

**WEST COAST**  
COMMUNITY BANCORP

1<sup>ST</sup>  
CAPITAL  
BANCORP

CREATING CALIFORNIA'S PREEMINENT  
COMMUNITY BANK ON THE CENTRAL COAST  
MAY 20, 2024

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This presentation contains certain forward-looking information about West Coast Community Bancorp and Santa Cruz County Bank ("Santa Cruz"), 1st Capital Bancorp and 1st Capital Bank ("1st Capital"), and the combined company after the close of the merger and is intended to be covered by the safe harbor for "forward-looking statements" provided by the Private Securities Litigation Reform Act of 1995. All statements other than statements of historical fact are forward-looking statements. Such statements involve inherent risks, uncertainties, and contingencies, many of which are difficult to predict and are generally beyond the control of Santa Cruz, 1st Capital and the combined company. Santa Cruz and 1st Capital caution readers that a number of important factors could cause actual results to differ materially from those expressed in, or implied or projected by, such forward-looking statements. Risks and uncertainties for each institution and the combined institution include, but are not limited to: the ability of the parties to complete the merger; the occurrence of any event, change or other circumstances that could give rise to the right of Santa Cruz or 1st Capital to terminate the agreement with respect to the merger; the outcome of any legal proceedings that may be instituted against Santa Cruz or 1st Capital; government approval may not be obtained or adverse regulatory conditions may be imposed in connection with governmental approvals of the merger; approval by the shareholders of Santa Cruz and 1st Capital may not be obtained; failing to achieve the successful integration of 1st Capital, or expected cost savings, beneficial synergies and/or operating efficiencies within expected time-frames or at all; the impact of bank failures or other adverse developments at other banks on general investor sentiment regarding the stability and liquidity of banks; and the possibility that personnel changes/retention will not proceed as planned. Pro forma, projected and estimated numbers are used for illustrative purposes only and are not forecasts, and actual results may differ materially. Other forward-looking statements contained within this release that are subject to risks and uncertainties may include, but are not necessarily limited to, fluctuations in interest rates (including but not limited to changes in depositor behavior 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, Santa Cruz's and 1st Capital's ability to effectively execute their respective business plans, and other factors beyond their 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. Neither Santa Cruz nor 1st Capital assume any obligation to publicly revise these forward-looking statements to reflect subsequent events or circumstances.

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# Transaction Highlights

## Transaction Overview

- West Coast Community Bancorp (“SCZC”), the bank holding company for Santa Cruz County Bank, will acquire 1<sup>st</sup> Capital Bancorp (“FISB”), the bank holding company for 1<sup>st</sup> Capital Bank, a community bank headquartered in Salinas, CA
  - FISB is a community bank operating five full-service branch offices in Monterey, Salinas, King City, San Luis Obispo and Santa Cruz
- FISB will merge with and into SCZC; 1st Capital Bank will merge with and into Santa Cruz County Bank

## Strategic Rationale

- Two community-focused banks with complementary business models
- Gains scale in existing markets, while extending into new attractive geographies
  - #1 community bank by deposit market share in the combined Santa Cruz and Monterey counties with 10.3%
- Strong balance sheet well-positioned to deliver sustained, superior profitability
  - ~1/3 of pro forma balance sheet marked-to-market, expanding strategic flexibility
- Enhancement of customer mix and product offerings
- Added scale allows for further upgrades in technology offerings and facilities

## Culturally Aligned

- Similar cultures and experienced leadership
- Commitment to our roots and the surrounding communities
- Shared history of involvement in the Central Coast
- Strong foundation, with both banks being established for 17+ years (nearly 40 years combined)

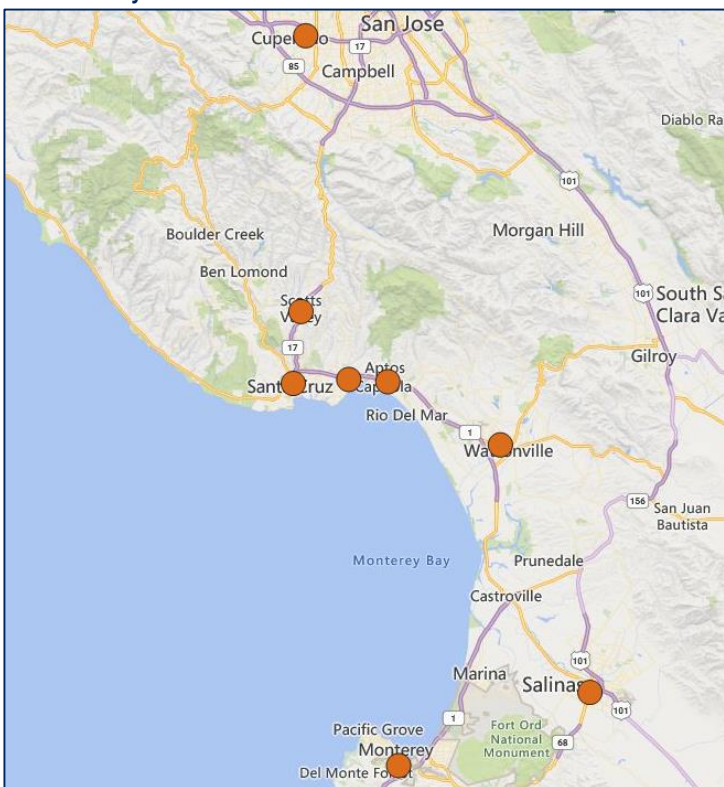
## Financially Attractive

- Accretive to EPS: ~16% in 2025 and ~20% in 2026
- Tangible book value earnback of 2.5 years
- Internal rate of return of 20%+
- Strong pro forma capital ratios

# West Coast Community Bancorp (OTCQX: SCZC)

## Company Overview

- Founded in 2004 in Santa Cruz, CA
- A leading SBA lender, operates eight branches across three counties with 140 full-time employees as of Q1 2024
- Ranked #1 community bank in deposit market share in Santa Cruz County at 15.5%



## Rankings and Recognition



## Financial Highlights (as of 3/31/2024)

<b>\$1.7B</b> Total Assets	<b>94.7%</b> Loans / Deposits	<b>2.14%</b> ROAA
<b>\$1.4B</b> Gross Loans	<b>39%</b> NIB Deposits	<b>18.1%</b> ROATCE
<b>\$1.5B</b> Total Deposits	<b>12.50%</b> TCE / TA	<b>4.86%</b> Net Interest Margin
<b>\$211M</b> Tangible Common Equity	<b>0.01%</b> NPAs <sup>(1)</sup> / Assets	<b>42.8%</b> Efficiency Ratio

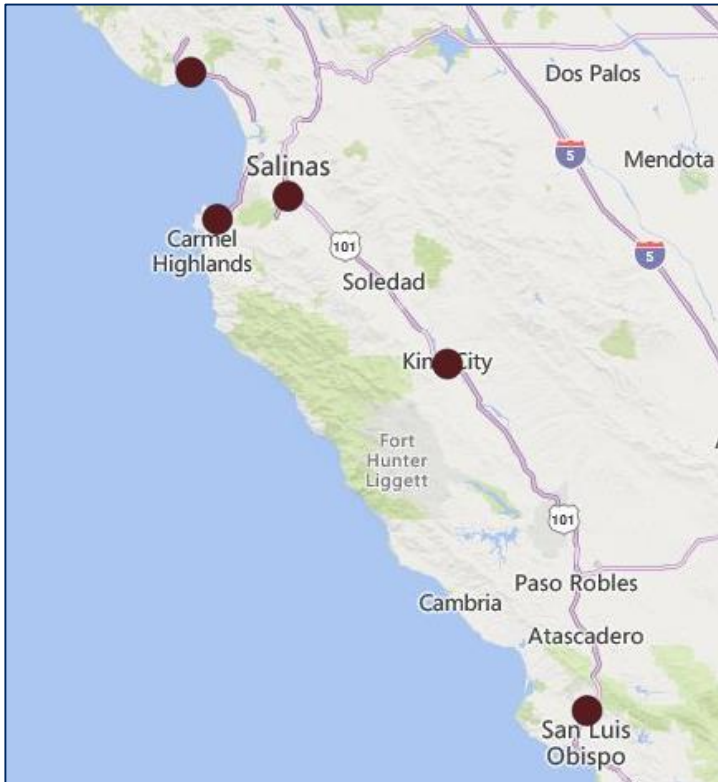
Source: S&P Global.

(1) Excludes 90+ days past due.

# 1<sup>st</sup> Capital Bancorp (OTCQX: FISB)

## Company Overview

- Founded in 2007 in Salinas, CA
- Operates a five full-service branch footprint along the Central Coast with 96 full-time employees as of Q1 2024
- Attractive, low cost of funds of 1.36% as of Q1 2024
- Ranked #2 community bank in deposit market share in Monterey County at 6.1%
- Pristine credit quality on originated loans



Source: S&P Global.

(1) Excludes 90+ days past due.

## Financial Highlights (as of 3/31/2024)

<b>\$1.0B</b> Total Assets	<b>71.2%</b> Loans / Deposits	<b>0.36%</b> ROAA
<b>\$0.6B</b> Gross Loans	<b>42%</b> NIB Deposits	<b>5.7%</b> ROATCE
<b>\$0.9B</b> Total Deposits	<b>6.43%</b> TCE / TA	<b>3.16%</b> Net Interest Margin
<b>\$65M</b> Tangible Common Equity	<b>0.04%</b> NPAs <sup>(1)</sup> / Assets	<b>70.4%</b> Efficiency Ratio

# Pro Forma Company Snapshot

## Top 10 CA Banks Under \$5bn in Assets\*

Asset Rank	Company	Assets <sup>(1)</sup> (\$mm)
1.	River City Bank	\$4,974
2.	1867 Western Financial Corporation	\$4,480
3.	RBB Bancorp	\$3,878
4.	American Business Bank	\$3,876
5.	Bank of Marin Bancorp	\$3,767
6.	Sierra Bancorp	\$3,553
7.	Five Star Bancorp	\$3,476
8.	Exchange Bank	\$3,336
9.	PCB Bancorp	\$2,854
10.	<b>Pro Forma Franchise<sup>(2)</sup></b>	<b>\$2,727</b>
21.	<b>West Coast Community Bancorp</b>	<b>\$1,713</b>
36.	<b>1st Capital Bancorp</b>	<b>\$1,015</b>

## Pro Forma Financial Highlights<sup>(3)</sup>

<b>\$2.8B</b>	Total Assets	<b>\$2.4B</b>	Total Deposits
<b>\$2.1B</b>	Total Loans	<b>\$247M</b>	Tangible Common Equity
<b>9.12%</b>	TCE / TA	<b>11.51%</b>	CET1 Ratio
<b>9.33%</b>	Leverage Ratio	<b>13.22%</b>	TRBC Ratio

Source: S&P Global.

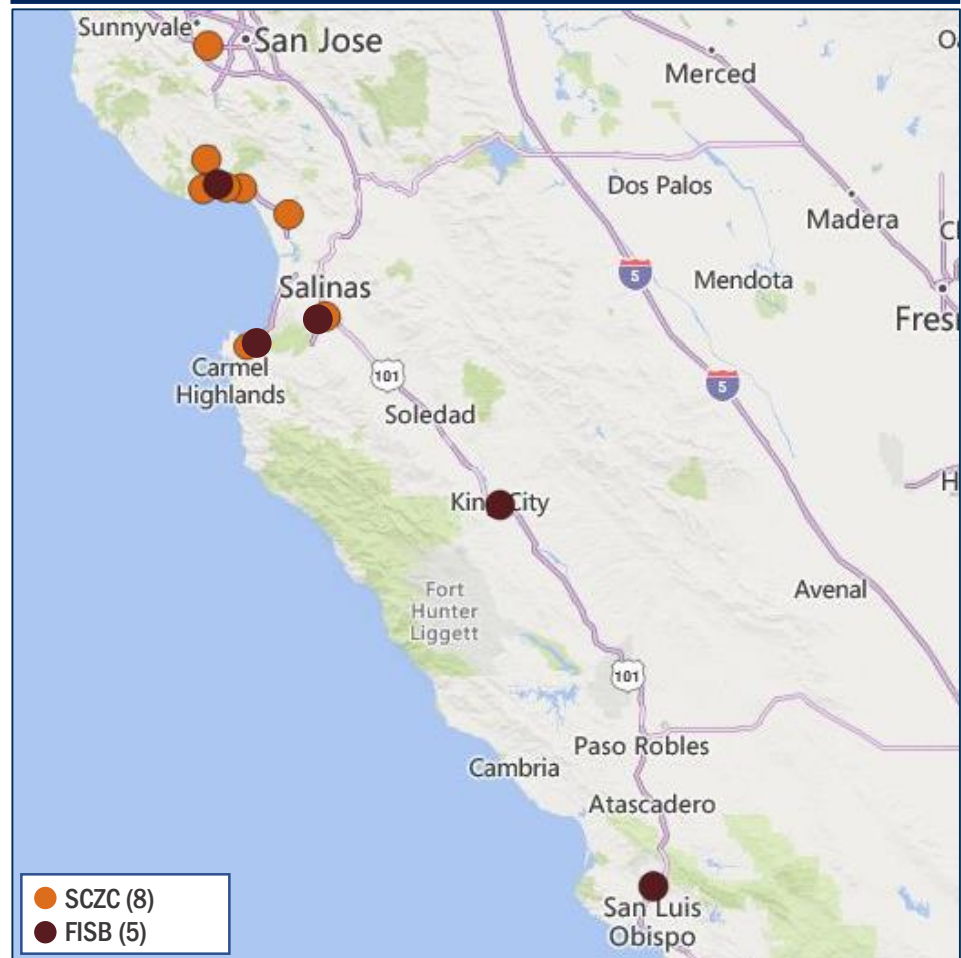
\*All banks headquartered in California with total assets under \$5bn; excludes merger targets.

(1) As of the quarter ended 3/31/2024.

(2) Excluding purchase accounting/merger adjustments.

(3) Inclusive of assumptions as found on "Key Transaction Assumptions" page.

## Central Coast – Silicon Valley Footprint



# Comparison to Western Region Banks

2025 Estimated Profitability <sup>(3)</sup>	Pro Forma <sup>(1)</sup> WEST COAST COMMUNITY BANCORP / 1ST CAPITAL BANCORP	Western Region Banks \$1B - \$5B Total Assets <sup>(2)</sup>	
		Median	Top Quartile
ROAA	1.89%	0.84%	1.12%
ROATCE	20.5%	8.8%	12.3%

## Capital & Liquidity

Loans HFI / Deposits	85.5%	95.2%	79.5%
CET1	11.5%	12.8%	15.3%
Leverage Ratio	9.3%	10.0%	11.3%
NPA / Assets	0.02%	0.25%	0.17%

Source: S&P Global and FactSet.

- (1) Inclusive of assumptions as found on "Key Transaction Assumptions" page.  
 (2) Includes all major exchange-traded banks headquartered in the Western Region (AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, and WY) with assets between \$1bn - \$5bn; excludes merger targets.  
 (3) 2025 estimated profitability for Western Region banks per FactSet Consensus as of May 20, 2024.

# Transaction Structure and Overview

Consideration Mix	<ul style="list-style-type: none"><li>• 0.3600 shares of SCZC stock for each FISB share</li><li>• 100% stock consideration to FISB common shareholders</li><li>• FISB unvested restricted stock units to receive stock consideration</li></ul>
Implied Transaction Value <sup>(1)</sup>	<ul style="list-style-type: none"><li>• \$63 million transaction value, or \$10.78 per share</li></ul>
Pro Forma Ownership	<ul style="list-style-type: none"><li>• SCZC: 80.0%   FISB: 20.0%</li></ul>
Leadership	<ul style="list-style-type: none"><li>• Two FISB Board members to be appointed to SCZC's Board of Directors; pro forma Board of ten members</li><li>• SCZC's executive team to lead the pro forma franchise</li></ul>
Due Diligence	<ul style="list-style-type: none"><li>• Comprehensive financial, legal, regulatory and operational due diligence conducted</li></ul>
Approval & Timing	<ul style="list-style-type: none"><li>• SCZC and FISB shareholder approvals</li><li>• Customary regulatory approvals</li><li>• Anticipated to close in Q4 2024</li></ul>

(1) Based on SCZC closing price of \$29.94 as of May 20, 2024.



# Key Transaction Assumptions

Loan Credit Mark Estimate	<ul style="list-style-type: none"><li>• Total gross credit mark of \$12.7 million, or 1.78x FISB's existing reserves<ul style="list-style-type: none"><li>– \$6.0 million, or 47%, allocated to non-PCD loans; accreted straight-line over 4 years</li><li>– Establishment of reserves equal to 1.0x the non-PCD mark</li></ul></li></ul>
Fair Value Estimates and Other Adjustments	<ul style="list-style-type: none"><li>• Loan Portfolio: write-down of 3.7%, or \$23.0 million, accreted straight-line over 4 years</li><li>• Held-to-Maturity Securities: write-down of 6.5%, or \$4.5 million; \$3.4 million accreted straight-line over ~7 years</li><li>• Time Deposits (excl. Brokered): write-down of 1.0%, or \$251 thousand, accreted straight-line over ~2 years</li><li>• Subordinated Debt: write-down of 30.0%, or \$4.4 million, accreted straight-line over ~3 years</li><li>• Accretion of AOCI of (\$29.8) million straight-line over ~7 years</li><li>• Core deposit intangible of \$30.9 million, or 4.00% of non-time deposits, amortized sum-of-years digits over 10 years</li><li>• Other earnings adjustments, including unwinding of FISB's pay fixed swaps and rate corridor</li></ul>
Cost Savings	<ul style="list-style-type: none"><li>• ~\$11.2 million, or 45% of FISB's non-interest expense base</li><li>• 25% realized in Q4 2024, 75% realized through Q3 2025 and 100% thereafter</li></ul>
Restructuring Charge	<ul style="list-style-type: none"><li>• One-time transaction costs of approximately \$15.8 million (pre-tax), fully included in modeling at closing</li></ul>

# Pro Forma Financial Impact

## Transaction Pricing<sup>(1)</sup>

**0.97x** Price / Tangible Book Value Per Share

**10.5x** Price / 2025e Earnings Per Share

**(0.3%)** Core Deposit Premium

**(0.7%)** One-Day Market Premium<sup>(3)</sup>

## Financial Impact<sup>(2)</sup>

**~16%** 2025e Earnings per Share Accretion

**~20%** 2026e Earnings per Share Accretion

**(12%)** Tangible Book Value Dilution

**2.5 years** Tangible Book Value Earnback

**20%+** Internal Rate of Return

(1) Based on SCZC closing price of \$29.94 as of May 20, 2024.

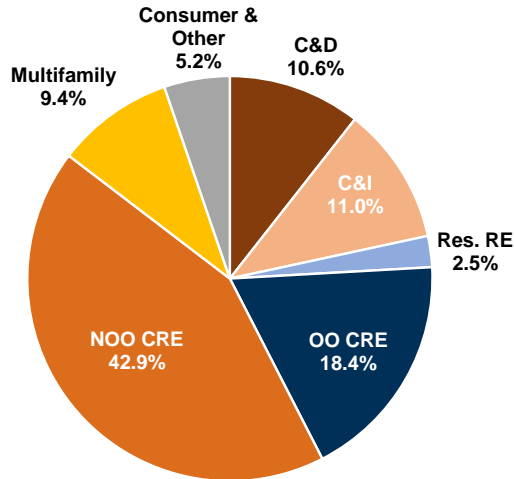
(2) Inclusive of assumptions as found on "Key Transaction Assumptions" page.

(3) Based on FISB closing price of \$10.85 as of May 20, 2024.

# Pro Forma Loan Mix

## Santa Cruz County Bank

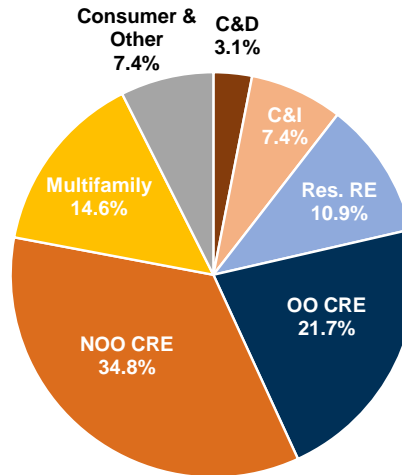
Total Loans: \$1.4B



Yield on Loans: 6.98%

## 1<sup>st</sup> Capital Bank

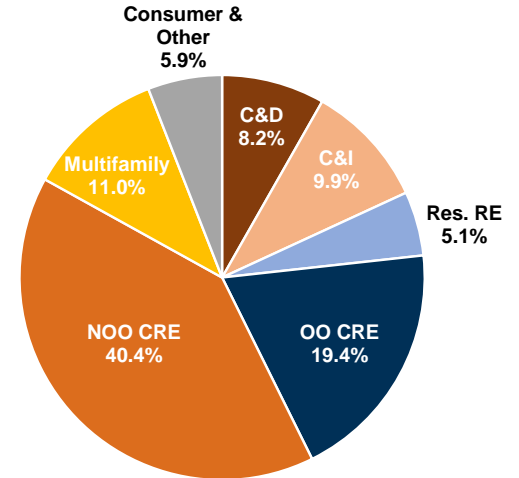
Total Loans: \$0.6B



Yield on Loans: 5.29%

## Pro Forma<sup>(1)</sup>

Total Loans: \$2.0B



Yield on Loans: 6.46%

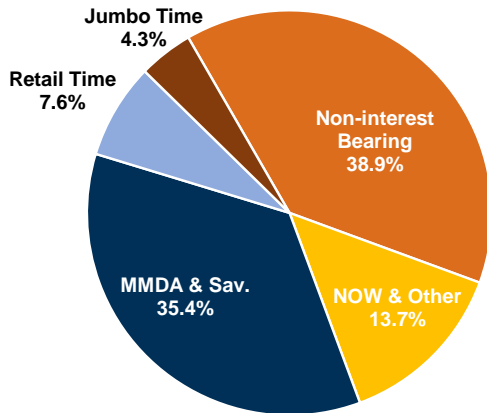
Source: S&P Global. Loan data per bank call reports as of 3/31/2024.

(1) Excludes purchase accounting/merger adjustments.

# Pro Forma Deposit Composition

## Santa Cruz County Bank

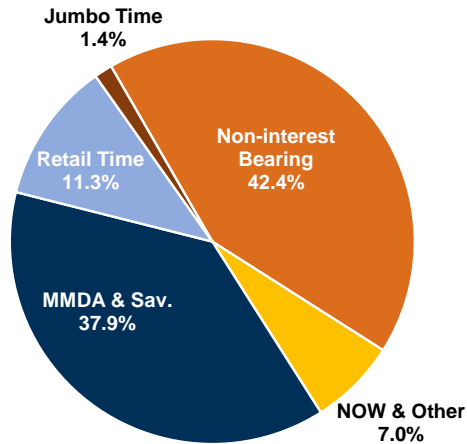
Total Deposits: \$1.5B



Cost of Deposits: 1.42%

## 1<sup>st</sup> Capital Bank

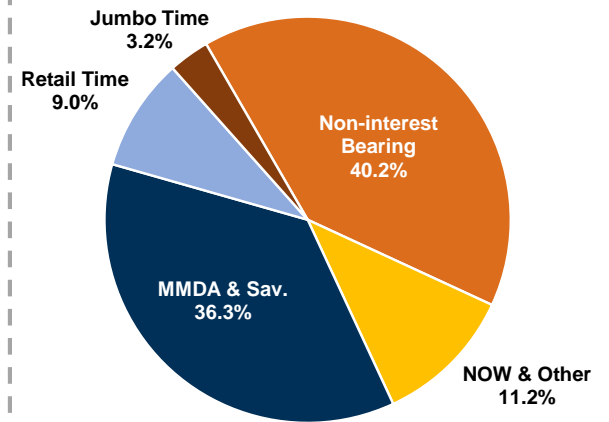
Total Deposits: \$0.9B



Cost of Deposits: 0.96%

## Pro Forma<sup>(1)</sup>

Total Deposits: \$2.3B



Cost of Deposits: 1.25%

Source: S&P Global. Deposit data per bank call reports as of 3/31/2024.

(1) Excludes purchase accounting/merger adjustments.