8.82
Seacoast National Bank	0.55	1.72	61.55	10.67
Marine Bank & Trust Company	0.30	1.90	72.05	8.63
Evermore Bank	0.16	2.75	77.20	9.04
Locality Bank	0.37	3.21	90.03	7.84
Cypress Bank & Trust	6.05	2.21	90.23	3.42
Natbank, National Association	0.44	3.75	93.84	5.38

Select Peer Average	0.95	2.18	67.62	9.11
----------------------------	------	------	-------	------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

ASSET QUALITY RATIOS
For the six months June 30, 2025

Institution name	Allowance/ Loans	Nonperf Loans/ Total Loans	Nonperf Assets/ Total Assets	Adjusted Texas Ratio
Cypress Bank & Trust	1.24	0.00	0.00	0.00
Evermore Bank	1.02	0.00	0.00	0.00
Bank Of Belle Glade	0.72	0.00	0.00	0.00
Marine Bank & Trust Company	1.53	0.00	0.00	0.00
Community Bank Of The South	1.38	0.00	0.00	0.00
Desjardins Bank, National Association	1.04	0.04	0.04	0.18
Paradise Bank	0.94	0.23	0.16	2.22
Anchor Bank	0.75	0.26	0.19	2.09
Natbank, National Association	0.75	0.25	0.21	1.08
Optimumbank	1.19	0.41	0.32	2.68
Seacoast National Bank	1.34	0.61	0.44	3.83
Locality Bank	1.76	1.11	0.84	4.58

Select Peer Average	1.14	0.24	0.18	1.39
----------------------------	------	------	------	------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

STATEMENT OF CONDITION (% OF ASSETS)
For the six months June 30, 2025

Institution name	Cash & Nointerest bearing Deps	Interest- bearing Bal	Fed Funds Sold & Repos	Held to Maturity Secs	Available for Sale Secs
Cypress Bank & Trust	1.60	9.24	2.46	16.07	0.00
Marine Bank & Trust Company	1.17	1.34	0.00	0.32	22.19
Seacoast National Bank	1.14	0.81	0.14	3.85	17.99
Bank Of Belle Glade	0.97	39.44	0.00	5.05	16.30
Optimumbank	0.88	3.86	13.56	0.34	2.24
Locality Bank	0.79	17.71	0.00	0.00	4.53
Anchor Bank	0.68	9.82	0.00	2.49	10.07
Paradise Bank	0.61	11.04	0.00	0.00	9.34
Community Bank Of The South	0.59	37.92	0.00	0.00	31.69
Natbank, National Association	0.57	13.12	0.12	0.00	2.04
Evermore Bank	0.54	11.61	0.00	0.00	3.47
Desjardins Bank, National Association	0.41	12.88	0.00	6.37	0.00

Select Peer Average	0.83	14.07	1.36	2.87	9.99
----------------------------	-------------	--------------	-------------	-------------	-------------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

STATEMENT OF CONDITION (% OF ASSETS)
For the six months June 30, 2025

Institution name	Net Loans & Leases	Premises & Fixed Assets	Total Real Estate Owned	Intangible Assets
Evermore Bank	82.23	0.77	0.00	0.00
Natbank, National Association	81.32	1.15	0.00	0.00
Desjardins Bank, National Association	78.51	0.62	0.00	0.00
Optimumbank	77.54	0.46	0.00	0.00
Locality Bank	74.74	0.67	0.00	0.03
Anchor Bank	72.48	2.46	0.00	0.00
Paradise Bank	70.37	5.66	0.00	0.33
Marine Bank & Trust Company	69.94	1.48	0.00	0.00
Seacoast National Bank	65.68	0.96	0.03	4.99
Cypress Bank & Trust	63.93	2.77	0.00	0.05
Bank Of Belle Glade	37.13	0.39	0.00	0.00
Community Bank Of The South	26.03	0.92	0.00	0.00

Select Peer Average	66.66	1.53	0.00	0.45
----------------------------	-------	------	------	------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

STATEMENT OF CONDITION (% OF TOTAL FUNDING SOURCES)
For the six months June 30, 2025

Institution name	Non Interest Bearing Deps	Interest Bearing Deps	Total Deps	Total Fed Funds & Repos	Other Borrowed Money
Desjardins Bank, National Association	75.96	18.47	94.44	0.00	5.56
Natbank, National Association	53.43	42.44	95.88	0.00	4.12
Bank Of Belle Glade	42.72	57.28	100.00	0.00	0.00
Cypress Bank & Trust	31.18	67.29	98.47	1.53	0.00
Optimumbank	29.65	70.35	100.00	0.00	0.00
Paradise Bank	28.90	71.10	100.00	0.00	0.00
Community Bank Of The South	26.78	73.22	100.00	0.00	0.00
Marine Bank & Trust Company	26.63	71.09	97.73	0.00	2.27
Anchor Bank	25.64	59.14	84.78	0.00	15.22
Seacoast National Bank	25.00	67.40	92.40	2.32	5.28
Locality Bank	15.01	81.89	96.89	0.00	3.11
Evermore Bank	8.71	91.29	100.00	0.00	0.00

Select Peer Average	32.47	64.25	96.71	0.32	2.96
----------------------------	-------	-------	-------	------	------

PEER GROUP COMPARISONS REPORT
Treasure Coast Group

YIELDS, COSTS & SPREADS - ASSET YIELDS
For the six months June 30, 2025

Institution name	Yield on Earning Assets	Cost of Funds	Net Interest Margin	Avg Earning Assets/AA
Paradise Bank	7.25	2.84	5.32	91.85
Desjardins Bank, National Association	5.20	3.33	4.43	97.33
Optimumbank	6.43	3.54	4.14	98.21
Natbank, National Association	5.35	3.75	4.08	98.73
Evermore Bank	6.88	4.31	3.66	98.77
Locality Bank	6.48	3.83	3.65	98.61
Seacoast National Bank	5.31	2.64	3.48	90.20
Bank Of Belle Glade	4.29	1.75	3.41	100.18
Cypress Bank & Trust	5.53	3.45	3.28	94.39
Anchor Bank	5.82	3.77	3.19	96.09
Community Bank Of The South	4.51	2.28	2.82	96.02
Marine Bank & Trust Company	4.66	2.76	2.79	96.44

Select Peer Average	5.64	3.19	3.54	96.40
----------------------------	------	------	------	-------