

Locality Bank
Fort Lauderdale, FL

Established
1/12/2022

Florida Bank and Thrift Performance Report

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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 nine months ended September 30, 2025

Institution name	Total Assets (\$'000's)
Seacoast National Bank	16,666,792
Optimumbank	1,082,700
Marine Bank & Trust Company	635,108
Anchor Bank	559,638
Paradise Bank	439,369
Locality Bank	364,706
Desjardins Bank, National Association	334,318
Evermore Bank	271,217
Natbank, National Association	260,214
Community Bank Of The South	258,256
Cypress Bank & Trust	192,877
Bank Of Belle Glade	154,640

Institution name	Return on Avg Assets (%)
Paradise Bank	2.76
Optimumbank	1.74
Desjardins Bank, National Association	1.51
Bank Of Belle Glade	1.36
Anchor Bank	0.96
Seacoast National Bank	0.94
Community Bank Of The South	0.90
Evermore Bank	0.72
Cypress Bank & Trust	0.67
Marine Bank & Trust Company	0.62
Natbank, National Association	0.21
Locality Bank	(0.27)

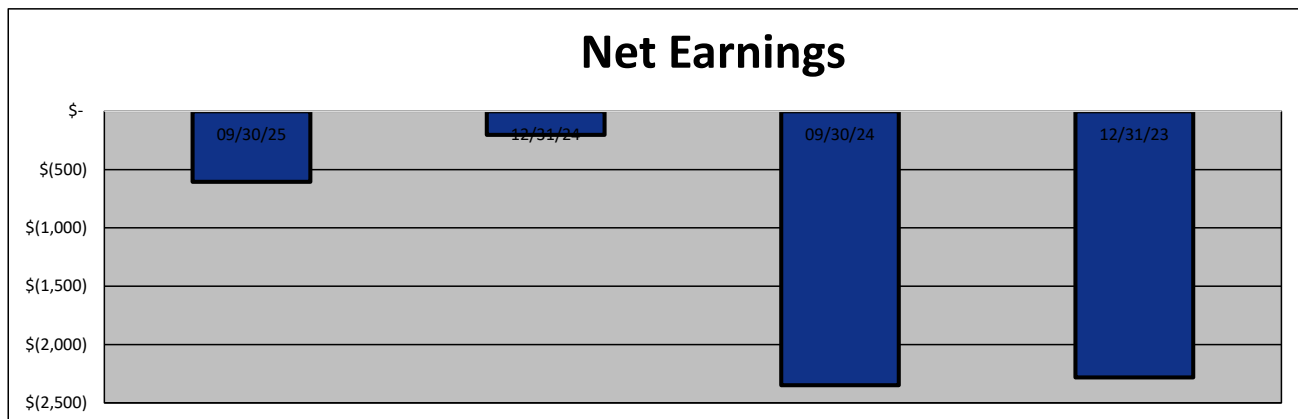
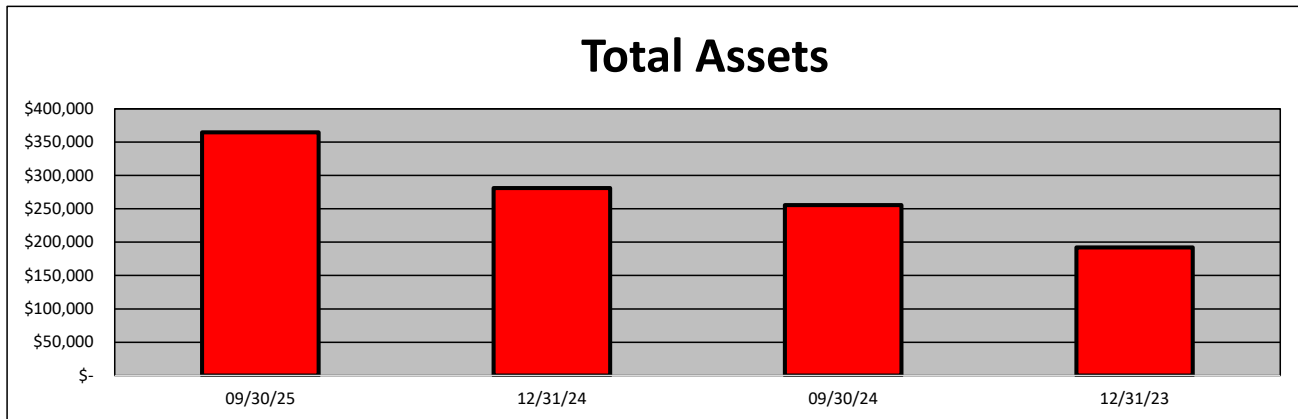
EXECUTIVE SUMMARY - Locality Bank
(Percentage)

Period Ending	09/30/25	12/31/24	09/30/24	12/31/23	State Avg.	Peer Avg.
CAPITAL RATIOS						
Equity/Assets	12.84	11.39	11.80	16.82	10.42	11.88
Leverage Ratio	14.91	11.66	13.18	18.78	11.20	12.48
Tier 1 Cap/Risk Based Assets	0.00	0.00	0.00	0.00	13.07	12.15
Risk Based Ratio	0.00	0.00	0.00	0.00	13.88	12.79
Common Equity Tier 1 Capital Ratio	0.00	0.00	0.00	0.00	12.99	12.15
BALANCE SHEET RATIOS:						
Loan/Deposit Ratio	81.78	85.91	88.18	82.35	74.25	80.37
Loans/Assets	69.81	74.23	77.34	68.03	62.54	67.53
Securities/Assets	3.71	4.11	4.89	5.48	18.35	12.48
PROFITABILITY:						
Return on Avg Assets	(0.27)	(0.09)	(1.51)	(1.64)	0.77	1.01
Return on Avg Equity	(1.87)	(0.64)	(10.02)	(6.85)	10.60	10.88
Nonint Income/Avg Assets	0.40	0.37	0.39	0.24	0.78	0.94
Net Overhead Ratio	3.22	3.77	3.92	4.73	2.28	2.18
Efficiency Ratio	86.36	106.23	109.17	133.54	71.62	67.05
Assets (per million) per Employee	9.35	7.60	7.31	6.20	10.39	9.20
ASSET QUALITY:						
Allowance/Loans	2.02	1.53	1.57	0.97	1.28	1.15
Nonperforming Loans/Total Loans	1.10	0.54	0.73	0.00	0.50	0.22
Nonperforming Assets/Total Assets	0.76	0.40	0.57	0.00	0.34	0.16
Adjusted Texas Ratio	4.91	3.20	4.35	0.00	3.04	1.27
YIELDS & COSTS:						
Yield on earning assets	6.64	6.74	6.76	5.96	5.47	5.69
Cost of funds	3.82	4.38	4.44	3.84	2.82	3.19
Net interest margin	3.84	3.57	3.62	3.58	3.24	3.58
Avg Earning Assets/Avg Assets	98.67	98.73	98.22	97.41	95.81	96.37

SELECTED FINANCIAL DATA - Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
Total Assets	364,706	281,204	255,773	192,120	108,933	42.59
Cash and Equivalents	94,773	57,687	44,213	48,511	50,560	114.36
Securities	13,541	11,548	12,512	10,524	1,029	8.22
Loans, net	254,619	208,742	197,827	130,699	56,792	28.71
Deposit Accounts	311,364	242,979	224,352	158,714	87,012	38.78
Fed Funds & Repos	-	-	-	-	-	NA
Total Equity	46,830	32,027	30,192	32,317	16,638	55.11

Period Ending	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
Net Earnings	(604)	(202)	(2,348)	(2,283)	1,744	(74.28)
Interest Income	14,448	14,667	10,315	8,079	4,133	40.07
Interest Expense	6,090	6,884	4,790	3,230	1,300	27.14
Net Interest Income	8,358	7,783	5,525	4,849	2,833	51.28
Credit Loss Expense	1,955	1,921	1,822	529	133	7.30
Noninterest income	886	827	613	339	273	44.54
Gain on Sale of Securities	-	-	-	41	-	NA
Noninterest Expense	7,983	9,146	6,701	6,928	1,282	19.13
Net Operating Income	(694)	(2,457)	(2,385)	(2,269)	1,691	(70.90)
Income Taxes	(120)	(2,211)	-	-	(120)	NA

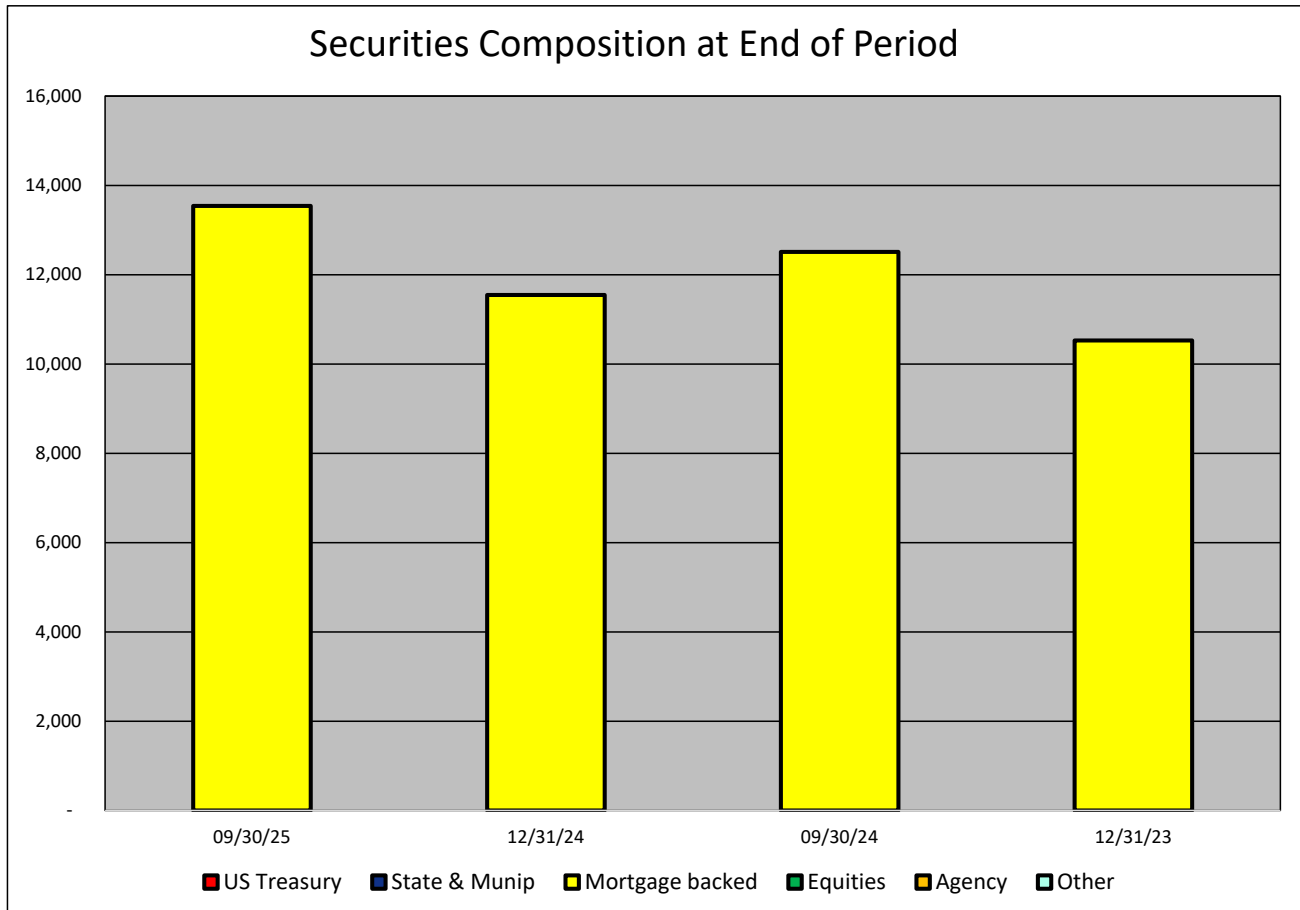


SECURITIES COMPOSITION - Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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SECURITIES CATEGORY:

US Treasury	-	-	-	-	-	NA
State & Munip	-	-	-	-	-	NA
Mortgage backed	13,541	11,548	12,512	10,524	1,029	8.22
Equities	-	-	-	-	-	NA
Agency	-	-	-	-	-	NA
Other	-	-	-	-	-	NA
Total Securities	13,541	11,548	12,512	10,524	1,029	8.22

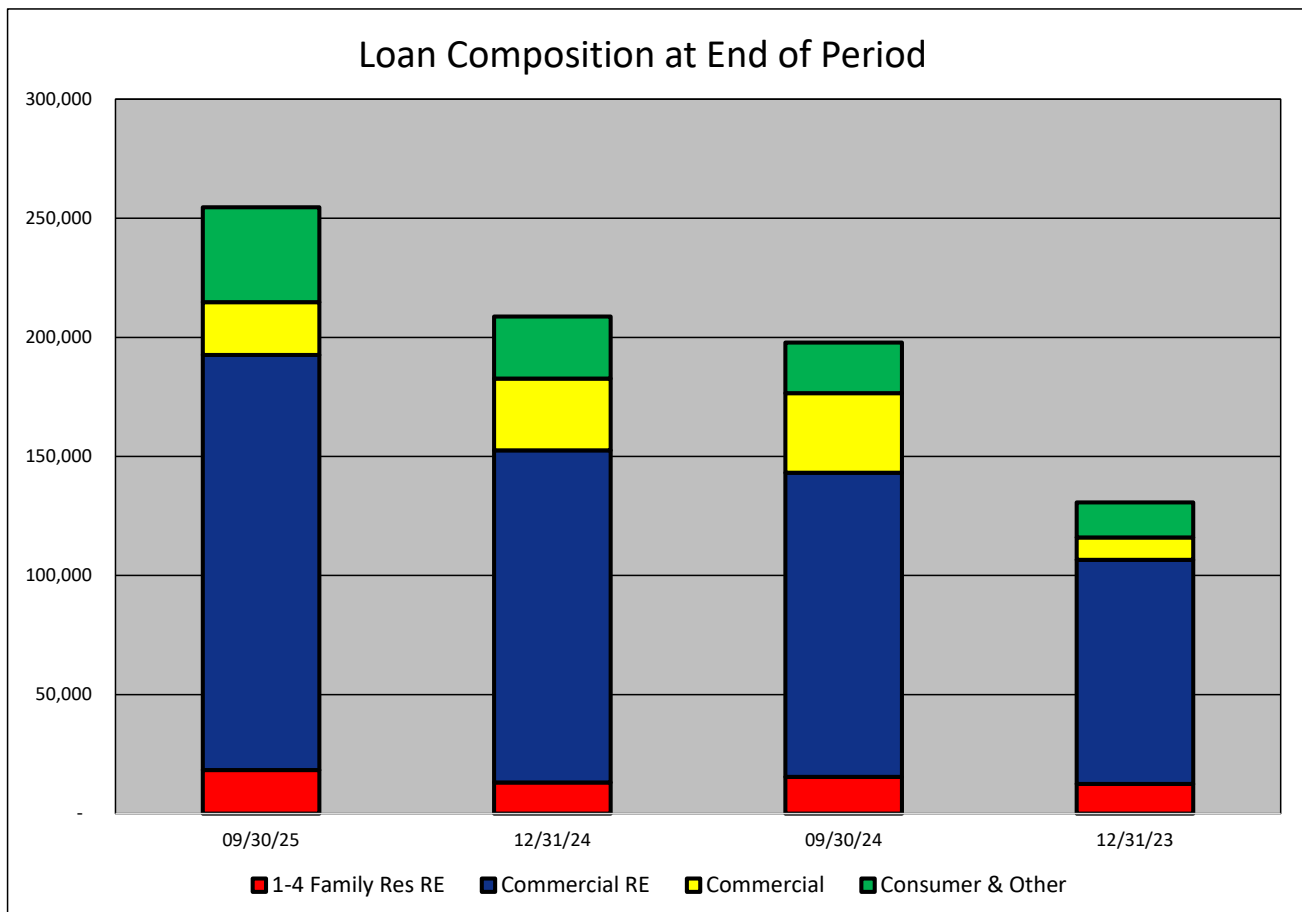


LOAN PORTFOLIO COMPOSITION - Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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LOAN CATEGORY:

1-4 Family Res RE	18,314	13,097	15,451	12,514	2,863	18.53
Commercial RE	174,275	139,431	127,715	94,058	46,560	36.46
Commercial	22,200	30,196	33,429	9,437	(11,229)	(33.59)
Consumer & Other	39,830	26,018	21,232	14,690	18,598	87.59
Loans, Net	254,619	208,742	197,827	130,699	56,792	28.71



LOAN PORTFOLIO QUALITY - Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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ALLOWANCE FOR CREDIT LOSSES (LOANS):

Beginning Balance	3,195	1,274	1,274	745	1,921	150.78
Total Recoveries	-	-	-	-	-	NA
Total Charge-offs	-	-	-	-	-	NA
Credit Loss Expense	1,955	1,921	1,822	529	133	7.30
Writedown Transfer Loans HFS	-	-	-	-	-	NA
Adjustments	-	-	-	-	-	NA
Ending Balance	5,150	3,195	3,096	1,274	2,054	66.34

NON-PERFORMING ASSETS:

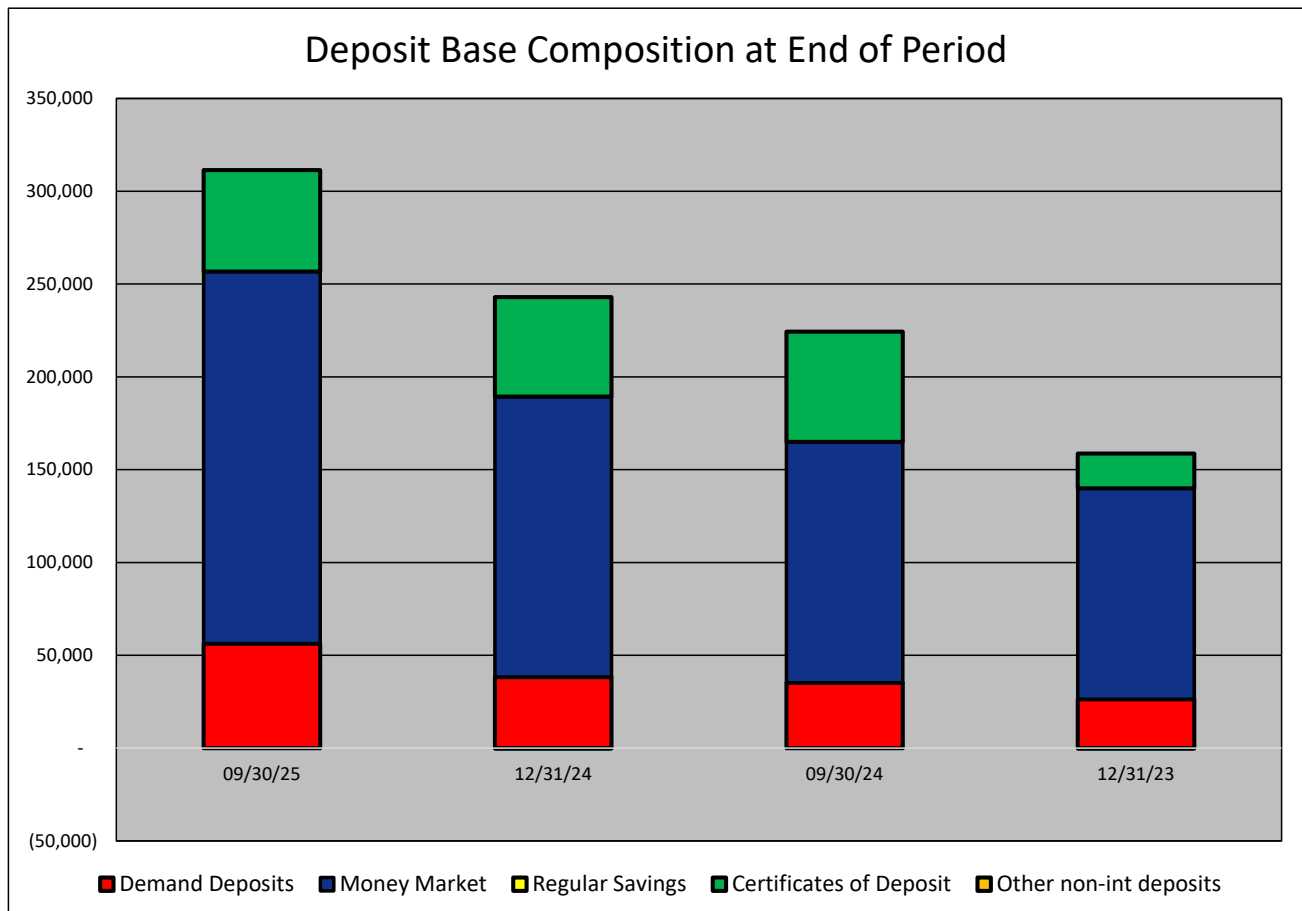
Total-90+ Days Past Due	-	-	-	-	-	NA
Total-Nonaccrual	2,790	1,126	1,447	-	1,343	92.81
Foreclosed Real Estate	-	-	-	-	-	NA
Total Non-perf Assets	2,790	1,126	1,447	-	1,343	92.81

DEPOSIT BASE COMPOSITION - Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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DEPOSIT BASE CATEGORY:

Demand Deposits	56,248	38,191	35,238	26,288	21,010	59.62
Money Market	200,561	151,228	129,719	113,629	70,842	54.61
Regular Savings	-	-	-	-	-	NA
Certificates of Deposit	54,555	53,561	59,395	18,798	(4,840)	(8.15)
Other non-int deposits	-	(1)	-	(1)	-	NA
Total Deposits	311,364	242,979	224,352	158,714	87,012	38.78

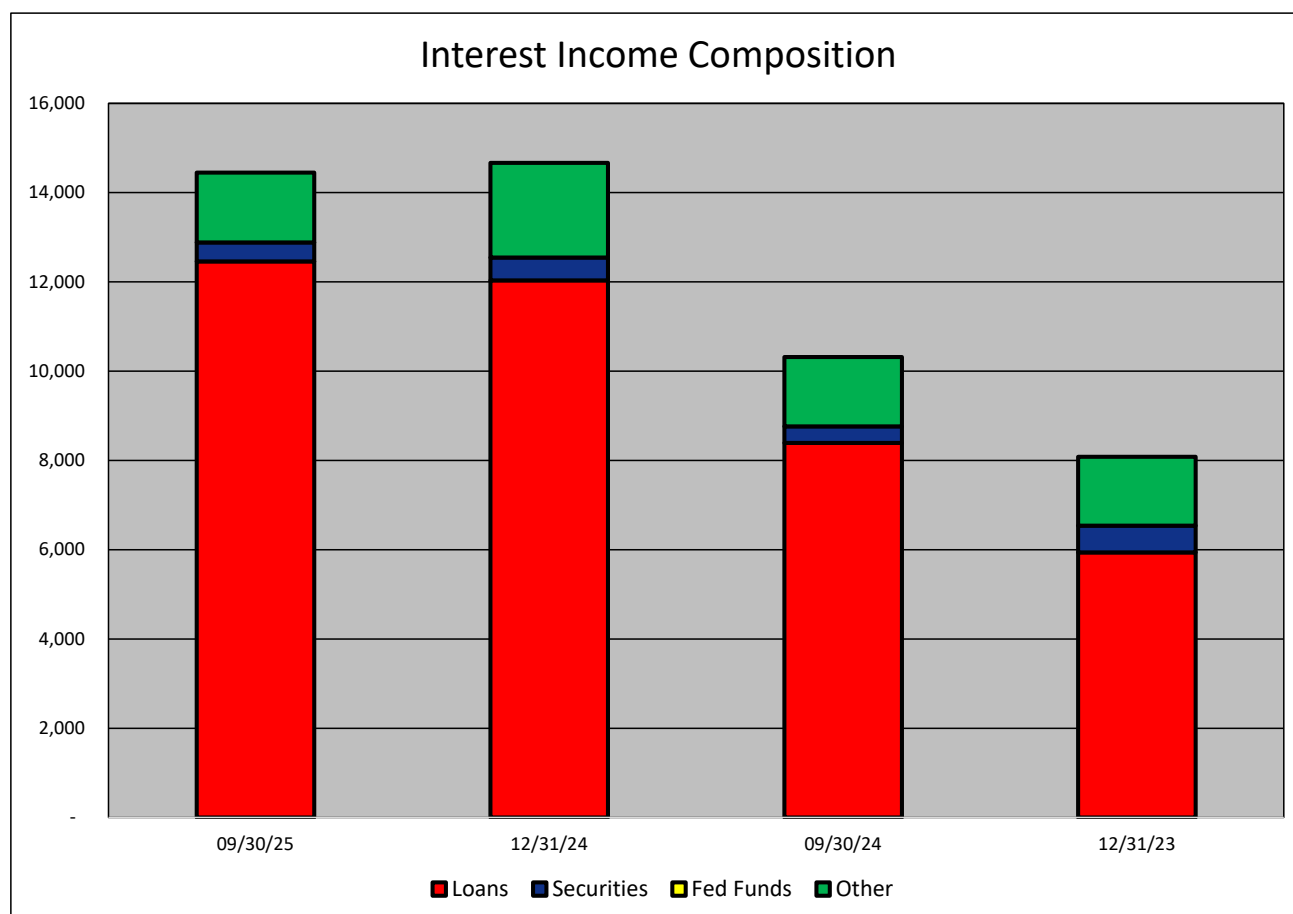


INTEREST INCOME COMPOSITION- Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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INTEREST INCOME CATEGORY

Loans	12,457	12,036	8,395	5,938	4,062	48.39
Securities	430	509	368	601	62	16.85
Fed Funds	-	-	-	-	-	NA
Other	1,561	2,122	1,552	1,540	9	0.58
Total Int Income	14,448	14,667	10,315	8,079	4,133	40.07

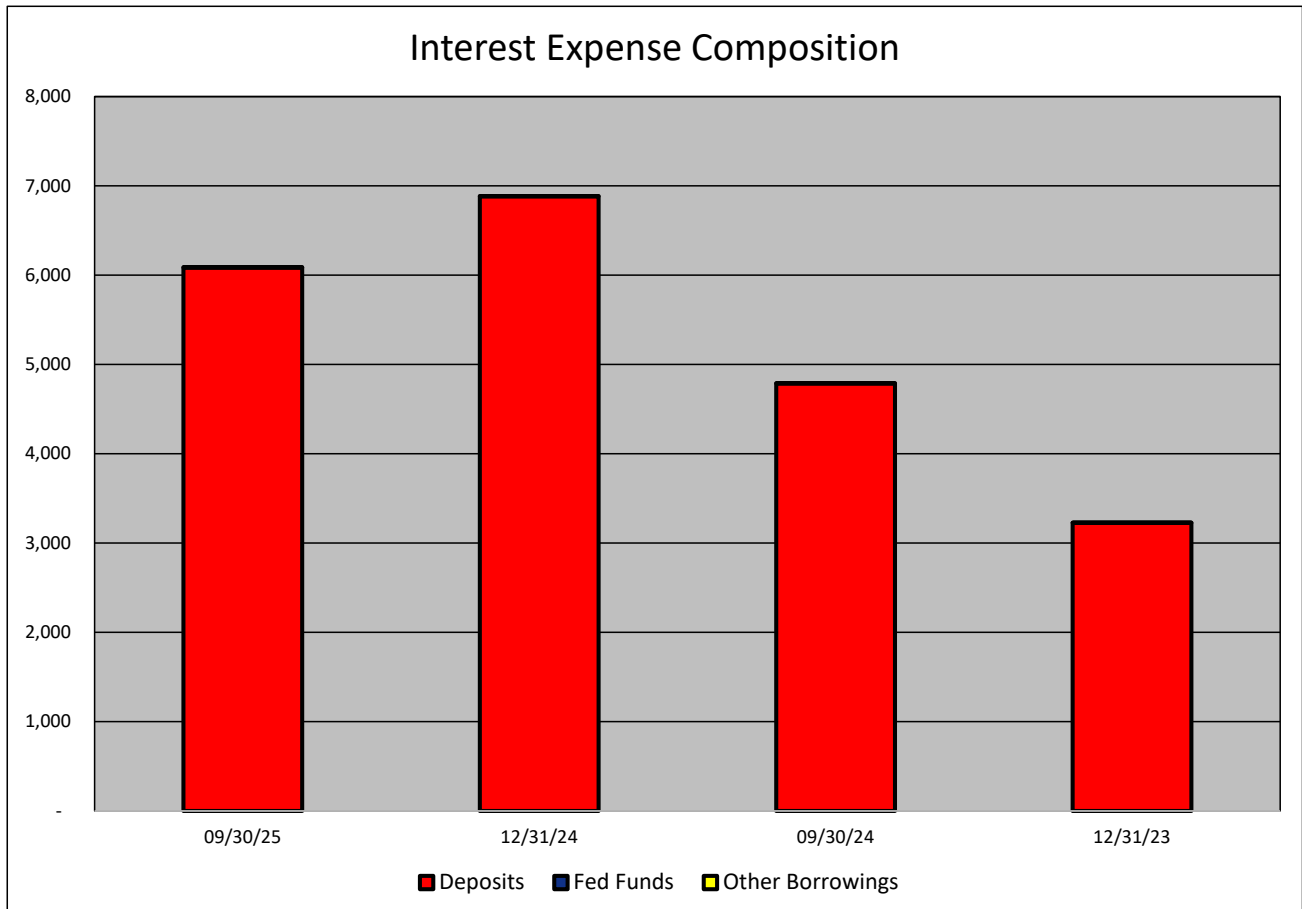


INTEREST EXPENSE COMPOSITION- Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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INTEREST EXPENSE CATEGORY

Deposits	6,086	6,882	4,789	3,227	1,297	27.08
Fed Funds	-	-	-	-	-	NA
Other Borrowings	4	2	1	3	3	300.00
Total Int Expense	6,090	6,884	4,790	3,230	1,300	27.14

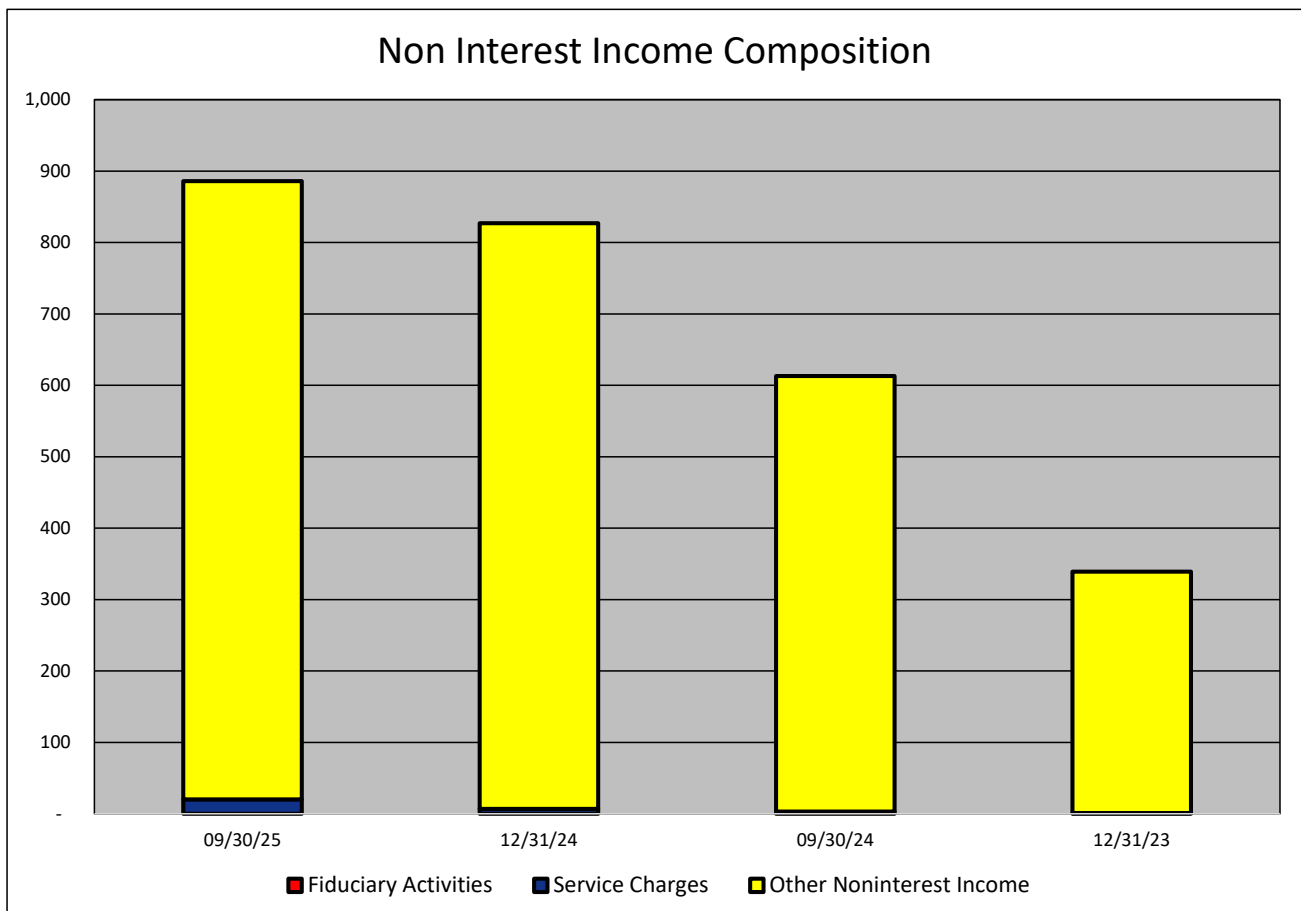


NONINTEREST INCOME COMPOSITION- Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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NONINTEREST INCOME CATEGORY

Fiduciary Activities	-	-	-	-	-	NA
Service Charges	20	7	3	1	17	566.67
Other Noninterest Income	866	820	610	338	256	41.97
Total Nonint. Income	886	827	613	339	273	44.54

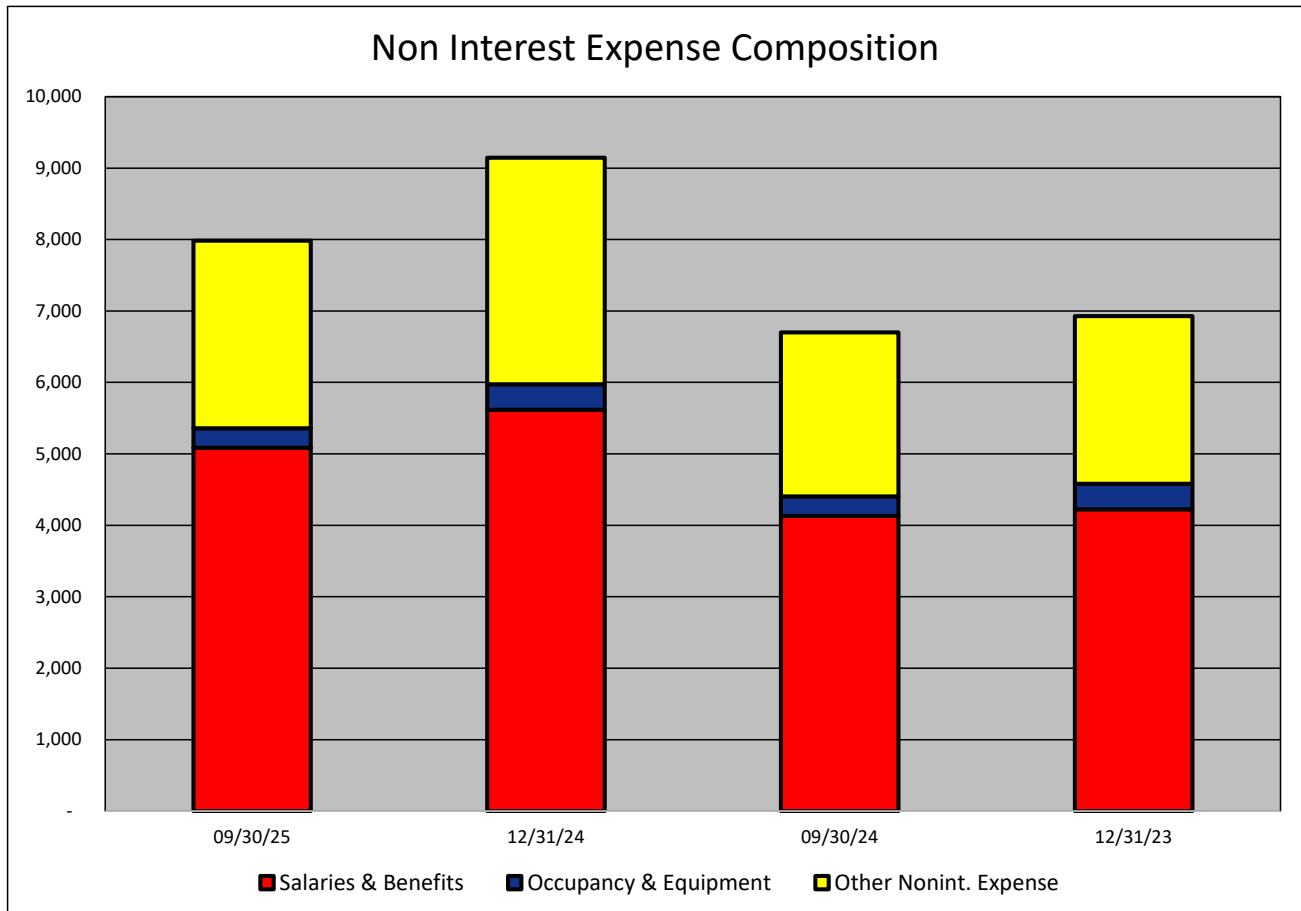


NONINTEREST EXPENSE COMPOSITION- Locality Bank
(Dollars in Thousands)

As of:	09/30/25	12/31/24	09/30/24	12/31/23	\$ Change 12 MTHS	% Change 12 MTHS
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NONINTEREST EXPENSE CATEGORY

Salaries & Benefits	5,086	5,617	4,132	4,223	954	23.09
Occupancy & Equipment	273	359	272	358	1	0.37
Other Nonint. Expense	2,624	3,170	2,297	2,347	327	14.24
Total Nonint. Expense	7,983	9,146	6,701	6,928	1,282	19.13



PEER GROUP COMPARISONS REPORT
Treasure Coast Group

BALANCE SHEET

Institution name	Total Assets \$'000		% Change in Assets
	This Year	Last Year	
Evermore Bank	271,217	185,471	46.23
Locality Bank	364,706	255,773	42.59
Anchor Bank	559,638	411,501	36.00
Optimumbank	1,082,700	944,548	14.63
Cypress Bank & Trust	192,877	171,821	12.25
Bank Of Belle Glade	154,640	138,681	11.51
Seacoast National Bank	16,666,792	15,159,232	9.94
Natbank, National Association	260,214	237,441	9.59
Desjardins Bank, National Association	334,318	341,248	(2.03)
Marine Bank & Trust Company	635,108	652,317	(2.64)
Community Bank Of The South	258,256	268,843	(3.94)
Paradise Bank	439,369	468,562	(6.23)

Select Peer Average	1,768,320	1,602,953	13.99
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PEER GROUP COMPARISONS REPORT
Treasure Coast Group

BALANCE SHEET

Institution name	Total Loans \$000		% Change in Loans
	This Year	Last Year	
Evermore Bank	215,073	116,395	84.78
Cypress Bank & Trust	140,322	90,515	55.03
Anchor Bank	401,256	303,392	32.26
Locality Bank	254,619	197,827	28.71
Natbank, National Association	211,851	191,879	10.41
Bank Of Belle Glade	66,634	61,417	8.49
Seacoast National Bank	10,975,014	10,216,320	7.43
Paradise Bank	317,508	301,809	5.20
Optimumbank	812,829	777,250	4.58
Marine Bank & Trust Company	455,832	449,056	1.51
Community Bank Of The South	72,920	71,875	1.45
Desjardins Bank, National Association	264,662	267,446	(1.04)

Select Peer Average	1,182,377	1,087,098	19.90
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

CAPITAL RATIOS

For the nine months ended September 30, 2025

Institution name	Equity/ Assets	Leverage Ratio	Tier 1 Risk- based Ratio	Risk based Capital Ratio	Common Equity Tier 1 Capital Ratio
Desjardins Bank, National Association	19.35	19.42	0.00	0.00	0.00
Natbank, National Association	17.22	17.58	36.31	37.56	36.31
Evermore Bank	14.72	15.40	18.85	19.99	18.85
Locality Bank	12.84	14.91	0.00	0.00	0.00
Cypress Bank & Trust	13.74	13.64	0.00	0.00	0.00
Optimumbank	10.73	11.71	0.00	0.00	0.00
Seacoast National Bank	14.23	10.42	13.80	15.05	13.80
Community Bank Of The South	8.50	9.94	23.97	24.97	23.97
Marine Bank & Trust Company	7.64	9.89	14.52	15.78	14.52
Bank Of Belle Glade	8.21	9.35	26.05	26.84	26.05
Anchor Bank	8.12	8.74	0.00	0.00	0.00
Paradise Bank	7.26	8.73	12.30	13.24	12.30

Select Peer Average	11.88	12.48	12.15	12.79	12.15
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PEER GROUP COMPARISONS REPORT
Treasure Coast Group

BALANCE SHEET RATIOS
For the nine months ended September 30, 2025

Institution name	Loans/ Deposits	Gross Loans/ Assets	Securities/ Assets
Natbank, National Association	103.92	81.41	1.86
Desjardins Bank, National Association	102.83	79.16	6.24
Evermore Bank	94.10	79.30	3.06
Cypress Bank & Trust	88.76	72.75	13.49
Anchor Bank	87.53	71.70	10.20
Optimumbank	84.62	75.07	2.43
Seacoast National Bank	83.80	65.85	22.95
Locality Bank	81.78	69.81	3.71
Marine Bank & Trust Company	79.43	71.77	21.62
Paradise Bank	78.94	72.26	9.54
Bank Of Belle Glade	47.34	43.09	22.74
Community Bank Of The South	31.35	28.24	31.95

Select Peer Average	80.37	67.53	12.48
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

PROFITABILITY RATIOS

For the nine months ended September 30, 2025

Institution name	Avg Total Assets (\$000)	Return on Avg Assets	Return on Avg Equity
Paradise Bank	443,950	2.76	41.25
Optimumbank	990,150	1.74	15.81
Desjardins Bank, National Association	336,769	1.51	8.08
Bank Of Belle Glade	159,057	1.36	18.20
Anchor Bank	491,878	0.96	10.78
Seacoast National Bank	16,058,514	0.94	6.69
Community Bank Of The South	261,718	0.90	11.77
Evermore Bank	230,942	0.72	4.24
Cypress Bank & Trust	184,148	0.67	5.54
Marine Bank & Trust Company	645,903	0.62	8.96
Natbank, National Association	238,858	0.21	1.12
Locality Bank	293,917	(0.27)	(1.87)

Select Peer Average	1,694,650	1.01	10.88
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

PROFITABILITY RATIOS

For the nine months ended September 30, 2025

Institution name	Noninterest Income/AA	Net Overhead Ratio	Efficiency Ratio	Assets (per million) per Employee
Optimumbank	0.68	1.60	47.29	11.28
Bank Of Belle Glade	0.18	1.65	50.21	9.10
Paradise Bank	1.12	2.02	52.66	8.29
Anchor Bank	0.57	1.52	57.64	12.17
Community Bank Of The South	0.16	1.53	57.83	12.91
Seacoast National Bank	0.56	1.77	62.29	10.59
Desjardins Bank, National Association	0.85	2.43	62.57	9.29
Marine Bank & Trust Company	0.30	1.89	71.33	8.82
Evermore Bank	0.15	2.68	74.22	9.35
Locality Bank	0.40	3.22	86.36	9.35
Cypress Bank & Trust	6.00	2.17	88.32	3.51
Natbank, National Association	0.34	3.68	93.87	5.78

Select Peer Average	0.94	2.18	67.05	9.20
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

ASSET QUALITY RATIOS

For the nine months ended September 30, 2025

Institution name	Allowance/ Loans	Nonperf Loans/ Total Loans	Nonperf Assets/ Total Assets	Adjusted Texas Ratio
Cypress Bank & Trust	1.13	0.00	0.00	0.00
Evermore Bank	1.10	0.00	0.00	0.00
Bank Of Belle Glade	0.68	0.00	0.00	0.00
Marine Bank & Trust Company	1.51	0.00	0.00	0.00
Community Bank Of The South	1.31	0.00	0.00	0.00
Desjardins Bank, National Association	1.05	0.01	0.01	0.05
Paradise Bank	0.96	0.11	0.08	1.04
Anchor Bank	0.75	0.25	0.18	2.04
Natbank, National Association	0.72	0.22	0.18	1.01
Optimumbank	1.23	0.37	0.33	2.84
Seacoast National Bank	1.34	0.56	0.40	3.33
Locality Bank	2.02	1.10	0.76	4.91

Select Peer Average	1.15	0.22	0.16	1.27
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

STATEMENT OF CONDITION (% OF ASSETS)
For the nine months ended September 30, 2025

Institution name	Cash & Nointerest bearing Deps	Interest- bearing Bal	Fed Funds Sold & Repos	Held to Maturity Secs	Available for Sale Secs
Anchor Bank	2.05	12.65	0.00	2.24	7.97
Bank Of Belle Glade	1.47	31.84	0.00	5.29	17.45
Marine Bank & Trust Company	1.17	1.91	0.00	0.31	21.31
Cypress Bank & Trust	1.13	6.25	0.39	13.23	0.00
Seacoast National Bank	1.04	0.95	0.03	3.59	19.27
Optimumbank	0.86	15.47	5.48	0.31	2.12
Community Bank Of The South	0.64	35.90	0.00	0.00	31.95
Natbank, National Association	0.61	14.13	0.00	0.00	1.86
Paradise Bank	0.59	8.80	0.00	0.00	9.54
Evermore Bank	0.48	16.62	0.00	0.00	3.06
Locality Bank	0.46	25.52	0.00	0.00	3.71
Desjardins Bank, National Association	0.44	13.10	0.00	6.24	0.00

Select Peer Average	0.91	15.26	0.49	2.60	9.85
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

STATEMENT OF CONDITION (% OF ASSETS)
For the nine months ended September 30, 2025

Institution name	Net Loans & Leases	Premises & Fixed Assets	Total Real Estate Owned	Intangible Assets
Natbank, National Association	80.83	0.97	0.00	0.00
Desjardins Bank, National Association	78.34	0.56	0.00	0.00
Evermore Bank	77.81	0.66	0.00	0.00
Optimumbank	74.15	0.42	0.06	0.00
Cypress Bank & Trust	71.93	3.04	0.00	0.05
Paradise Bank	71.57	6.22	0.00	0.35
Anchor Bank	71.16	2.19	0.00	0.00
Marine Bank & Trust Company	70.55	1.47	0.00	0.00
Locality Bank	68.40	0.55	0.00	0.04
Seacoast National Bank	64.90	0.96	0.03	5.00
Bank Of Belle Glade	42.80	0.41	0.00	0.00
Community Bank Of The South	27.87	0.93	0.00	0.00

Select Peer Average	66.69	1.53	0.01	0.45
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PEER GROUP COMPARISONS REPORT
Treasure Coast Group

STATEMENT OF CONDITION (% OF TOTAL FUNDING SOURCES)
For the nine months ended September 30, 2025

Institution name	Non Interest Bearing Deps	Interest Bearing Deps	Total Deps	Total Fed Funds & Repos	Other Borrowed Money
Desjardins Bank, National Association	75.05	21.21	96.26	0.00	3.74
Natbank, National Association	48.12	48.10	96.22	0.00	3.78
Bank Of Belle Glade	39.30	60.70	100.00	0.00	0.00
Optimumbank	32.80	67.20	100.00	0.00	0.00
Cypress Bank & Trust	31.84	66.39	98.23	1.77	0.00
Paradise Bank	30.70	69.30	100.00	0.00	0.00
Community Bank Of The South	30.63	69.37	100.00	0.00	0.00
Marine Bank & Trust Company	27.99	70.29	98.29	0.00	1.71
Seacoast National Bank	25.62	67.12	92.74	2.38	4.89
Anchor Bank	25.27	64.37	89.64	0.00	10.36
Locality Bank	14.59	83.83	98.42	0.00	1.58
Evermore Bank	5.79	94.21	100.00	0.00	0.00

Select Peer Average	32.31	65.17	97.48	0.35	2.17
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PEER GROUP COMPARISONS REPORT

Treasure Coast Group

YIELDS, COSTS & SPREADS - ASSET YIELDS

For the nine months ended September 30, 2025

Institution name	Yield on Earning Assets	Cost of Funds	Net Interest Margin	Avg Earning Assets/AA
Paradise Bank	7.25	2.90	5.28	91.68
Desjardins Bank, National Association	5.20	3.18	4.50	97.32
Optimumbank	6.43	3.52	4.21	98.32
Natbank, National Association	5.37	3.74	4.00	98.62
Locality Bank	6.64	3.82	3.84	98.67
Evermore Bank	6.96	4.38	3.71	98.83
Seacoast National Bank	5.34	2.63	3.51	90.28
Cypress Bank & Trust	5.67	3.45	3.46	93.98
Bank Of Belle Glade	4.37	1.78	3.45	100.33
Anchor Bank	5.85	3.80	3.19	95.97
Community Bank Of The South	4.52	2.28	2.88	96.03
Marine Bank & Trust Company	4.70	2.78	2.81	96.44

Select Peer Average	5.69	3.19	3.58	96.37
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