

## 4Q 2021 Financial Results

### **Forward Looking Statements**

Certain statements contained in this presentation are not historical facts and 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. We may also make forward-looking statements in other documents we file with the Securities and Exchange Commission ("SEC"), in our annual reports to shareholders, in press releases and other written materials, and in oral statements made by our officers, directors or employees. You can identify forward looking statements by the use of the words "believe," "expect," "anticipate," "intend," "estimate, "assume," "outlook," "will," "should," and other expressions that predict or indicate future events and trends and which do not relate to historical matters, 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 involve risks and uncertainties. The Company's actual results could differ materially from those projected in the forward-looking statements as a result of, among other factors, ongoing disruptions due to the COVID-19 pandemic, general business and economic conditions on a national basis and in the local markets in which the Company operates; 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; and the risks outlined in the Company's Annual Report on Form 10-K, as updated by its Quarterly Reports on Form 10-Q and other filings submitted to the SEC. 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.

# Record annual earnings of \$115.4 million and earnings per share of \$1.48.

- ✓ Solid quarterly net income of \$28.5 million and EPS of \$0.37.
- ✓ Core loans (excluding PPP) grew \$315 million or 4.7% during the quarter.
- ✓ Deposits (excluding brokered) grew \$197 million or 2.9% during the quarter.
- ✓ Net interest margin of 3.52%.
- ✓ Provision for credit losses of \$751 thousand in Q4 compared to a \$3.1 million reserve release in Q3.
- √ The reserve for loan losses represents a coverage ratio of 140 basis points on non-PPP loans.

- ✓ Strong lending originations led to a robust quarter for fee income driven by customer swaps and gain on sale of loans (participations).
- ✓ Lending pipelines remain strong across all business lines.
- Credit quality and the economic environment continued to improve during the quarter. At year end, loans of \$38.1 million had modifications under the CARES Act.
- ✓ PPP loans declined \$93 million during the quarter and ended the year at \$68 million.
- √Q4 Efficiency ratio of 52.23%.

### **Summary Income Statement**

	Lin	ked Quart	er (	LQ)			Yea	ar over Ye	ar (Y	oY)	
\$m, except per share amts		4Q21		3Q21	Δ	%Δ		4Q20		Δ	%Δ
Net interest income	\$	71.5	\$	70.7	\$ 0.8	1%	\$	68.2	\$	3.3	5%
Noninterest income		10.7		5.6	5.1	91%		4.2		6.5	<b>1</b> 55%
Security gains (losses)		-		-	-	-		-		-	-
Total Revenue		82.2		76.3	5.9	8%	-	72.4		9.8	14%
Noninterest expense		42.9		40.9	2.0	5%		40.0		2.9	7%
Pretax, Preprov. Net Rev.		39.3		35.4	3.9	11%		32.4		6.9	21%
Provision for credit losses		0.8		(3.1)	3.9	-126%		(2.1)		2.9	-138%
Pretax income		38.5		38.5	0.0	0%		34.5		4.0	12%
Provision for taxes		10.0		9.7	0.3	3%		7.8		2.2	28%
Net Income	\$	28.5	\$	28.8	\$ (0.3)	-1%	\$	26.7	\$	1.8	7%
EPS	\$	0.37	\$	0.37	\$ -	0%	\$	0.34	\$	0.03	9%
Avg diluted shares (000s)		77,864		78,241	(377)	0%		78,681		(817)	-1%
Return on Assets		1.35%		1.38%	-0.03%			1.20%		0.15%	
Return on Tangible Equity		13.83%		14.15%	-0.32%			13.79%		0.04%	
Net Interest Margin		3.52%		3.53%	-0.01%			3.23%		0.29%	
Efficiency Ratio		52.23%		53.64%	-1.41%			55.27%		-3.04%	

- Net Income of \$28.5 million or \$0.37 per share.
- Net interest income increased \$0.8 million on loan volumes and lower funding costs partially offset by lower interest and fees from PPP.
- Fee income increased \$5.1 million from Q3 driven by higher derivative and loan participation volumes.
- Expenses increased \$2.0 million due to higher compensation and incentive costs.
- Pretax, Pre-provision net revenue increased \$3.9 million or 11% from the prior quarter.
- The Provision for credit losses was \$0.8 million for the quarter driven by strong loan growth.

### Margin - Yields and Costs

	4Q2	21			Pri	or Quarter			LQ	Δ			
\$ millions		Avg Bal	Interest	Yield		Avg Bal	Interest	Yield		Avg Bal		Interest	Yield
Loans	\$	7,075	\$ 73.6	4.16%	\$	6,986	\$ 74.4	4.26%	\$	89	\$	(0.8)	-0.10%
Investments & earning cash		979	3.4	1.38%		963	3.4	1.40%		16		-	-0.02%
Interest Earning Assets	\$	8,054	\$ 77.0	3.82%	\$	7,949	\$ 77.8	3.91%	\$	105	\$	(0.8)	-0.09%
Interest bearing deposits	\$	5,103	\$ 4.1	0.32%	\$	5,051	\$ 4.6	0.36%	\$	52	\$	(0.5)	-0.04%
Borrowings		273	1.4	2.05%		279	2.4	3.40%		(6)	)	(1.0)	-1.35%
Interest Bearing Liabilities	\$	5,376	\$ 5.5	0.40%	\$	5,330	\$ 7.0	0.52%	\$	46	\$	(1.5)	-0.12%
Net interest spread				3.42%				3.39%					0.03%
Net interest income, TEB	/ M	argin	\$ 71.5	3.52%			\$ 70.8	3.53%			\$	0.7	-0.01%
LESS: Tax Equivilent Basis (TE	B) A	dj.	-				0.1					-	
Net Interest Income			\$ 71.5				\$ 70.7				\$	0.7	

Estimated PPP Impact:	4Q2	1				Prio	Quarter			LQ∆			
PPP Loans	\$	120	\$	4.1	13.20%	\$	262	\$ 5.8	8.66%	\$	(141) \$	(1.7)	4.54%
Loans, excl. PPP		6,955		69.5	4.00%		6,724	68.6	4.08%		230	0.9	-0.08%
Earning Assets, excl. PPP		7,934		72.9	3.68%		7,687	72.0	3.75%		246	0.9	-0.07%
Net Interest Inc., excl. PPP		7,934		67.4	3.37%		7,687	65.0	3.36%		246	2.4	0.02%
Estimated PPP Margin Imp	act				0.15%				0.17%				-0.02%
Add Back FHLB Prepayment F	ees r	ecorded i	n Borı	owings:									
FHLB Prepayment Fees		-		-	0.00%		7,687	0.9	0.05%				
Margin excluding PPP and	FHLB	Prepayr	nent	Fees	3.37%				3.41%				-0.04%

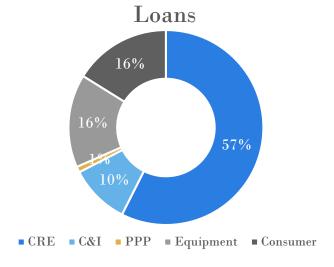
### **Summary Balance Sheet**

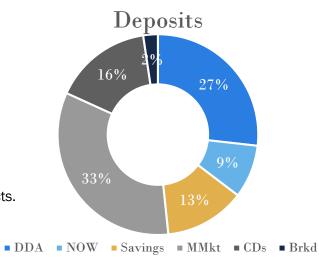
	Lin	ked Quart	er (	LQ)		Year over Year (YoY)						
\$m, except per share amts		4Q21		3Q21		Δ	%Δ annual.		4Q20		Δ	%∆
Gross Loans, investment	\$	7,154	\$	6,932	\$	222	13%	\$	7,269	\$	(115)	-2%
Allowance for loan losses		(99)		(103)		4	-16%		(114)		15	-13%
Net Loans		7,055		6,829		226	13%		7,155		(100)	-1%
Securities		721		732		(11)	-6%		746		(25)	-3%
Cash & equivalents		328		239		89	149%		435		(107)	-25%
Intangibles		163		163		-	0%		164		<b>(1</b> )	-1%
Other assets		336		350		(14)	-16%		442		(106)	-24%
Total Assets	\$	8,603	\$	8,313	\$	290	14%	\$	8,942	\$	(339)	-4%
Deposits	\$	7,050	\$	6,873	\$	177	10%	\$	6,911	\$	139	2%
Borrowings		357		268		89	133%		820		(463)	-56%
Reserve for unfunded loans		15		13		2	62%		13		2	15%
Other Liabilities		186		180		6	13%		256		(70)	-27%
Total Liabilities		7,608		7,334		274	15%		8,000		(392)	-5%
Stockholders' Equity		995		979		16	7%		942		53	6%
Total Liabilities & Equity	\$	8,603	\$	8,313	\$	290	14%	\$	8,942	\$	943	11%
TBV per share	\$	10.73	\$	10.51	\$	0.22	8%	\$	9.96	\$	0.77	8%
Actual shares outstanding (000)		77,613		77,608		5	0%		78,141		(528)	-1%
Tang. Equity / Tang. Assets		9.87%		10.01%		-0.14%			8.86%		1.01%	
Loans / Deposits		101.48%		100.86%		0.62%		•	105.18%		-3.70%	
ALLL / Gross Loans		1.38%		1.48%		-0.10%		-	1.57%		-0.19%	
ALLL / Loans excl PPP		1.40%		1.51%		-0.11%			1.69%		-0.29%	

- Loans increased \$222 million in the quarter driven by strong core net loan growth.
- Allowance for Loan Losses declined \$4 million due to improving credit environment and economic outlook.
- ALLL coverage of 1.40% (excluding PPP loans).
- Deposits increased \$177 million as core deposits continued to grow.
- Borrowings increased \$89 million to maintain liquidity targets.

### **Loan and Deposit Composition**

		Lir	iked Qua	arte	er (LQ)			Ye	ear over \	<b>Yea</b>	r (YoY)	
	\$ millions		4Q21		3Q21	Δ	%∆ an.		4Q20		Δ	%Δ
	CRE	\$	4,103	\$	3,909	\$ 194	20%		3,824	\$	279	7%
	Commercial		713		624	89	57%		693		20	3%
LOANS	PPP Loans		68		161	(93)	-231%		489		(421)	-86%
<b>6</b>	Equipment Finance		1,106		1,085	21	8%		1,092		14	1%
	Consumer		1,164		1,153	11	4%		1,171		(7)	-1%
	Total Loans	\$	7,154	\$	6,932	\$ 222	13%	\$	7,269	\$	(115)	-2%
	Demand deposits	\$	1,888	\$	1,816	\$ 72	16%		1,592	\$	296	19%
	NOW		604		513	91	71%		514		90	18%
<u>2</u>	Savings		916		823	93	45%		702		214	30%
DEPOSITS	Money market		2,358		2,393	(35)	-6%		2,019		339	<b>17</b> %
DEF	CDs		1,118		1,142	(24)	-8%		1,390		(272)	-20%
	Brokered deposits		166		186	(20)	-43%		694		(528)	-76%
	Total Deposits	\$	7,050	\$	6,873	\$ 177	10%	-\$	6,911	\$	139	2%





- Total loans increased \$222 million driven by \$315 million in core loan growth as PPP loans declined \$93 million in the quarter.
- Total deposits increased \$177 million as brokered deposits declined \$20 million.
- Solid growth in non-maturity accounts as customers continue to shift funds from CD products.

### **SBA Guaranteed PPP Loans**

As of: 12	2/31/2021
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\$ millions	В	Brookline Bank	Bank Rhode Island		ookline ancorp
PPP Loans Outstanding	\$	29.4	\$	38.3	\$ 67.7
2 Year		0.7		12.0	12.7
5 Year		28.7		26.3	55.0
# Loans (actual)		99		79	178
Avg Loan Size (\$000)		\$297.0		\$484.8	\$380.3
Unamortized Fees *	\$	0.9	\$	0.8	\$ 1.7
2 Year		-		-	-
5 Year		0.9		0.8	1.7

<sup>\*</sup> Fees, net of deferred costs, amortized over the life of the loan and accelerate on loan satisfaction.

- \$93 million in SBA-PPP loan satisfactions in the quarter.
- Anticipate the remaining \$68 million in SBA-PPP loans to be largely satisfied during Q1 2022.
- As of December 31, 2021 there were \$1.7 million in net deferred fees to be amortized into income.

### **Customer and Community Support – Modified Loan Payments**

	Port	folio	<b>Current CARES Modifications</b>								
\$ millions		4Q21	# Loans		Modified	% of Port.					
CRE	\$	3,431	6	\$	19	0.6%					
Commercial**		1,274	-		-	0.0%					
Equipment Finance**		1,217	92		19	1.6%					
Consumer		1,164	-		-	0.0%					
Subtotal	\$	7,086	98	\$	38	0.5%					
SBA - PPP Loans		68	<u>-</u>		-	0.0%					
<b>Total Gross Loans</b>	\$	7,154	98	\$	38	0.5%					

- \$38 million in loans modified under the CARES Act.
- Loans previously modified are closely monitored to evaluate ongoing strength.

<sup>\*\*</sup> Commercial and Equipment Finance includes Owner Occupied Commercial Real Estate.

### **Loan Modifications – Sectors of Interest**

### As of: 12/31/2021

	Port	folio	Current CARES Modifications							
\$ millions		4Q21	# Loans	ľ	Modified	% of Sector				
EF Core - Laundry, etc.	\$	699	58	\$	4	0.6%				
Macrolease - Fitness Equip.		171	19		12	7.0%				
Specialty Vehicle - Tow, etc.		347	14		4	1.2%				
Retail (CRE)		527	4		11	2.1%				
Office		638	1		5	0.8%				
Selected Sectors	\$	2,382	96	\$	36	1.5%				
Other		4,772	2		2	0.0%				
TOTAL	\$	7,154	98	\$	38	0.5%				

 Credit quality and the economic environment continued to improve during the quarter.

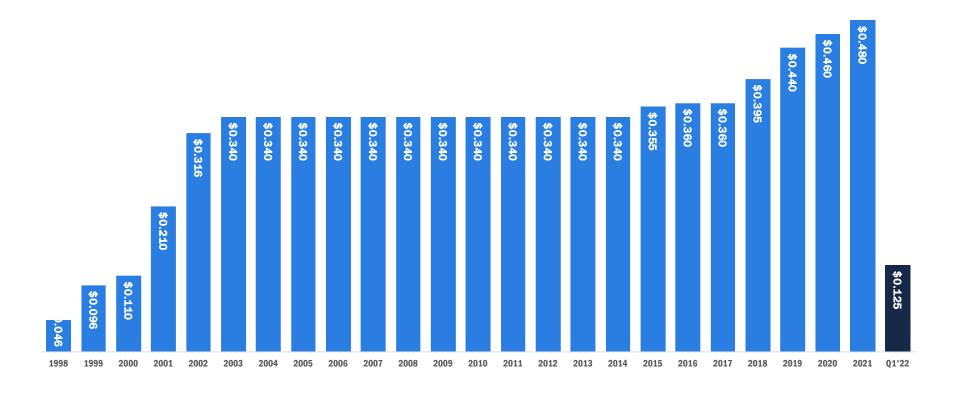
### **Capital Strength**

	preliminary estimates*	_	ry BASEL III rements	Brookline B Lim		Capital in Excess of "Wel Capitalized"		
\$ millions	Dec-21	Minimum	"Well Capitalized"	Policy Minimums	Operating Targets	Excess Ratio		xcess apital
Tier 1 Common / RWA	12.0%	≥ 4.5%	≥ 6.5%	≥ 7.5%	≥ 8.0%	5.5%	\$	381.3
Tier 1 / RWA	12.1%	≥ 6.0%	≥ 8.0%	≥ 9.0%	≥ 9.5%	4.1%	\$	286.2
Total Risk Based Capital	14.4%	≥ 8.0%	≥ 10.0%	≥ 11.0%	≥ 11.5%	4.4%	\$	308.1
Leverage Ratio	10.2%	≥ 5.0%	≥ 5.0%	≥ 5.5%	≥ 6.0%	5.2%	\$	429.6

<sup>\*</sup> Regulatory capital ratios are preliminary estimates and may differ from numbers calculated in final Regulatory filings.

- As of December 31, 2021, the Company maintained capital well above regulatory "well capitalized" requirements.
- On November 15, 2021, the Company announced a \$20 million stock buyback program authorizing management to repurchase stock through December 31, 2022. During the fourth quarter no shares were repurchased.

### Regular Dividends Per Share



The Board of Directors announced a dividend of \$0.125 per share payable February 25, 2022 to stockholders of record on February 11, 2022.

### **QUESTIONS**

Paul A. Perrault, Chairman and Chief Executive Officer Carl M. Carlson, Co-President and Chief Financial Officer



# BROOKLINE BANCORP

Thank You.

# **APPENDIX**

### **Non Performing Assets and Net Charge Offs**

	Lin	ked Qua	rter	(LQ)		Year over Year (YoY)			
		4Q21		3Q21	Δ		4Q20		Δ
Non Performing Assets (NPAs), in milli	ons								
CRE	\$	10.9	\$	11.0	\$ (0.1)	\$	7.2	\$	3.7
C&I		17.4		20.3	(2.9)		24.6		(7.2)
Consumer		4.2		4.6	(0.4)		6.7		(2.5)
Total Non Performing Loans (NPLs)		32.5		35.9	(3.4)		38.5		(6.0)
Other real estate owned		-		-	-		5.4		(5.4)
Other repossessed assets		0.7		0.6	0.1		1.1		(0.4)
Total NPAs	\$	33.2	\$	36.5	\$ (3.3)	\$	45.0	\$	(11.8)
NPLs / Total Loans		0.45%		0.52%	-0.07%		0.53%		-0.08%
NPAs / Total Assets		0.39%		0.44%	-0.05%		0.50%		-0.11%
Net Charge Offs (NCOs), in millions									
CRE loans	\$	-	\$	-	\$ -	\$	3.4	\$	(3.4)
C&I loans		2.1		1.3	0.8		1.1		1.0
Consumer loans		-		-	-		(0.1)		0.1
Total Net Charge Offs	\$	2.1	\$	1.3	\$ 0.8	\$	4.4	\$	(2.3)
NCOs / Loans (annualized)		0.12%		0.07%	0.05%		0.24%		-0.12%

### Major Loan Segments with Industry Breakdown

**4Q21** 

### $Loans\ outstanding\ (\$ millions) - Excludes\ PPP\ Loans$



	Investm	49%		
	Perm	Constr	Total	%
Apartment	\$ 929	\$ 75	\$ 1,004	29%
Retail	519	8	527	15%
Office	637	2	639	19%
Industrial	467	6	473	14%
Mixed Use	312	8	320	9%
1-4 Family	8	14	22	1%
Hotel	137	12	149	4%
Land	-	13	13	0%
Other	262	22	284	8%
Total	\$ 3,271	\$ 160	\$ 3,431	100%

Commerci	18%		
	Т	otal	%
Food & Lodging	\$	249	20%
Manufacturing		153	<b>12</b> %
Finance and Ins		129	10%
Wholesale Trade		92	7%
Professional		88	7%
RE Agents / Brokers		115	9%
Health Care / Social		92	7%
Construction		42	3%
Retail		68	5%
Arts, Entert., Rec		65	5%
Condo		47	4%
Trans./Warehousing		25	2%
Other Services		109	9%
Total	\$ 1	L,274	100%

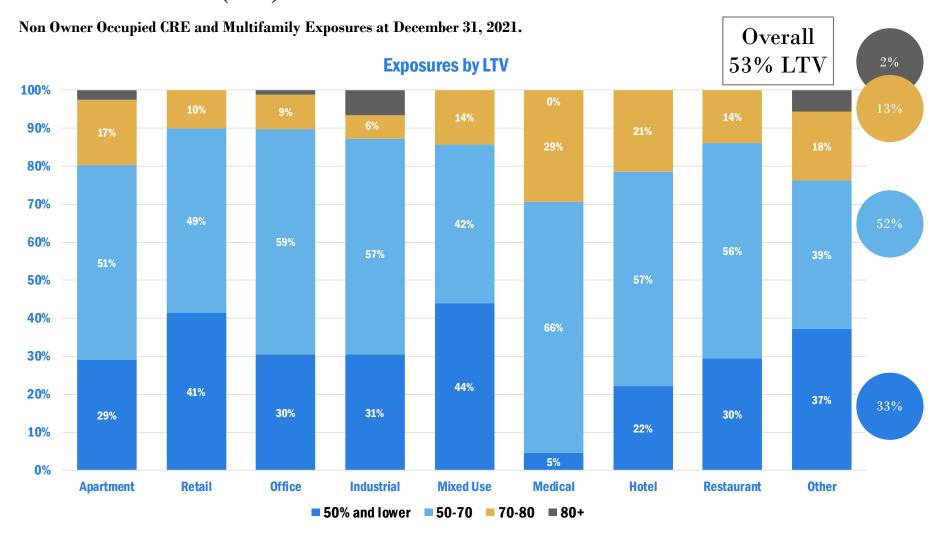
	<b>17</b> %			
		Т	otal	%
é	Laundry	\$	487	40%
Co	Grocery		43	4%
ding	Dry Cleaning		11	1%
Fun	Restaurant		13	1%
Eastern Funding Core	Car Wash		8	1%
ast	EF CRE		110	9%
_	Other EF		27	2%
cle	Tow Truck		165	14%
/ehi	Heavy Tow		66	5%
lfy \	FedEx		42	3%
Specialty Vehicle	Trailer		18	1%
Sp	Other Vehicle		56	5%
	Fitness-Macrolease		171	14%
	Total	\$ :	1,217	100%

Consum	16%		
	%		
Residential	\$	792	68%
Home Equity		324	28%
Other Consumer		40	3%
Purchase Mtge		8	1%
Total	\$ :	1,164	100%

Loans, excluding PPP\$ 7,086SBA - PPP Loans68Total Loans Outstanding\$ 7,154

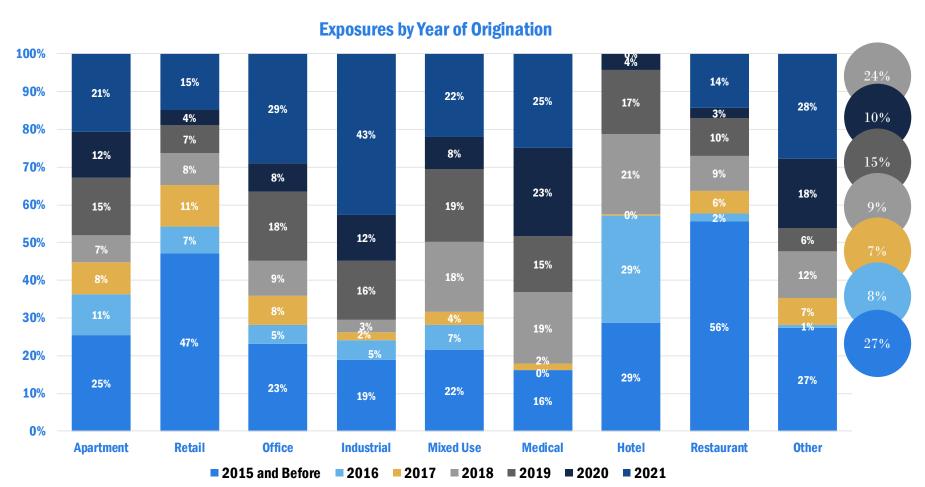
Owner Occupied CRE included in Commercial and Equipment Finance

### CRE - Loan to Value (LTV)

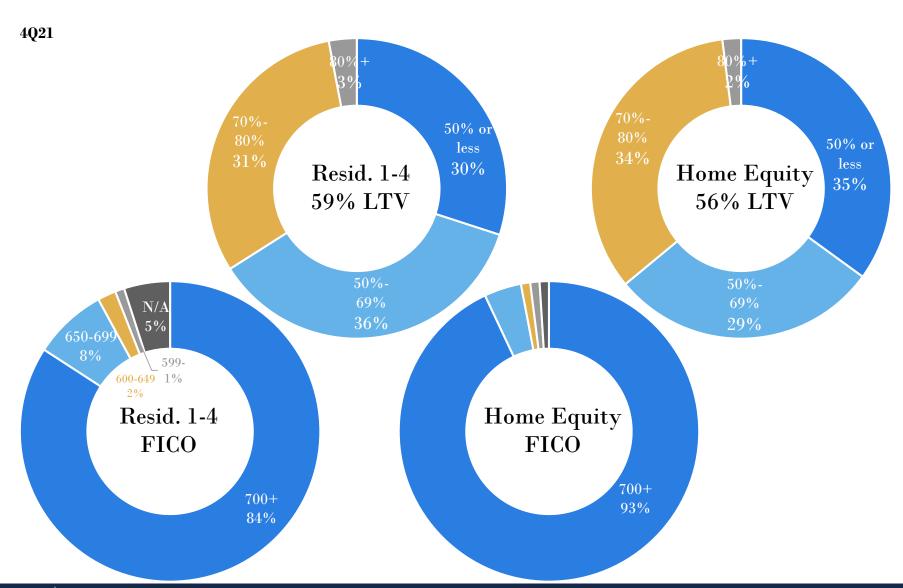


### **CRE - Vintage**

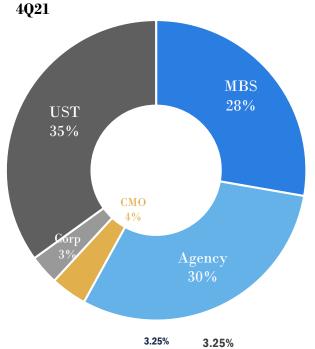
Non Owner Occupied CRE and Multifamily Exposures at December 31, 2021.



### Consumer Loans – LTV / FICO

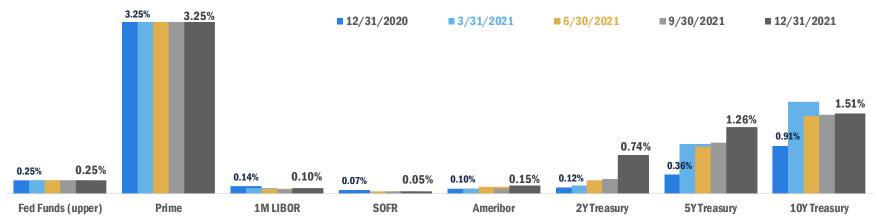


#### **Securities Portfolio**



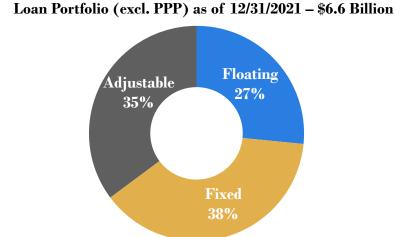
	Cı	ırrent	Book				Unreal.		Book	
\$ in millions		Par	V	alue	Fair	Value		G/L	Yield	Duration
U.S. Treasuries	\$	249	\$	254	\$	252	\$	(2)	1.33%	6.1
Agency Debentures		210		220		218		(2)	1.67%	4.4
Corp Bonds		22		22		23		1	2.53%	1.3
Agency MBS		195		197		200		3	1.98%	2.7
Agency CMO		28		28		28		0	1.75%	2.2
Other		1		1		0		(0)	3.25%	0.1
Total	\$	703	\$	721	\$	721	\$	(0)	1.67%	4.4

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



### **Interest Rate Risk**







6.1%

### **Key Economic Variables - CECL**

Scenarios:	3Q'21 CECL - E	Baseline	4Q'21 CECL - E	Baseline	Change in Fored	asts
	2022	2023	2022	2023	2022	2023
GDP	20,333	20,798	20,277	20,870	(56.0)	72.0
<b>Unemployment Rate</b>	3.6	3.5	3.6	3.5	-	-
Fed Fund Rate	0.1	0.5	0.2	1.0	0.1	0.5
10 Treasury	2.22	2.77	2.20	2.80	(0.02)	0.03
<b>CRE Price Index</b>	328.8	354.3	339.2	366.1	10.4	11.8

- The Company uses Moody's monthly forecasts as inputs into its models for estimated credit losses under CECL.
- The December Baseline forecast is shows improvement from the September Baseline forecast. Slightly lower trajectory for GDP for 2022 but ultimately higher GDP in 2023; with higher interest rates and improved outlook for Commercial Real Estate valuations.
- Due to the near term uncertainty surrounding the impact of the Omicron variant and the course of the COVID-19 pandemic, the Company has maintained forecast weightings. Below is how the forecasts are weighted in the CECL model:

Weightings of Moody's Forecast for CECL Model	S3 - Moderate Recession	Baseline	S1 - Stronger Near Term Growth
4Q 2021	60%	40%	0%
3Q 2021	60%	40%	0%
2Q 2021	60%	40%	0%
1Q 2021	60%	40%	0%
4Q 2020	60%	40%	0%
3Q 2020	30%	40%	30%

### **CECL – Historical Allowance for Credit Losses**

		,	CECL Adopted	Par	ndemic				
			Jan. 1	202	20		202	21	
\$ millions	Dec'19		2020		Mar	Dec		Mar	Dec
Allowance for loan and lease losses (ALLL)	\$ 61.08	\$	67.70	\$	113.18	\$ 114.40	\$	109.84	\$ 99.08
Reserve for unfunded credits	1.88		10.80		17.22	13.07		13.71	14.79
Total Allowance for Credit Losses (ACL)	\$ 62.96	\$	78.50	\$	130.40	\$ 127.47	\$	123.55	\$ 113.87
Loans	\$ 6,738	\$	6,738	\$	6,823	\$ 7,269	\$	7,268	\$ 7,155
Unfunded commitments	1,364		1,364		1,277	1,384		1,527	1,664
Total Loans and Commitments	\$ 8,102	\$	8,102	\$	8,100	\$ 8,653	\$	8,795	\$ 8,819
PPP Loans	\$ -	\$	-	\$	-	\$ 489	\$	605	\$ 68
Loans, excluding PPP	\$ 6,738	\$	6,738	\$	6,823	\$ 6,780	\$	6,663	\$ 7,087
ALLL / Loans, excluding PPP	0.91%		1.00%		1.66%	1.69%		1.65%	1.40%
ALLL / Total Loans	0.91%		1.00%		1.66%	1.57%		1.51%	1.38%
ACL / Total Loans and Commitments	0.78%		0.97%		1.61%	1.47%		1.40%	1.29%