## BrooklineBancorp,Inc.

 Q2 2021 FINANCIAL RESULTS
## FORWARD LOOKING STATEMENTS

Certain statements in this presentation that are not historical facts may constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and are intended to be covered by the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Statements contained in this presentation that do not describe historical or current facts are forward-looking statements, including statements regard the potential effects of the COVID-19 pandemic on the Company's business, credit quality, financial condition, liquidity and results of operations. Forward-looking statements made with regard to the potential effects of COVID-19 on the Company's business, credit quality, financial condition, liquidity and results of operation may differ, possibly materially, from what is included in this presentation due to factors and future developments that are uncertain and beyond the scope of the Company's control. These included, but are not limited to the length and extent of the economic contraction as a result of the COVID-19 pandemic; continued deterioration in employment levels, general business and economic conditions on a national basis and in the local markets in which the Company and its banking subsidiaries operate; changes in consumer behavior due to changing political, business and economic conditions or legislative or regulatory initiatives; the possibility that future credit losses may be higher than currently expected; reputational risk relating to the Company's participation in the Paycheck Protection Program and other pandemic-related legislative and regulatory initiatives and programs; and turbulence in capital and debt markets. Forward-looking statements involve risks and uncertainties which are difficult to predict. Forward-looking statements involve risks and uncertainties. These statements include, among others, statements regarding our strategy, evaluations of future interest rate trends and liquidity, expectations as to growth in assets, deposits and results of operations, success of acquisitions, future operations, market position, financial position, and prospects, plans and objectives of management. You should not place undue reliance on the Company's forward-looking statements. You should exercise caution in interpreting and relying on forward-looking statements because they are subject to significant risks, uncertainties and other factors which are, in some cases, beyond the Company's control. Forward-looking statements are based on the current assumptions and beliefs of management and are only expectations of future results.

The Company's actual results could differ materially from those projected in the forward-looking statements as a result of, among other factors, changes in interest rates; competitive pressures from other financial institutions; the effects of continued weakness in general economic conditions and the impact of the COVID-19 pandemic on a national basis or in the local markets in which the Company operates, including changes that adversely affect borrowers' ability to service and repay our loans; changes in the value of securities in the Company's investment portfolio, changes in loan default and charge-off rates, the adequacy of loan loss reserves, decreases in deposit levels necessitating increased borrowing to fund loans and investments; changes in government regulation, as well as the other risks and uncertainties detailed in the Company's Annual Report on Form 10-K, as updated by the Company's Quarterly Reports on Form 10-Q and other filings submitted to the Securities and Exchange Commission.

Forward looking statements speak only as of the date on which they are made. The Company does not undertake any obligation to update any forward-looking statement to reflect circumstances or events that occur after the date the forward-looking statements are made.

## BrooklineBancorp,Inc.

## OVERVIEW

- Record quarterly net income of $\$ 31.6$ million resulted in earnings per share of $\$ 0.40$.
- Our credit quality remained stable during the quarter. Loans of $\$ 96$ million had modifications under the CARES Act as of June $30^{\text {th }}$.
- The reserve for loan losses represents a coverage ratio of 160 basis points on outstanding non-PPP loans. The Company recorded a negative provision for credit losses of $\$ 3.3$ million for $\mathbf{Q} 2$.
- Continued strong deposit and lending activity masked by accelerated PPP forgiveness. Lending pipelines remain strong across all segments.
- Our net interest margin increased to 3.52\% and net interest income increased \$2 million from Q1.
- Fee income growth of $\$ 1.1$ million on a linked-quarter basis.
- Expenses declined $\$ 2.8$ million due to a $\$ 2.1$ million gain on sale of OREO, seasonally lower compensation costs and reduced FDIC assessments.
- Our Board approved a quarterly dividend of \$0.12 per share.


## SUMMARY INCOME STATEMENT

| \$m, except per share amts | Linked Quarter (LQ) |  |  |  |  |  |  | Year over Year (YoY) |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | 2Q21 |  | 1Q21 |  | $\Delta$ | \% $\Delta$ |  | 2Q20 |  | $\Delta$ | \% $\Delta$ |
| Net interest income | \$ | 71.1 | \$ | 69.1 | \$ | 2.0 | 3\% | \$ | 64.3 | \$ | 6.8 | 11\% |
| Noninterest income |  | 5.9 |  | 4.8 |  | 1.1 | 23\% |  | 5.6 |  | 0.3 | 5\% |
| Security gains (losses) |  | - |  | - |  | - | - |  | 0.6 |  | (0.6) | -100\% |
| Total Revenue |  | 77.0 |  | 73.9 |  | 3.1 | 4\% |  | 70.5 |  | 6.5 | 9\% |
| Noninterest expense |  | 38.0 |  | 40.8 |  | (2.8) | -7\% |  | 39.1 |  | (1.1) | -3\% |
| Pretax, Preprov. Net Rev. |  | 39.0 |  | 33.1 |  | 5.9 | 18\% |  | 31.4 |  | 7.6 | 24\% |
| Provision for credit losses |  | (3.3) |  | (2.1) |  | (1.2) | 57\% |  | 5.3 |  | (8.6) | -162\% |
| Pretax income |  | 42.3 |  | 35.2 |  | 7.1 | 20\% |  | 26.1 |  | 16.2 | 62\% |
| Provision for taxes |  | 10.7 |  | 8.7 |  | 2.0 | 23\% |  | 6.5 |  | 4.2 | 65\% |
| Net Income | \$ | 31.6 | \$ | 26.5 | \$ | 5.1 | 19\% | \$ | 19.6 | \$ | 12.0 | 61\% |
| EPS | \$ | 0.40 | \$ | 0.34 | \$ | 0.06 | 18\% | \$ | 0.25 | \$ | 0.15 | 60\% |
| Avg diluted shares (000s) |  | 78,470 |  | 78,404 |  | 66 | 0\% |  | 79,015 |  | (545) | -1\% |
| Return on Assets |  | 1.48\% |  | 1.21\% |  | 0.27\% |  |  | 0.88\% |  | 0.60\% |  |
| Return on Tangible Equity |  | 15.92\% |  | 13.51\% |  | 2.41\% |  |  | 10.28\% |  | 5.64\% |  |
| Net Interest Margin |  | 3.52\% |  | 3.39\% |  | 0.13\% |  |  | 3.09\% |  | 0.43\% |  |
| Efficiency Ratio |  | 49.30\% |  | 55.22\% |  | -5.92\% |  |  | 55.46\% |  | -6.16\% |  |

- Net Income of \$31.6 million or \$0.40 per share.
- Net interest income increased due to a higher net interest margin partially offset by lower average earning assets.
- Fee income improved \$1.1 million from Q1 driven by deposit fees and loan sales.
- Operating expenses were lower on a linked quarter basis driven by a $\$ 2.1$ million gain on sale of Other Real Estate Owned (OREO).
- Pretax, Pre-provision net revenue increased $\$ 5.9$ million from prior quarter.
- The Provision for credit losses was negative $\$ 3.3$ million for the quarter as economic forecasts have improved.


## BrooklineBancorp,Inc.

## MARGIN - YIELDS AND COSTS

|  | 2Q21 |  |  |  |  | Prior Quarter |  |  |  |  | LQ $\Delta$ |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ millions | Avg Bal |  | Interest |  | Yield | Avg Bal |  | Interest |  | Yield | Avg Bal |  | Interest |  | Yield |
| Loans | \$ | 7,129 | \$ | 75.1 | 4.21\% | \$ | 7,271 | \$ | 75.1 | 4.13\% | \$ | (142) | \$ | - | 0.08\% |
| Investments \& earning cash |  | 990 |  | 3.4 | 1.37\% |  | 992 |  | 3.5 | 1.39\% |  | (2) |  | (0.1) | -0.02\% |
| Interest Earning Assets | \$ | 8,119 | \$ | 78.5 | 3.87\% | \$ | 8,263 | \$ | 78.6 | 3.80\% | \$ | (144) | \$ | (0.1) | 0.07\% |
| Interest bearing deposits | \$ | 5,167 | \$ | 5.4 | 0.42\% | \$ | 5,214 | \$ | 6.7 | 0.52\% | \$ | (47) | \$ | (1.3) | -0.10\% |
| Borrowings |  | 408 |  | 1.9 | 1.88\% |  | 665 |  | 2.7 | 1.60\% |  | (257) |  | (0.8) | 0.28\% |
| Interest Bearing Liabilities | \$ | 5,575 | \$ | 7.3 | 0.53\% | \$ | 5,879 | \$ | 9.4 | 0.65\% | \$ | (304) | \$ | (2.1) | -0.12\% |
| Net interest spread |  |  |  |  | 3.34\% |  |  |  |  | 3.15\% |  |  |  |  | 0.19\% |
| Net interest income, TEB / Margin |  |  | \$ | 71.2 | 3.52\% |  |  | \$ | 69.2 | 3.39\% |  |  | \$ | 2.0 | 0.13\% |
| LESS: Tax Equivilent Basis (TEB) Adj. |  |  |  | 0.1 |  |  |  |  | 0.1 |  |  |  |  | - |  |
| Net Interest Income |  |  | \$ | 71.1 |  |  |  | \$ | 69.1 |  |  |  | \$ | 2.0 |  |


| Estimated PPP Impact: PPP Loans | 2 Q 21 |  |  |  |  | Prior Quarter |  |  |  |  | LQ $\triangle$ |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | \$ | 494 | \$ | 7.2 | 5.76\% | \$ | 505 | \$ | 6.4 | 5.06\% | \$ | (11) | \$ | 0.8 | 0.70\% |
| Loans, excl. PPP |  | 6,635 |  | 67.9 | 4.09\% |  | 6,766 |  | 68.7 | 4.06\% |  | (131) |  | (0.8) | 0.03\% |
| Earning Assets, excl. PPP |  | 7,625 |  | 71.3 | 3.74\% |  | 7,758 |  | 72.2 | 3.72\% |  | (133) |  | (0.9) | 0.02\% |
| Net Interest Inc., excl. PPP |  | 7,625 |  | 64.0 | 3.37\% |  | 7,758 |  | 62.8 | 3.28\% |  | (133) |  | 1.2 | 0.08\% |
| Estimated PPP Margin Impact |  |  |  |  | 0.15\% |  |  |  |  | 0.11\% |  |  |  |  | 0.04\% |

## BrooklineBancorp,Inc.

## SUMMARY BALANCE SHEET

| \$m, except per share amts | Linked Quarter (LQ) |  |  |  |  |  |  | Year over Year (YoY) |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | 2Q21 |  | 1Q21 |  | $\Delta$ | $\% \Delta$ annual. |  | 2Q20 |  | $\Delta$ | \% $\Delta$ |
| Gross Loans, investment | \$ | 7,020 | \$ | 7,268 | \$ | (248) | -14\% | \$ | 7,408 | \$ | (388) | -5\% |
| Allowance for loan losses |  | (106) |  | (110) |  | 4 | -15\% |  | (120) |  | 14 | -12\% |
| Net Loans |  | 6,914 |  | 7,158 |  | (244) | -14\% |  | 7,288 |  | (374) | -5\% |
| Securities |  | 694 |  | 730 |  | (36) | -20\% |  | 856 |  | (162) | -19\% |
| Cash \& equivalents |  | 320 |  | 131 |  | 189 | 577\% |  | 255 |  | 65 | 25\% |
| Intangibles |  | 163 |  | 163 |  | - | 0\% |  | 164 |  | (1) | -1\% |
| Other assets |  | 371 |  | 378 |  | (7) | -7\% |  | 507 |  | (136) | -27\% |
| Total Assets | \$ | 8,462 | \$ | 8,560 | \$ | (98) | -5\% | \$ | 9,070 | \$ | (608) | -7\% |
| Deposits | \$ | 6,895 | \$ | 6,867 | \$ | 28 | 2\% | \$ | 6,440 | \$ | 455 | 7\% |
| Borrowings |  | 363 |  | 546 |  | (183) | -134\% |  | 1,407 |  | $(1,044)$ | -74\% |
| Reserve for unfunded loans |  | 13 |  | 14 |  | (1) | -29\% |  | 15 |  | (2) | -13\% |
| Other Liabilities |  | 219 |  | 188 |  | 31 | 66\% |  | 281 |  | (62) | -22\% |
| Total Liabilities |  | 7,490 |  | 7,615 |  | (125) | -7\% |  | 8,143 |  | (653) | -8\% |
| Stockholders' Equity |  | 972 |  | 945 |  | 27 | 11\% |  | 927 |  | 45 | 5\% |
| Total Liabilities \& Equity | \$ | 8,462 | \$ | 8,560 | \$ | (98) | -5\% | \$ | 9,070 | \$ | 943 | 10\% |
| TBV per share | \$ | 10.35 | \$ | 10.01 | \$ | 0.34 | 14\% | \$ | 9.67 | \$ | 0.68 | 7\% |
| Actual shares outstanding (000) |  | 78,155 |  | 78,148 |  | 7 | 0\% |  | 78,854 |  | (699) | -1\% |
| Tang. Equity / Tang. Assets |  | 9.75\% |  | 9.31\% |  | 0.44\% |  |  | 8.56\% |  | 1.19\% |  |
| Loans / Deposits |  | 101.81\% |  | 105.84\% |  | -4.03\% |  |  | 115.03\% |  | -13.22\% |  |
| ALLL / Gross Loans |  | 1.52\% |  | 1.51\% |  | 0.01\% |  |  | 1.61\% |  | -0.09\% |  |
| ALLL / Loans excl PPP |  | 1.60\% |  | 1.65\% |  | -0.05\% |  |  | 1.75\% |  | -0.15\% |  |

- Loans \$248 million decrease in the quarter driven by PPP loan forgiveness.
- Allowance for Loan Losses declined $\$ 4$ million. Improving forecasts, net charge-offs and stable non-PPP Ioan balances.
- ALLL coverage of 1.60\% (excluding PPP loans).
- Cash increased \$189 million as PPP loan forgiveness and deposit flows continue to provide significant on-balance sheet liquidity.
- Deposits increased $\$ 28$ million driven by strong core deposit growth offset by a decline of $\$ 210$ million in brokered deposits.
- Borrowings declined \$183 million as liquidity is used to reduce FHLB advances.


## BrooklineBancorp,Inc.

## LOAN AND DEPOSIT COMPOSITION

|  | \$ millions | Linked Quarter (LQ) |  |  |  |  |  |  | Year over Year (YoY) |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | 2Q21 |  | 1Q21 |  | $\Delta$ |  | \% $\Delta$ an. | 2Q20 |  | $\Delta$ |  | \% $\Delta$ |
| 000 | CRE | \$ | 3,815 | \$ | 3,790 | \$ | 25 | 3\% | \$ | 3,838 | \$ | (23) | -1\% |
|  | Commercial |  | 617 |  | 650 |  | (33) | -20\% |  | 709 |  | (92) | -13\% |
|  | PPP Loans |  | 348 |  | 605 |  | (257) | -170\% |  | 566 |  | (218) | -39\% |
|  | Equipment Finance |  | 1,074 |  | 1,070 |  | 4 | 1\% |  | 1,086 |  | (12) | -1\% |
|  | Consumer |  | 1,166 |  | 1,153 |  | 13 | 5\% |  | 1,209 |  | (43) | -4\% |
|  | Total Loans | \$ | 7,020 | \$ | 7,268 | \$ | (248) | -14\% | \$ | 7,408 | \$ | (388) | -5\% |
| 999$\frac{9}{2}$$\frac{1}{2}$ | Demand deposits | \$ | 1,927 | \$ | 1,724 | \$ | 203 | 47\% | \$ | 1,603 | \$ | 324 | 20\% |
|  | NOW |  | 496 |  | 482 |  | 14 | 12\% |  | 418 |  | 78 | 19\% |
|  | Savings |  | 782 |  | 725 |  | 57 | 31\% |  | 658 |  | 124 | 19\% |
|  | Money market |  | 2,251 |  | 2,192 |  | 59 | 11\% |  | 1,810 |  | 441 | 24\% |
|  | CDs |  | 1,178 |  | 1,273 |  | (95) | -30\% |  | 1,601 |  | (423) | -26\% |
|  | Brokered deposits |  | 261 |  | 471 |  | (210) | -178\% |  | 350 |  | (89) | -25\% |
|  | Total Deposits | \$ | 6,895 | \$ | 6,867 | \$ | 28 | 2\% | \$ | 6,440 | \$ | 455 | 7\% |

- Total loans declined $\$ 248$ million driven by a $\$ 257$ million decline in PPP loans. The core loan portfolio grew $\$ 9$ million during Q 2 versus a decline of $\$ 117$ million in Q1.
- Total deposits increased $\$ 28$ million as liquidity was used to reduce brokered deposits.
- Strong growth in transaction and savings accounts as customers continue to shift funds from CD products.



## BrooklineBancorp,Inc.

## SBA GUARANTEED PPP LOAN PROGRAM

| As of: 6/30/2021 |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ millions | Brookline Bank |  | Bank Rhode Island |  | Brookline Bancorp |  | - Strong PPP loan satisfactions and SBA forgiveness activity in the quarter resulting in accelerated recognition of net deferred fees. |
| PPP Loans Outstanding | \$ | 120.6 | \$ | 227.8 | \$ | 348.4 |  |
| 2 Year |  | 31.7 |  | 52.8 |  | 84.5 | - Expect forgiveness trends to continue for the remainder of |
| 5 Year |  | 88.9 |  | 175.0 |  | 263.9 | 2021. |
| \# Loans (actual) |  | 791 |  | 1,161 |  | 1,952 | - At the end of June 2021 there were $\$ 10.3$ million in net deferred fees to be amortized into income. |
| Avg Loan Size (\$000) |  | \$152.5 |  | \$196.2 |  | \$178.5 |  |
| Unamortized Fees * | \$ | 3.7 | \$ | 6.6 | \$ | 10.3 |  |
| 2 Year |  | 0.4 |  | 0.5 |  | 0.9 |  |
| 5 Year |  | 3.3 |  | 6.1 |  | 9.4 |  |

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## BrooklineBancorp,Inc.

## CUSTOMER AND COMMUNITY SUPPORT - MODIFIED PAYMENTS

| As of: 6/30/2021 |  |  | Current CARES Modifications |  |  |  | - \$96 million in loans modified under the CARES Act. |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ millions | Portfolio |  |  |  |  |  |  |
|  | 2Q21 |  | \# Loans | Modified |  | \% of Port |  |
| CRE | \$ | 3,227 | 17 | \$ | 52 | 1.6\% |  |
| Commercial** |  | 1,110 | 7 |  | 2 | 0.2\% | - Loans previously modified |
| Equipment Finance** |  | 1,169 | 127 |  | 42 | 3.6\% | closely monitored to evaluate ongoing strength. |
| Consumer |  | 1,166 | - |  | - | 0.0\% |  |
| Subtotal | \$ | 6,672 | 151 | \$ | 96 | 1.4\% |  |
| SBA - PPP Loans |  | 348 | - |  | - | 0.0\% |  |
| Total Gross Loans | \$ | 7,020 | 151 | \$ | 96 | 1.4\% |  |

** Commercial Includes Owner Occupied Commercial Real Estate.

## BrooklineBancorp,Inc.

## LOAN MODIFICATIONS - SECTORS OF INTEREST

| As of: 6/30/2021 |  |  | Current CARES Modifications |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Portfolio |  |  |  |  |  |
| \$ millions | 2Q21 |  | \# Loans | Modified |  | \% of Sector |
| EF Core - Laundry, etc. | \$ | 652 | 47 | \$ | 17 | 2.6\% |
| Macrolease - Fitness Equip. |  | 167 | 36 |  | 23 | 13.8\% |
| Hotel (CRE) |  | 147 | 2 |  | 16 | 10.9\% |
| Specialty Vehicle - Tow, etc. |  | 350 | 47 |  | 3 | 0.9\% |
| Mixed Use |  | 262 | 4 |  | 17 | 6.5\% |
| Retail (CRE) |  | 526 | 4 |  | 11 | 2.1\% |
| Office |  | 581 | 1 |  | 5 | 0.9\% |
| Selected Sectors | \$ | 2,685 | 141 | \$ | 92 | 3.4\% |
| Other |  | 4,335 | 10 |  | 4 | 0.1\% |
| TOTAL | \$ | 7,020 | 151 | \$ | 96 | 1.4\% |

- All loans remain accruing, with some downgrades on loan modifications if there are signs of deterioration.


## CAPITAL STRENGTH

| \$ millions | preliminary estimates* <br> Jun-21 | Regulatory BASEL III Requirements |  | Brookline Board Policy Limits |  | Capital in Excess of "Well Capitalized" |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Minimum | "Well Capitalized" | Policy Minimums | Operating Targets | Excess Ratio | Excess <br> Capital |
| Tier 1 Common / RWA | 12.3\% | $\geq 4.5 \%$ | $\geq 6.5 \%$ | $\geq 7.5 \%$ | $\geq 8.0 \%$ | 5.8\% | \$ 379.5 |
| Tier 1 / RWA | 12.4\% | $\geq 6.0 \%$ | $\geq 8.0 \%$ | $\geq 9.0 \%$ | $\geq 9.5 \%$ | 4.4\% | \$ 290.9 |
| Total Risk Based Capital | 14.8\% | $\geq 8.0 \%$ | $\geq 10.0 \%$ | $\geq 11.0 \%$ | $\geq 11.5 \%$ | 4.8\% | \$ 316.0 |
| Leverage Ratio | 9.7\% | $\geq 5.0 \%$ | $\geq 5.0 \%$ | $\geq 5.5 \%$ | $\geq 6.0 \%$ | 4.7\% | \$ 396.1 |

* Regulatory capital ratios are preliminary estimates and may differ from numbers calculated in final Regulatory filings.
- As of June 30, 2021, the Company had capital well above regulatory "well capitalized" requirements.
- On January 27, 2021, the Board of Directors approved a $\$ 10$ million stock buyback program authorizing management to repurchase stock through December 31, 2021. No stock was repurchased during the first and second quarters.


## BrooklineBancorp,Inc.

## REGULAR DIVIDENDS PER SHARE



Board of Directors announced a dividend of \$0.12 per share payable August 27, 2021 to stockholders of record on August 13, 2021.

## BrooklineBancorp,Inc.

## QUESIIONS

Paul A. Perrault, Chairman and Chief Executive Officer
Carl M. Carlson, Chief Financial Officer
M. Robert Rose, Chief Credit Officer

## BrooklineBancorp,Inc.

## Thank Yout

## APPENDIX

## NON PERFORMING ASSETS

|  | Linked Quarter (LQ) |  |  |  |  |  | Year over Year (YoY) |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2Q21 |  | 1Q21 |  | $\Delta$ |  | 2Q20 |  | $\Delta$ |  |
| NON PERFORMING ASSETS (NPAs), in millions |  |  |  |  |  |  |  |  |  |  |
| CRE | \$ | 11.7 | \$ | 7.5 | \$ | 4.2 | \$ | 10.1 | \$ | 1.6 |
| C\&I |  | 18.1 |  | 19.0 |  | (0.9) |  | 25.7 |  | (7.6) |
| Consumer |  | 4.4 |  | 4.5 |  | (0.1) |  | 5.5 |  | (1.1) |
| Total Non Performing Loans (NPLs) |  | 34.2 |  | 31.0 |  | 3.2 |  | 41.3 |  | (7.1) |
| Other real estate owned |  | - |  | 5.3 |  | (5.3) |  | - |  | - |
| Other repossessed assets |  | 0.4 |  | 1.1 |  | (0.7) |  | 1.5 |  | (1.1) |
| Total NPAs | \$ | 34.6 | \$ | 37.4 | \$ | (2.8) | \$ | 42.8 | \$ | (8.2) |
| NPLs / Total Loans |  | 0.49\% |  | 0.43\% |  | 0.06\% |  | 0.56\% |  | -0.07\% |
| NPAs / Total Assets |  | 0.41\% |  | 0.44\% |  | -0.03\% |  | 0.47\% |  | -0.06\% |
| NET CHARGE OFFS (NCOs), in millions |  |  |  |  |  |  |  |  |  |  |
| CRE loans | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| C\&l loans |  | 0.7 |  | 1.8 |  | (1.1) |  | 1.5 |  | (0.8) |
| Consumer loans |  | (0.1) |  | - |  | (0.1) |  | (0.1) |  | - |
| Total Net Charge Offs | \$ | 0.6 | \$ | 1.8 | \$ | (1.2) | \$ | 1.4 | \$ | (0.8) |
| NCOs / Loans (annualized) |  | 0.03\% |  | 0.10\% |  | -0.07\% |  | 0.08\% |  | -0.05\% |

- Sale of OREO property generated $\$ 2.1$ million gain on sale in 2Q 2021.


## BrooklineBancorp,Inc.

## MAJOR LOAN SEGMENTS WITH INDUSTRY BREAKDOWN

2Q21
Loans outstanding (\$millions) - Excludes PPP Loans


| Loans, excluding PPP | $\$ \mathbf{6 , 6 7 2}$ |
| :--- | ---: |
| SBA - PPP Loans | 348 |
| Total Loans Outstanding | $\$ 7,020$ |

Owner Occupied CRE included in Commercial and Equipment Finance

BrooklineBancorp,Inc.

## CRE - LOAN TO VALUE (LTV)

Non Owner Occupied CRE and Multifamily Exposures at June 30, 2021.


BrooklineBancorp,Inc.

## CRE - VINTAGE

Non Owner Occupied CRE and Multifamily Exposures at June 30, 2021.


BrooklineBancorp,Inc.

## CONSUMER LOANS - LTV / FICO

2 Q21


## BrooklineBancorp,Inc.

## SECURITIES PORTFOLIO <br> 2 Q21



| \$ in millions | Current <br> Par |  | Book Value |  | Fair Value |  | Unreal.$\mathrm{G} / \mathrm{L}$ |  | Book <br> Yield | Duration |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| U.S. Treasuries | \$ | 238 | \$ | 240 | \$ | 246 | \$ | 6 | 1.97\% | 2.4 |
| Agency Debentures |  | 235 |  | 246 |  | 246 |  | 0 | 1.70\% | 4.1 |
| Corp Bonds |  | 35 |  | 35 |  | 36 |  | 1 | 1.78\% | 2.1 |
| Agency MBS |  | 139 |  | 142 |  | 142 |  | 0 | 1.43\% | 6.9 |
| Agency CMO |  | 22 |  | 22 |  | 23 |  | 1 | 2.53\% | 1.7 |
| Other |  | 1 |  | 1 |  | 0 |  | (0) | 3.25\% | 0.6 |
| Total | \$ | 669 | \$ | 686 | \$ | 694 | \$ | 8 | 1.77\% | 3.9 |

- Highly liquid, risk averse securities portfolio.
- The Investment portfolio declined $\$ 16$ million during the quarter.



## KEY ECONOMIC VARIABLES - CECL

| SELECT ECONOMIC VARIABLES FROM THE MOODY'S BASELINE FORECAST |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 10'21 CECL- Baseline |  | 20'21 CECL - Baseline |  | Change in Forecasts |  |
|  | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 |
| GDP | 19,474 | 20,585 | 19,703 | 20,691 | 229.0 | 106.0 |
| Unemployment Rate | 5.7 | 4.3 | 5.4 | 3.7 | (0.3) | (0.6) |
| Fed Fund Rate | 0.1 | 0.1 | 0.1 | 0.1 | - | - |
| 10 Treasury | 1.58 | 2.09 | 1.70 | 2.30 | 0.12 | 0.21 |
| CRE Price Index | 275.6 | 290.3 | 289.2 | 305.8 | 13.6 | 15.5 |

- The Company uses Moody's monthly forecasts as inputs into its models for estimated credit losses under CECL.
- The June Baseline forecast shows general improvement over the March Baseline forecast. Higher GDP, better employment and improved Commercial Real Estate valuation outlook.
- Due to the near term uncertainty over the course of the COVID-19 pandemic, the Company has maintained forecast weightings at:

| Weightings of <br> Moody's Forecast <br> for CECL Model | SB - Moderate <br> Recession | Baseline | S1 - Stronger <br> Near Term <br> Growth |
| :--- | :---: | :---: | :---: |
| 2Q 2021 | $\mathbf{6 0 \%}$ | $\mathbf{4 0 \%}$ | $\mathbf{0 \%}$ |
| 1Q 2021 | $60 \%$ | $40 \%$ | $0 \%$ |
| 4Q 2020 | $60 \%$ | $40 \%$ | $0 \%$ |
| 3Q 2020 | $30 \%$ | $40 \%$ | $30 \%$ |
| 2Q 2020 | $30 \%$ | $40 \%$ | $30 \%$ |
| 1Q 2020 | $30 \%$ | $40 \%$ | $30 \%$ |

## BrooklineBancorp,Inc.


[^0]:    * Fees, net of deferred costs, amortized over the life of the loan.

