3rd Quarter 2025 Earnings Presentation

October 22, 2025

EagleBankCorp.com

EAGLE BANCORP, INC.

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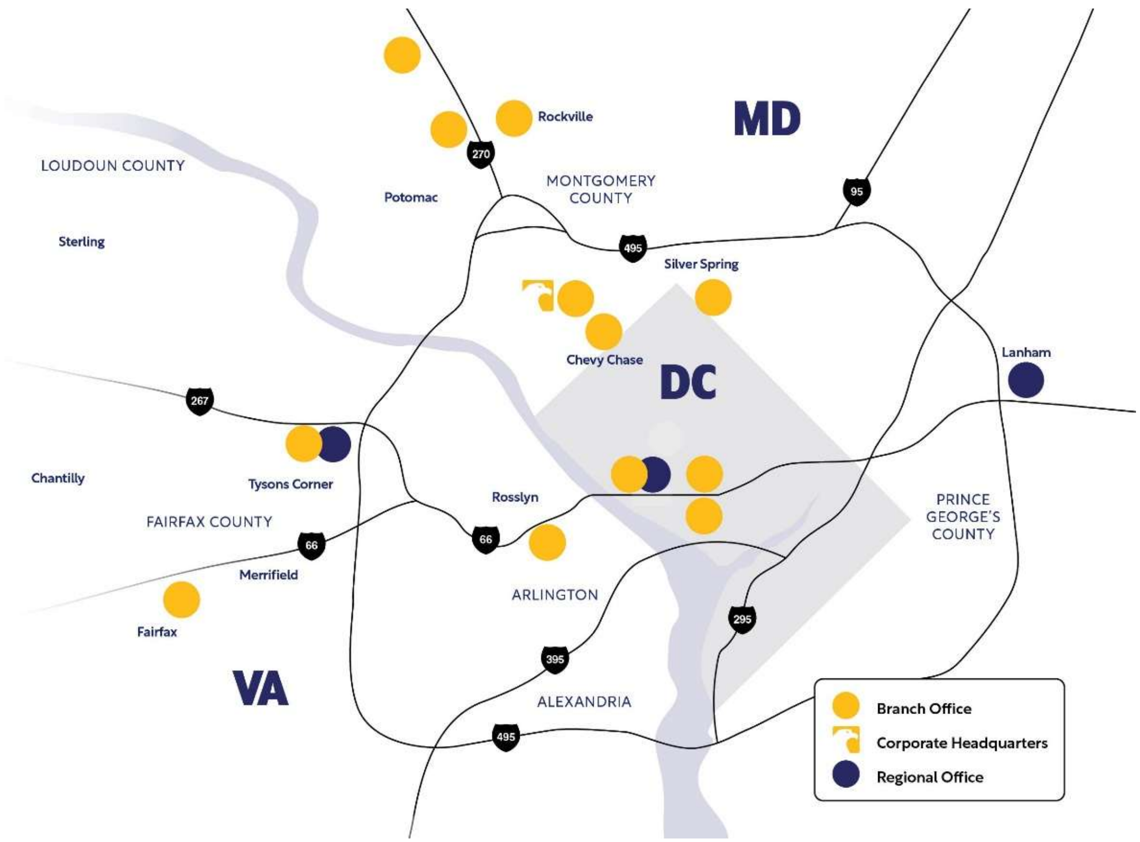
Forward Looking Statements

This presentation contains forward looking statements within the meaning of the Securities and Exchange Act of 1934, as amended, including statements of goals, intentions, and expectations as to future trends, plans, events or results of Company operations and policies and regarding general economic conditions. In some cases, forward-looking statements can be identified by use of words such as “may,” “will,” “anticipates,” “believes,” “expects,” “plans,” “strategy”, “estimates,” “potential,” “continue,” “should,” and similar words or phrases. These statements are based upon current and anticipated economic conditions, nationally and in the Company’s market, interest rates and interest rate policy, competitive factors and other conditions which by their nature, are not susceptible to accurate forecast and are subject to significant uncertainty. For details on factors that could affect these expectations, see the risk factors and other cautionary language included in the Company’s Annual Report on Form 10-K for the year ended December 31, 2024, and other periodic and current reports filed with the SEC. Because of these uncertainties and the assumptions on which this discussion and the forward-looking statements are based, actual future operations and results in the future may differ materially from those indicated herein. Readers are cautioned against placing undue reliance on any such forward-looking statements. The Company’s past results are not necessarily indicative of future performance. The Company does not undertake to publicly revise or update forward-looking statements in this presentation to reflect events or circumstances that arise after the date of this presentation, except as may be required under applicable law. This presentation was delivered digitally. The Company makes no representation that subsequent to delivery of the presentation it was not altered. For more information about the Company, please refer to **www.eaglebankcorp.com** and go to the **Investor Relations** tab.

Our outlook consists of forward-looking statements that are not historical factors or statements of current conditions but instead represent only our beliefs regarding future events, many of which, by their nature, are inherently uncertain and outside our control. We may be unable to achieve the results reflected in our outlook due to the risks described in our periodic and current reports filed with the SEC, including the risk factors in our Annual Report on Form 10-K for the year ended December 31, 2024 and our Quarterly Report on Form 10-Q for the quarters ended March 31, 2025 and June 30, 2025, as well as the following factors: the impact of the interest rate environment on business activity levels; declines in credit quality due to changes in the interest rate environment or changes in general economic, political, social and health conditions in the United States in general and in the local economies in which we conduct operations; our management of risks inherent in our real estate loan portfolio, including valuation risk, and the risk of a prolonged downturn in the real estate market; our management of liquidity risks; our funding profile, including the cost of our deposits and the impact of our funding costs on the competitiveness of our loan offerings; our ability to compete with other lenders, including non-bank lenders; the effects of monetary, fiscal and trade policies, including federal government spending and the impact of tariffs, the economic impact of an extended government shutdown; and the development of competitive new products and services.

For further information on the Company please contact:
Eric Newell P 240-497-1796 E **enewell@eaglebankcorp.com**

Attractive Washington DC Footprint



One-of-a-kind Market

The Washington DC metro area represents a robust and diverse economy, supported by a dynamic mix of public and private sector activity. The region's foundation includes globally recognized educational institutions, a thriving private sector with growing technology innovation, and a strong tourism base.

Attractive Demographics

Household income in our markets is well above the national average and that of all Mid-Atlantic states.

Advantageous Competitive Landscape

Eagle is one of the largest community banks headquartered in the Washington DC metro area and ranked 3rd by deposits in the DC MSA for banks with less than $100 billion in assets.

1 - Source: FDIC Deposit Market Share Reports - Summary of Deposits

Eagle at a Glance

Total Assets	Total Loans	Total Deposits	Tangible Common Equity
$10.8 billion	$7.3 billion	$9.5 billion	$1.1 billion[1]

Shares Outstanding (at close September 30, 2025)	Market Capitalization (at close October 21, 2025)	Tangible Book Value per Common Share
30,366,555	$591 million[2]	$37.00[1]

Institutional Ownership	Member of Russell 2000	Member of S&P SmallCap 600
76%	yes	yes

Note: Financial data as of September 30, 2025 unless otherwise noted.

1 - Equity was $1.1 billion and book value was $37.00 per share. Please refer to the Non-GAAP reconciliation in the appendix.

2 - Based on October 21, 2025 closing price of $19.46 per share and September 30, 2025 shares outstanding.

Core Strengths Supporting Long-Term Performance

- **Best-in-Class Capital Levels**
  - CET1 Ratio = 13.58% Top quartile of all bank holding companies with $10 billion in assets or more
  - TCE / TA[1] = 10.39%
  - ACL / Gross Loans = 2.14% and ACL / Performing Office Loans = 11.36%

- **Long-term Strategy to Improve Operating Pre-Provision, Net Revenue ("PPNR") Across All Interest Rate Environments**
  - Continue the diversification of deposits designed to improve funding profile

- **Disciplined Cost Structure**
  - Our cost structure is designed to remain disciplined and efficient, allowing us to support core banking operations, enhance profitability, and continue investing in key control functions such as risk management and compliance.
  - Branch-light, efficient operator.
  - Noninterest Expense / Average Assets = 1.43%
  - Efficiency Ratio = 59.3%

- **Strong Liquidity and Funding Position**
  - Liquidity risk management is central to our strategy.
    - $5.3 billion in combined on-balance sheet liquidity[2] and available borrowing capacity as of quarter-end, significantly exceeding our $2.3 billion in uninsured deposits and providing a coverage ratio of 230%.
    - This strong liquidity profile positions Eagle to respond proactively to market shifts and support our strategy to grow C&I lending.
  - Uninsured deposits only represent 24% of total deposits, having a weighted average relationship with EagleBank of over 8 years.

- **Capitalizing on Our Desirable Geography**
  - The DMV has a robust and diverse economy including education, healthcare, technology, and defense sectors.
  - Access to a population with high household incomes, leading to more significant deposit base.

NOTE: Data at or for the quarter ended September 30, 2025
1 - Please refer to the Non-GAAP reconciliation in the appendix.
2 - Includes cash and cash equivalents.

Strategic Initiatives to Enhance Profitability

Key Levers to Improve Return on Average Assets

- Grow and deepen relationship deposits with a focus on franchise enhancement; allowing for reduction of high-cost wholesale and non-core funding
- Maintain pricing discipline on loan originations to promote revenue growth
- Continue operating efficiency focus and seek out opportunities for positive operating leverage

Grow & Diversify

- C&I team expansion creating platform to accelerate acquisition and deepening of profitable relationships and expand deposit base
- Ongoing evaluation of strategies to reduce CRE concentration
- Increasing fee income through cross selling and higher penetration of deposit products
- Market positioning and resource investment focus that evolve community and customer perceptions of EagleBank towards being a full-service commercial bank

Deposits & Funding

- Building sales behaviors with Treasury sales to deepen deposit relationships to grow fee income
- Utilize current and past successes to seek out deposit rich sectors and enhance and/or communicate value propositions
- Leverage existing branch network to drive customer acquisition

Operational Excellence

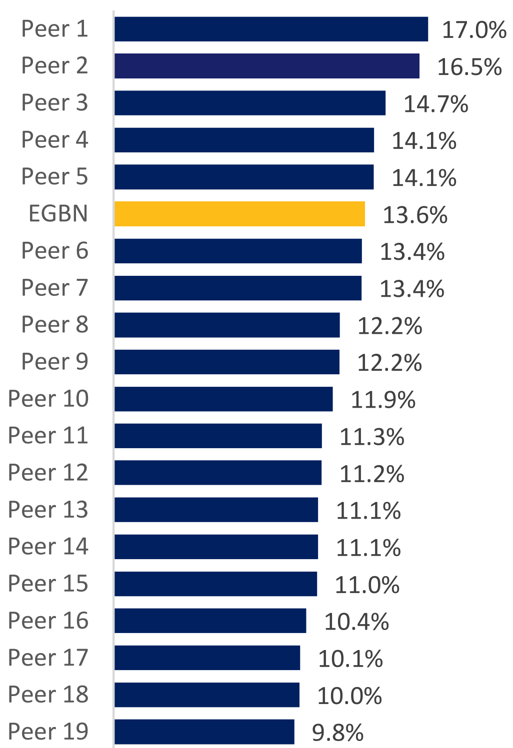
- Continue investments that enhance operational capabilities and human talent as we strengthen the efficiency and scalability of our platform; all with an eye for maintaining an exceptional client and employee experience
- Driving effective expense management contributing to the overall strategy of achieving positive operating leverage

Eagle – Capital Levels vs. Peers

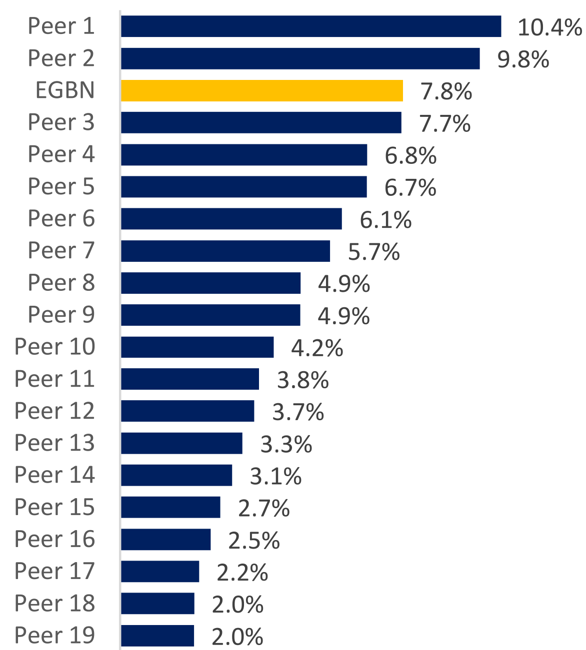
Strong Capital

- Capital ratios are high relative to peers
- Excess CET1 (over 9%) plus reserves provides a superior level of coverage when measured against our peers

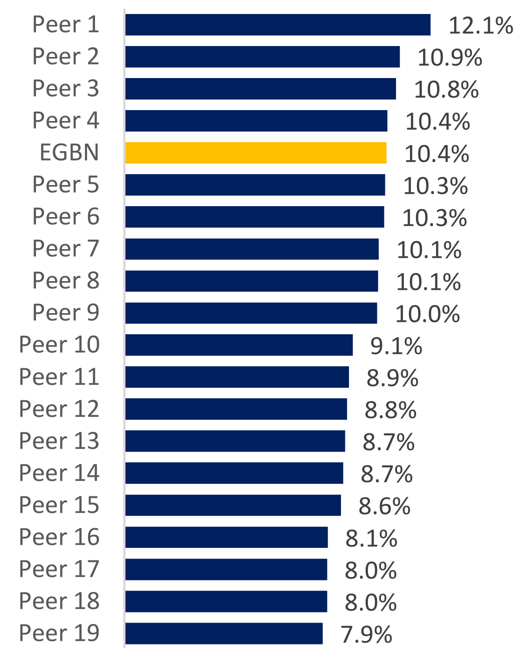
CET1 Ratio



Excess CET1 + ACL / Total Loans

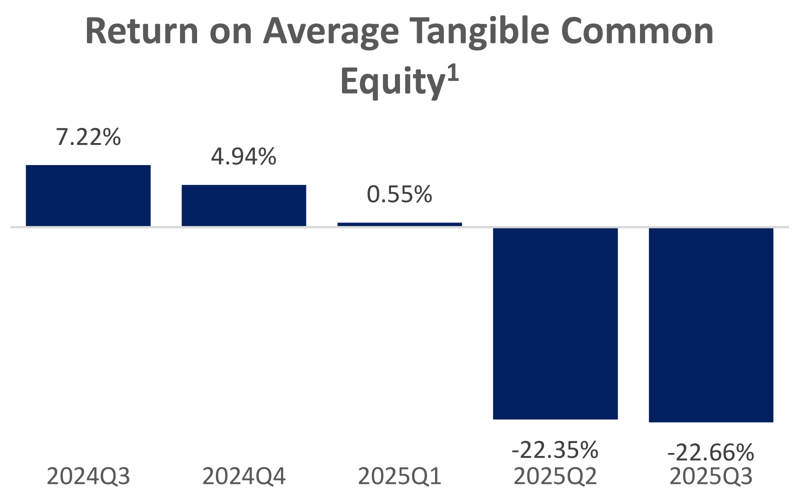


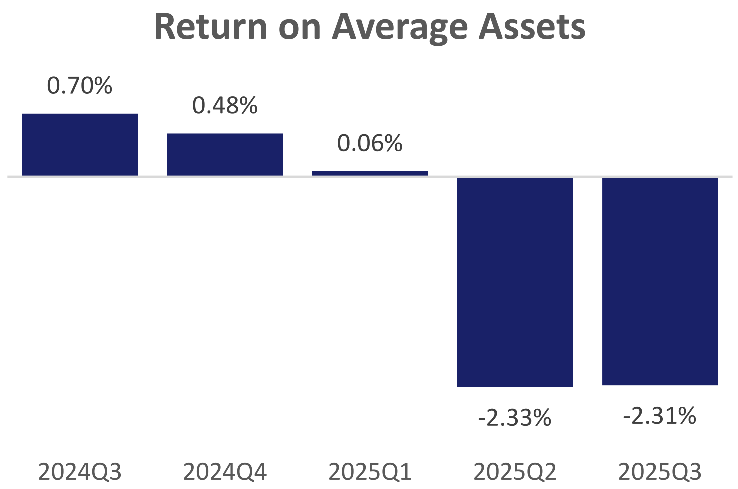
Tangible Common Equity / Tangible Assets[1]

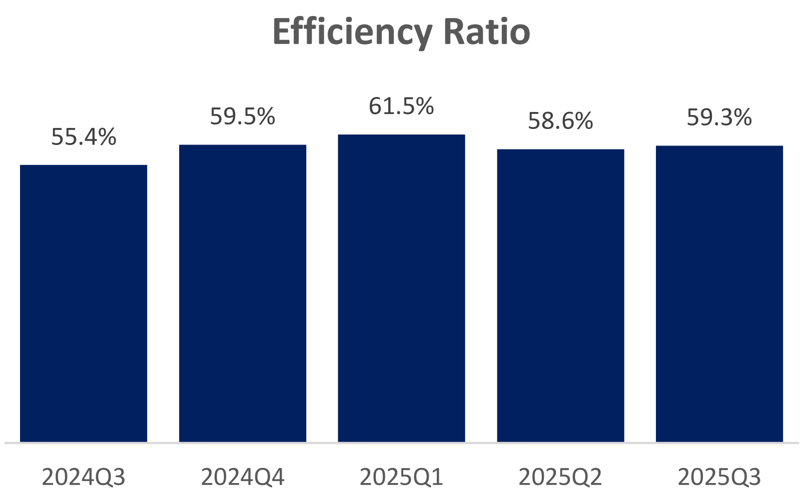


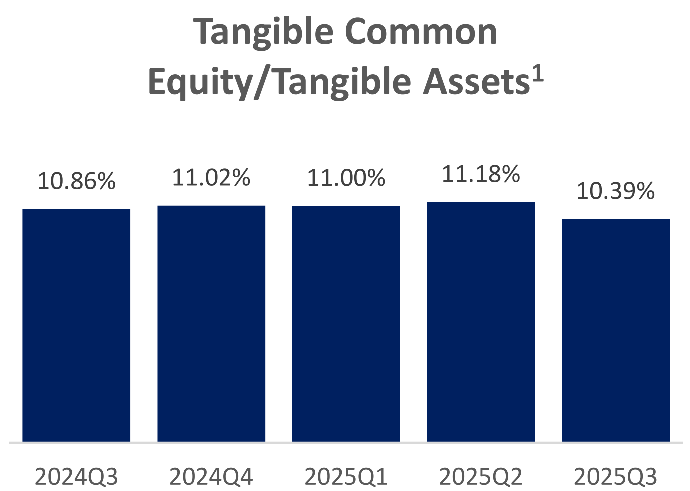
1-Please refer to the Non-GAAP reconciliation and footnotes in the appendices.
Peers are those used in the proxy for the May 2025 annual meeting. Proxy Peers are AMTB, AUB, BHLB, BRKL, BUSE, BY, CNOB, CVBF, DCOM, FFIC, INDB, OCFC, PFS, PPBI, STEL, TMP, UBSI, VBTX, WSFS and data is as of June 30, 2025. EGBN is as of September 30, 2025.
Source: S&P Capital IQ Pro and company filings.

Performance Measures





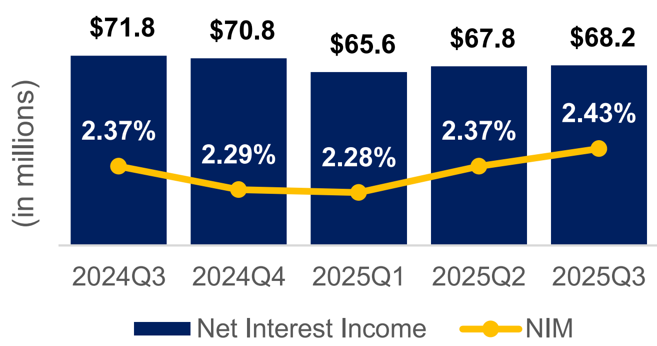




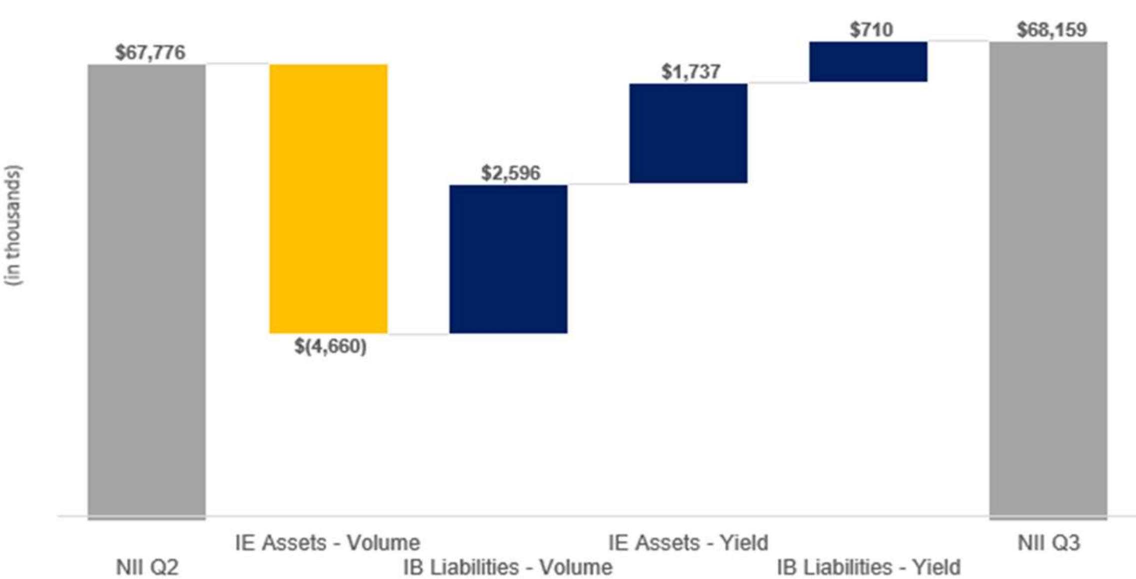
1-Please refer to the Non-GAAP reconciliation and footnotes in the appendices. Return on Average Assets are annualized. For the periods above, return on average common equity was 7.22% (2024Q3), 4.94% (2024Q4), 0.55% (2025Q1), (22.60)% (2025Q2), and (22.66)% (2025Q3); and common equity to assets was 10.86% (2024Q3), 11.02% (2024Q4), 11.00% (2025Q1), and 11.22% (2025Q2), and 10.39% (2025Q3).

Net Interest Income

Net Interest Income & Margin



Net Interest Income Rate/Volume Analysis



NII and NIM Increase

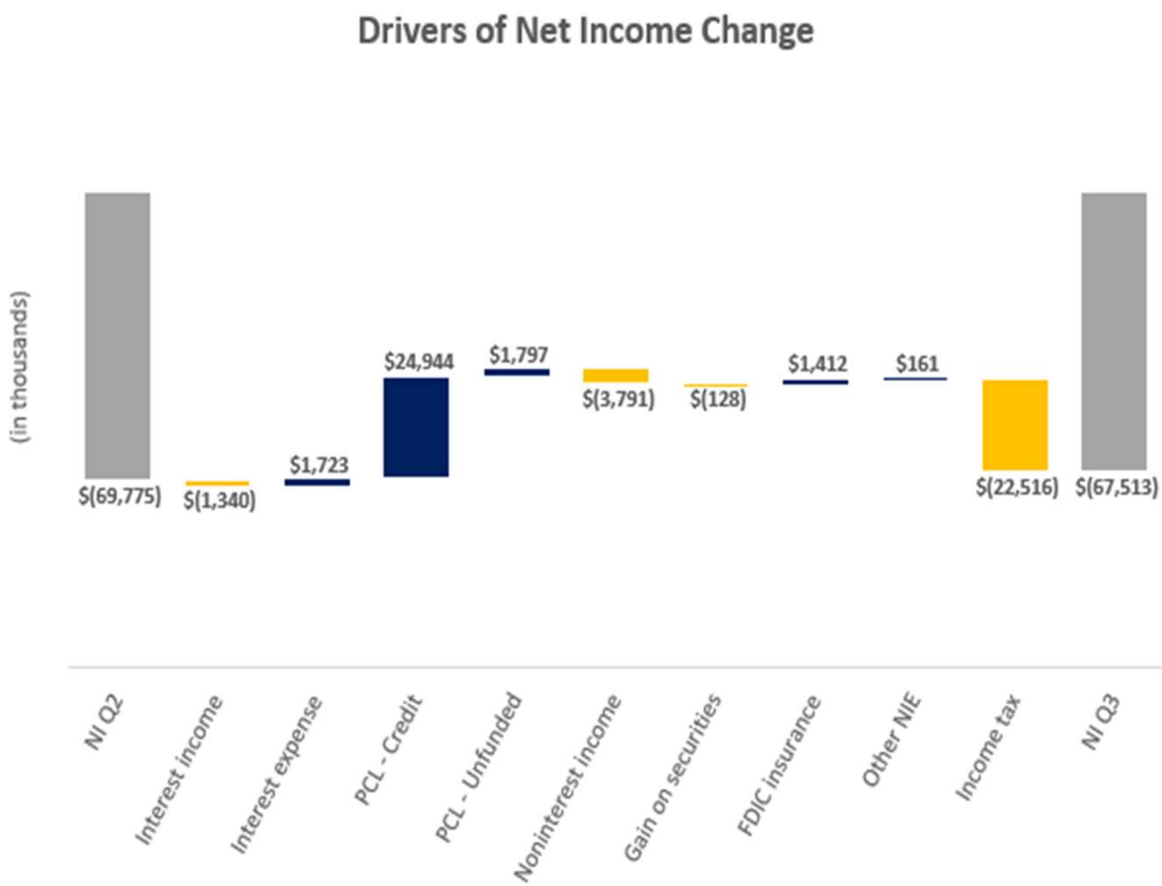
Net Interest Income

- Net interest income increased $0.4 million quarter over quarter.
- Interest income decreased $1.3 million due to lower rates on loans.
- Interest expense decreased $1.7 million, driven by lower average short-term borrowings and reduced costs on savings and money market accounts.

Margin

- The net interest margin ("NIM") increased to 2.43% for the third quarter 2025, compared to 2.37% for the prior quarter, primarily driven by the reduction in interest earning assets associated with a decline in nonaccrual loan balances in the CRE loan portfolio.
- Management expects cash flows from the investment portfolio of $120 million for the remainder of 2025 and $250 million in 2026 to be redeployed into higher yielding assets.

Net Income – Summary



Net Income Drivers

Net interest income

Net interest income increased $0.4 million, primarily driven by lower funding costs on brokered time deposits and a reduction in average short-term borrowings, which outpaced lower interest income on loans.

Provision for Credit Losses (“PCL”)

Provision for credit losses was $113.2 million for the third quarter of 2025, compared to $138.2 million for the prior quarter. The decrease was primarily driven by lower office-related reserves. Net charge-offs totaled $140.8 million, up from $83.9 million in the second quarter. The provision related to the reserve for unfunded commitments resulted in a reversal of $38.0 thousand, compared to a provision of $1.8 million in the prior quarter, primarily driven by changes in the economic forecast associated with our quantitative model, offset by slightly higher commitments.

Noninterest income

Noninterest income decreased $3.9 million primarily due to a $3.6 million loss on the sale of two loans and a $2.0 million loss on the sale of investment securities executed to reposition the investment portfolio and reduce higher-cost brokered funding.

Noninterest expense

Noninterest expense decreased $1.6 million due to decreases in the FDIC assessment as the funding profile of the Bank has improved driving assessment costs down.

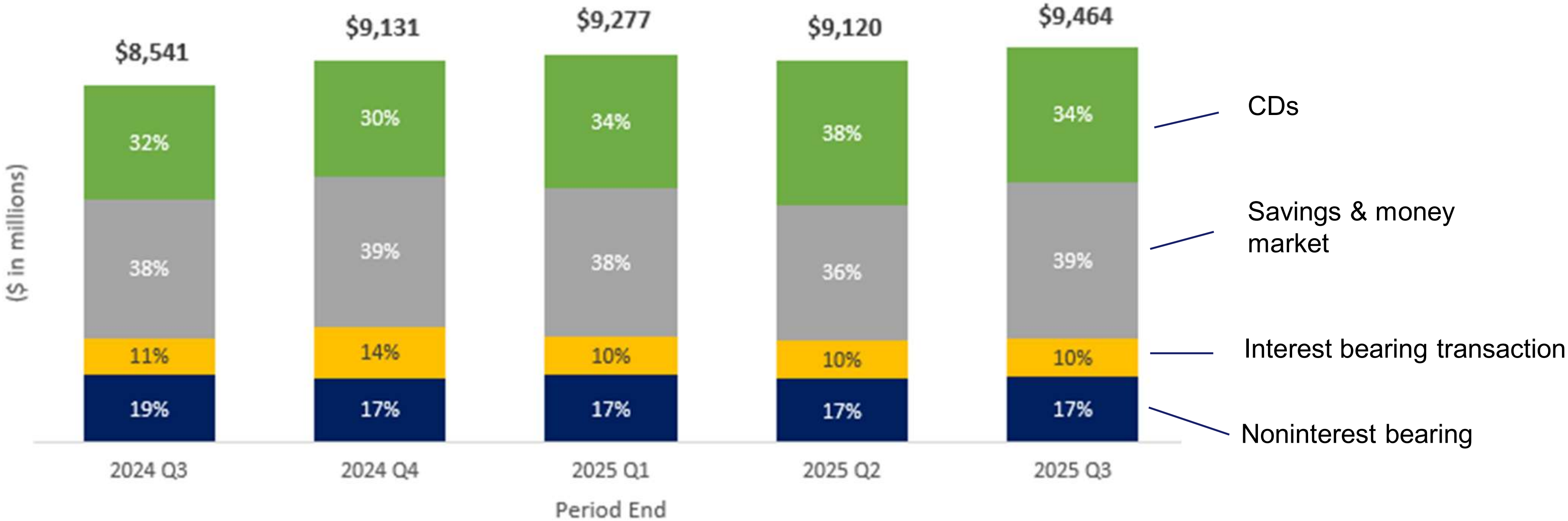
2025 & 2026 Outlook

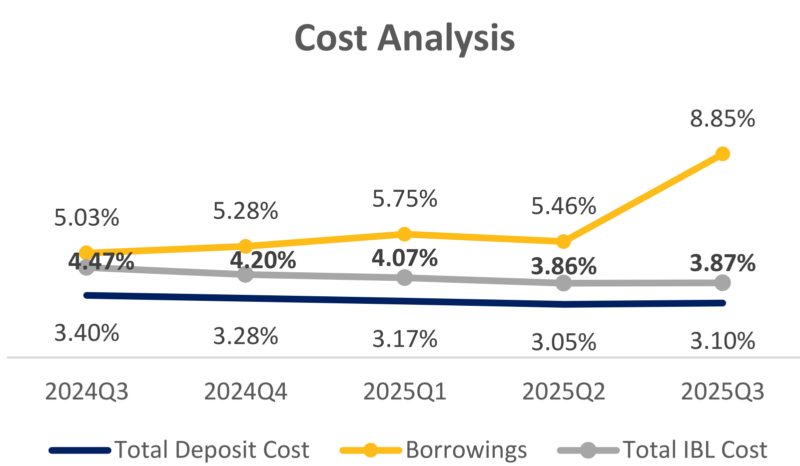
Key Drivers	3Q 2025 Actual	Current 2025 Outlook[1]	Current 2026 Outlook[2]
Balance Sheet			
Average deposits	$10,163 million	4-6% increase	1-4% decrease[3]
Average loans	$7,648 million	3-5% decrease	1-3% decrease
Average earning assets	$11,138 million	7-9% decrease	5-7% decrease
Income Statement			
Net interest margin	2.43%	2.35% - 2.50%	2.50% - 2.70%
Noninterest income	$2.5 million	27-32% growth	20-30% growth
Noninterest expense	$41.9 million	1-3% growth	0 - 2% growth
Period effective tax rate	20%	27-32%	15-20%

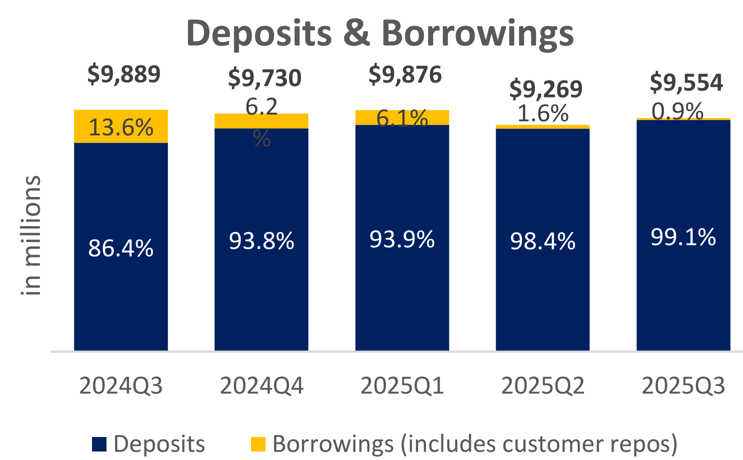
[1] – The forecasted increase is a % PY YTD Average for the same measure
[2] – The forecasted increase is based off forecasted 2025 figures for the same measure
[3] – The decline in deposits is reflective of further managing down of brokered deposit balances
Other Notes: Excludes loans held for sale. 2025 Outlook and 2026 Outlook represents forward-looking statements and are not guarantees of future performance and are subject to risks, assumptions and uncertainties that are difficult to predict. Please see "Forward Looking Statements" on page 2.

Deposit Mix and Trend

Total Period End Deposits increased $923 million Year-over-Year



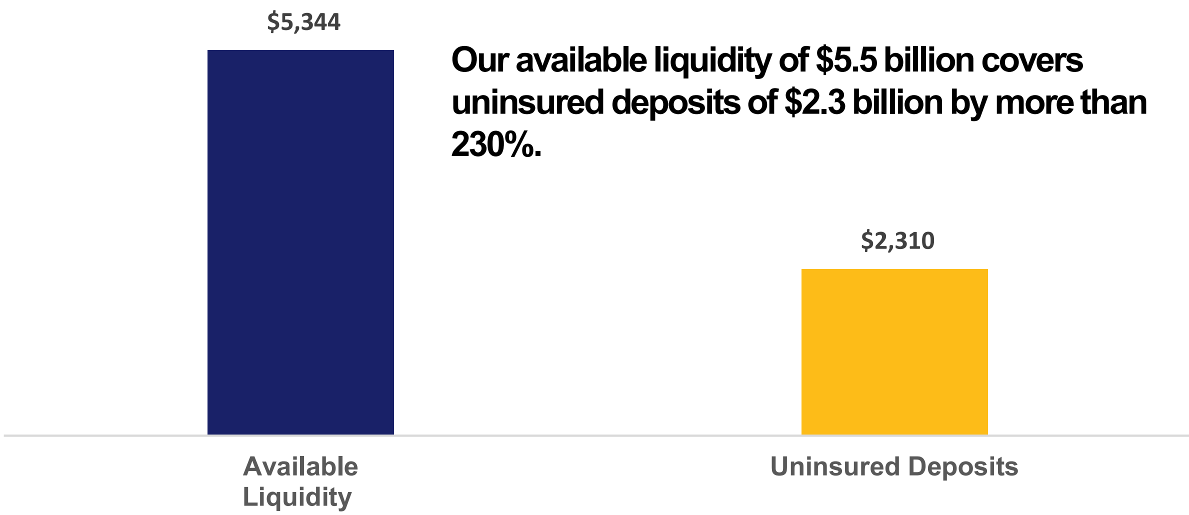




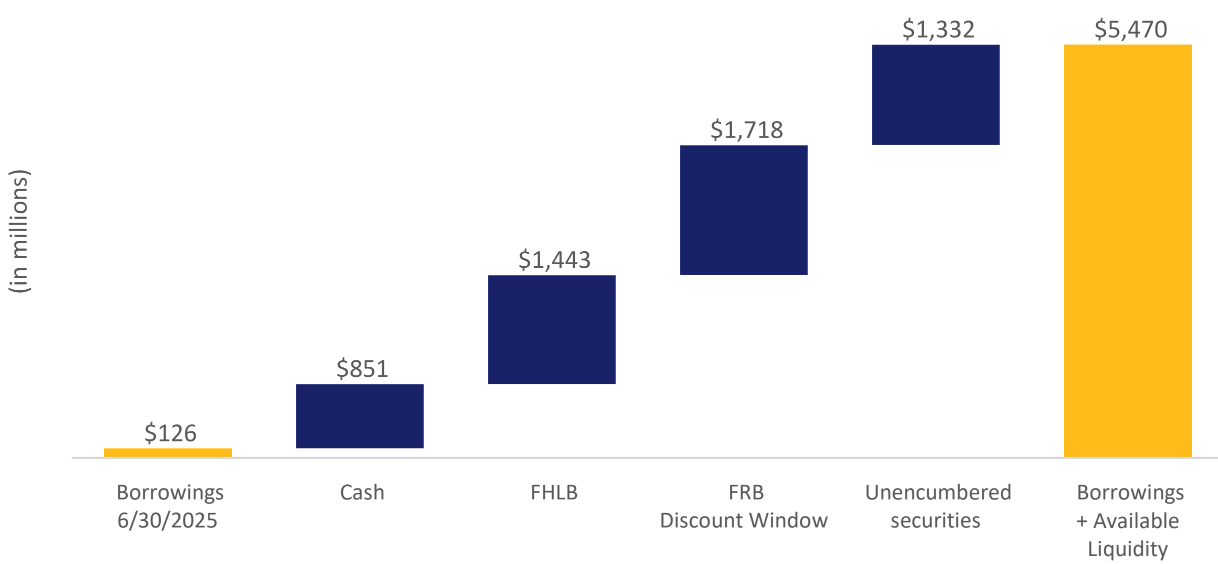
Funding & Liquidity

Robust Liquidity Coverage of Uninsured Deposits

Our available liquidity of $5.5 billion covers uninsured deposits of $2.3 billion by more than 230%.



Significant Available Liquidity



Funding & Liquidity Summary

Deposits

Average deposits decreased $62.9 million for the quarter, attributable to lower balances in time deposit accounts.

The long-term strategy for deposits is to increase core deposits and reduce reliance on wholesale funding.

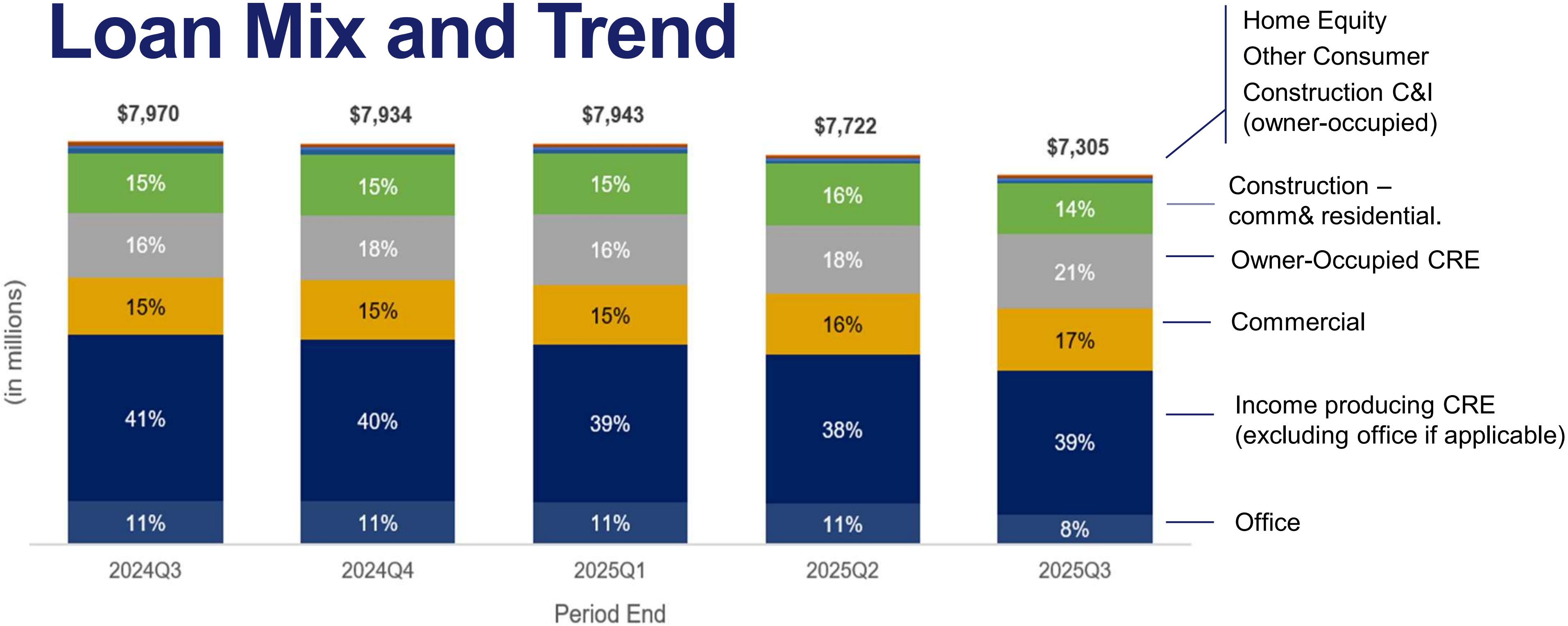
Borrowings

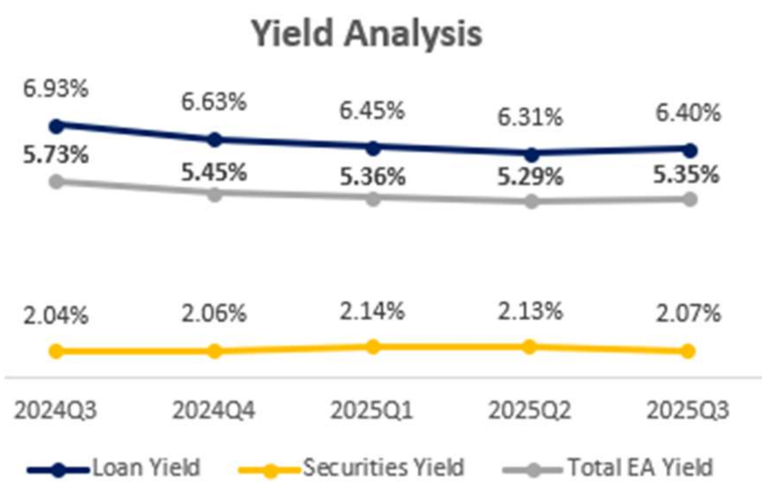
Other short-term borrowings were $0 at September 30, 2025, representing a $50.0 million decrease from the prior quarter-end. The decline was driven by the pay down of FHLB borrowings, funded by excess cash from core deposit growth and security sales.

Ample Access to Liquidity

Available liquidity from the FHLB, FRB Discount Window, cash and unencumbered securities is over $5.3 billion.

Loan Mix and Trend

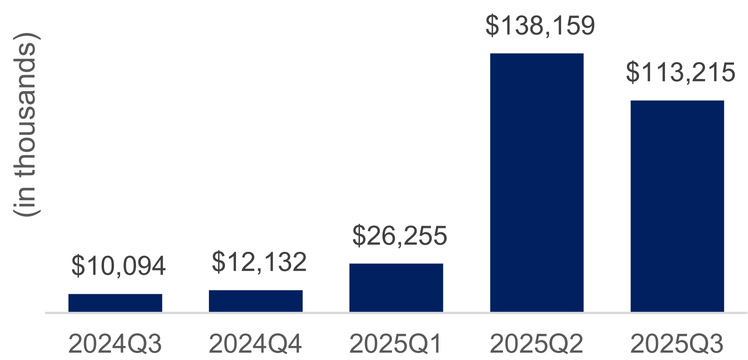




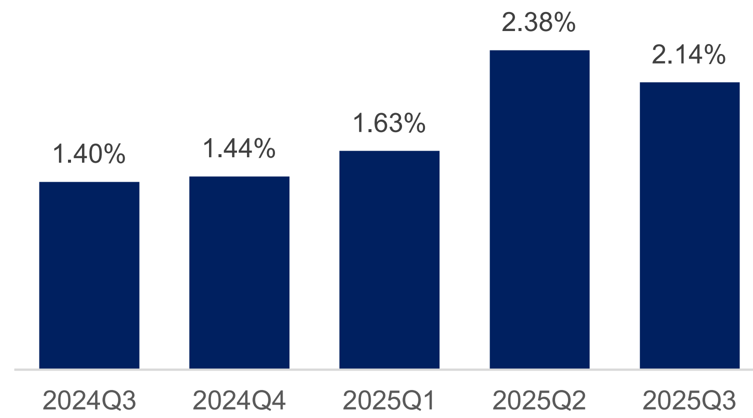
Note: Excludes loans held for sale.

Asset Quality Metrics

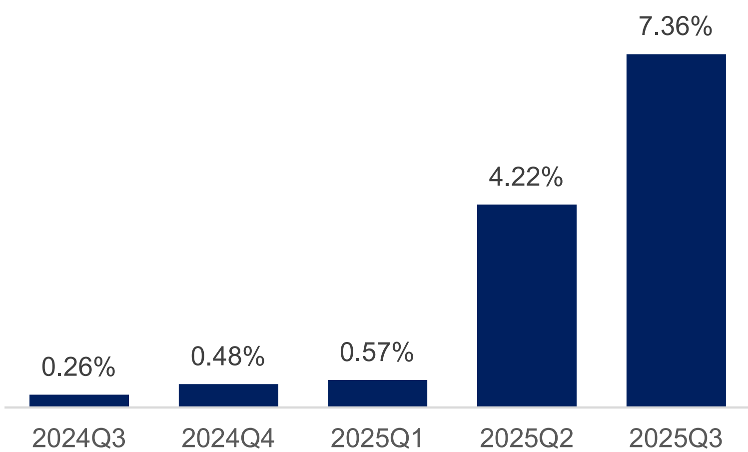
Provision for Credit Losses



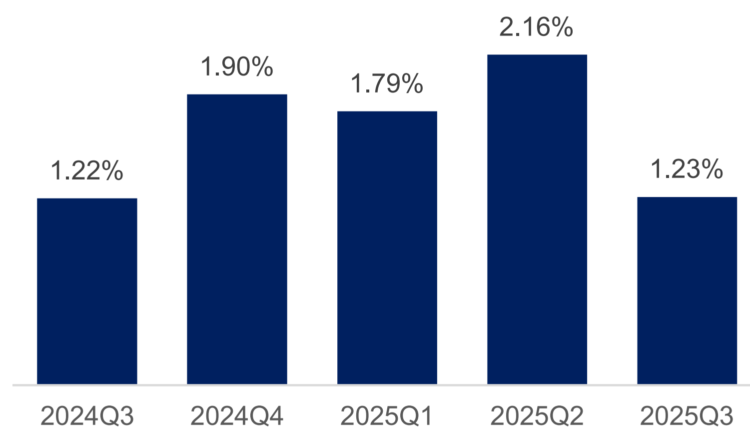
Allowance for Credit Losses/ Loans HFI



NCO / Average Loans[1]



NPAs[1,2] / Assets



1-Excludes loans held for sale.
2-Non-performing assets (“NPAs”) include loans 90 days past due and still accruing.
Charts for Allowance for Credit Losses and NPAs are as of period end. Net Charge Offs (“NCO”) are annualized for periods of less than a year.

Loan Type and Classification

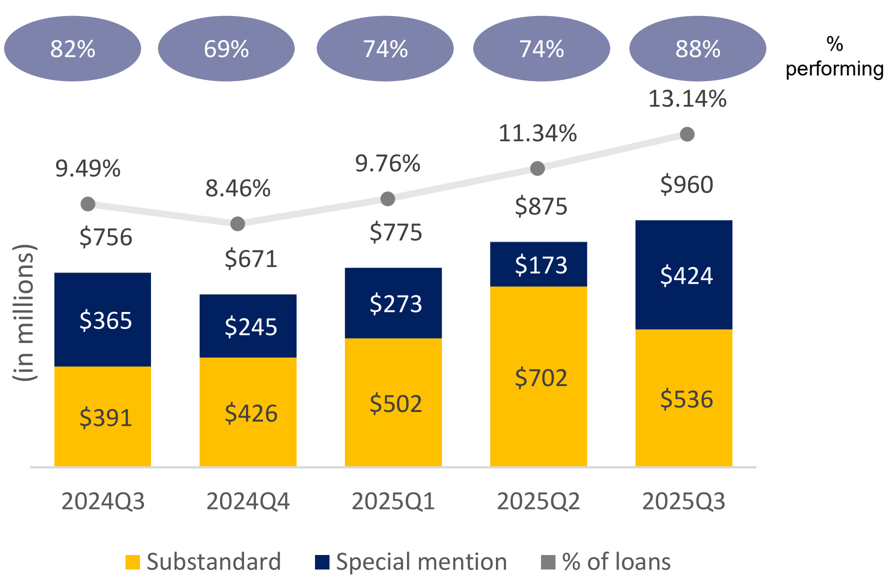
Loans by Type - 9/30/2025

$ in millions	Balance	% of
Income-producing - CRE	$2,851	39%
Income-producing - CRE (Office)	602	8%
Total income producing CRE	3,453	47%
Commercial	1,220	17%
Owner-occupied - commercial real estate	1,495	20%
Construction - commercial and residential(1)	1,010	14%
Construction - C&I (owner-occupied)	33	0%
Real estate mortgage - residential	45	1%
Consumer & home equity	48	1%
Total	$7,305	100%

Income Producing CRE by Type - 9/30/2025

$ in millions	Balance	% of Loans
Office & Office Condo	$602	8%
Multifamily	837	11%
Retail	311	4%
Hotel/Motel	395	5%
Mixed Use	325	4%
Industrial	169	2%
Single/1-4 Family & Res. Condo	82	1%
Other	733	10%
Total	$3,453	45%

Classified and Criticized Loans



1-Includes land.

Note: Excludes loans held for sale

Quarter-over-Quarter Change

Special Mention

- C&I +$5.3 million
- CRE +$245.1 million

Substandard

- C&I +$3.7 million
- CRE -$171.4 million
- 78% of substandard loans were current at 9/30/25

Office Loan Portfolio Detail

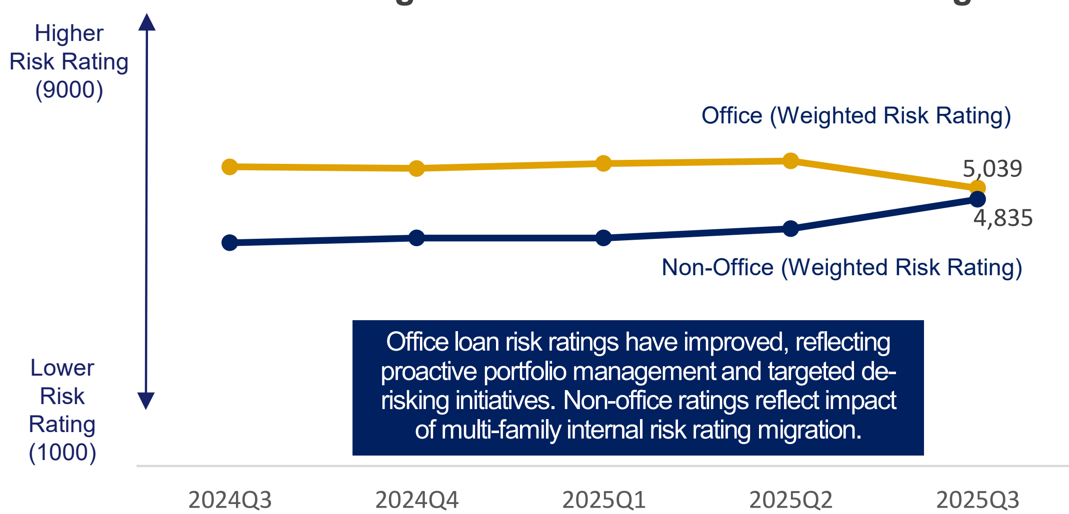
Inc Producing Office Holdings Declined $263 million Year-over-Year

As of September 30, 2025

$ in millions Class Type[1]	Balance (in millions)	# of Loans	Avg. Size (in millions)	As a % of CRE Office: Criticized and Classified	As a % of CRE Office: In Central Business District of DC
Owner Occupied Office	$176.9	89	$2.0	0%	
Income Producing Office	602.4	60	10.0	15%	
Total CRE Office	$779.2	149	$5.2	15%	
Income Producing Office					
Class A	$355.0	18	$19.7	12%	7.6%
Class B	227.7	32	$7.1	3%	0.0%
Class C	5.7	6	$1.0	0%	0.0%
Office Condo and Other	14.0	4	$3.5	0%	0.0%
Total Income Producing Office	$602.4	60	$10.0	15%	7.7%

1 - Class Type is determined based on the latest appraisal designation.

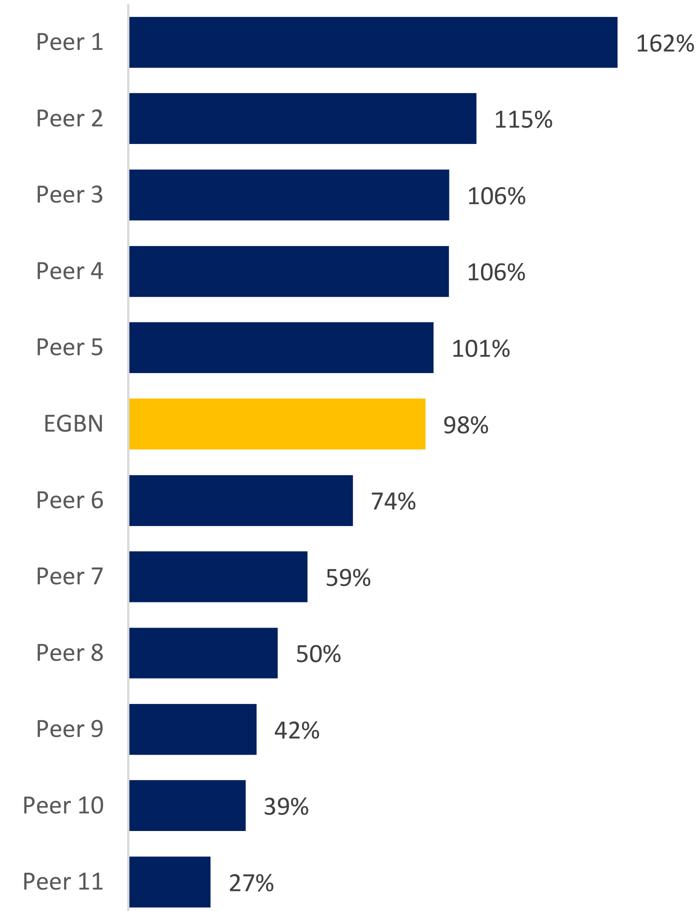
Mix and Risk Rating Trend of Total Income Producing CRE



Office loan risk ratings have improved, reflecting proactive portfolio management and targeted de-risking initiatives. Non-office ratings reflect impact of multi-family internal risk rating migration.

Note: Excludes loans held for sale.

Excess CET1+ACL/ Inc Producing Office Loans



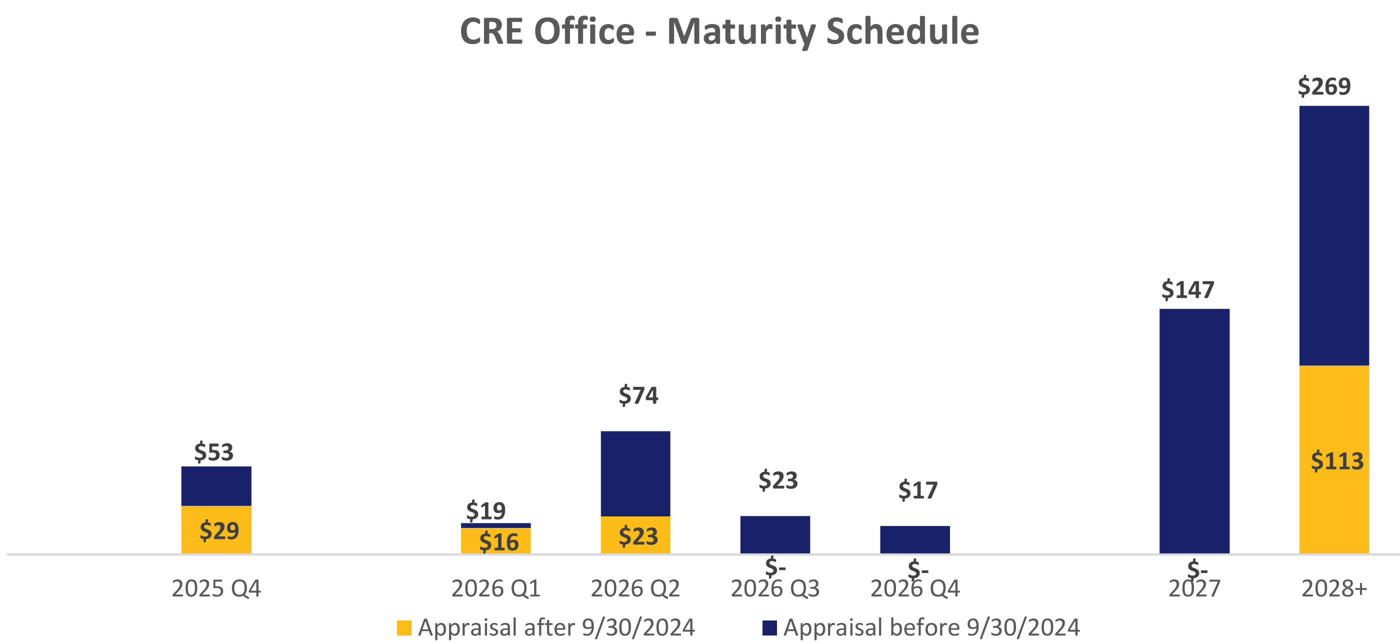
Note: Proxy Peers are AMTB, AUB, BHLB, BRKL, BUSE, BY, CNOB, CVBF, DCOM, FFIC, INDB, OCFC, PFS, PPBI, STEL, TMP, UBSI, VBTX, WSFS and data is as of June 30, 2025. Peer data only shown if CRE Income Producing Office was disclosed. EGBN is as of September 30, 2025.
Source: S&P Capital IQ Pro and company filings.

Office Loan Portfolio: Income Producing Detail

Maturity Year	Balance ($ millions)	% of Inc Producing Office	Cumulative %	Weighted LTV[1]	Weighted DSCR[2]	Outstanding Balance PSF
2025	52.8	8.8%	8.8%	61	0.7	175
2026	132.8	22.0%	30.8%	68	1.6	143
2027	147.4	24.5%	55.3%	54	1.4	191
2028+	269.4	44.7%	100.0%	66	1.2	261
	$602.4	100.0%		63	1.3	$210

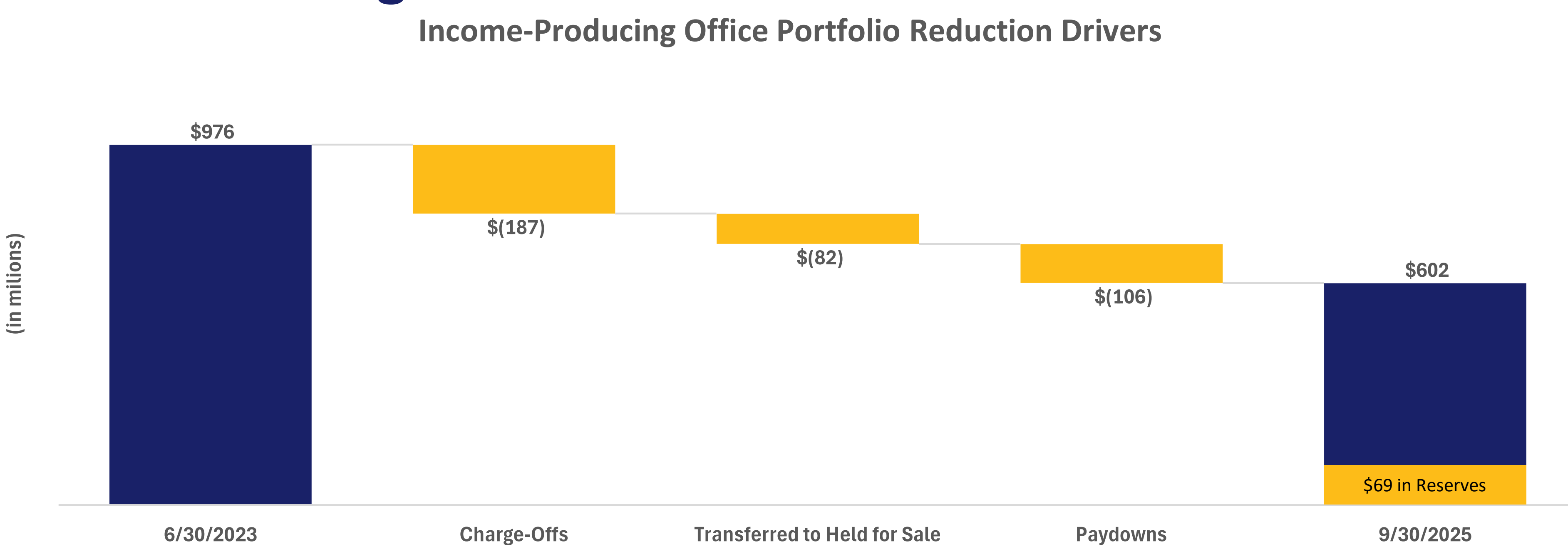
Commentary

- Performing Office ACL coverage = 11.36%
- Limited exposure to Class B central business district office



1 – LTV is a factor considered in loan underwriting and periodic portfolio monitoring. LTVs are based on most recently appraised value, which do not necessarily reflect current market conditions. There can be no assurance the Company would be able to realize the appraised value in the event of foreclosure. LTV does not necessarily indicate current collateral levels.
2 - DSCR is calculated based on contractual principal and interest payments and only considers cash flow from primary sources of repayment.
Note: Excludes loans held for sale.

Inc Producing Office Credit Risk Identification and Reduction

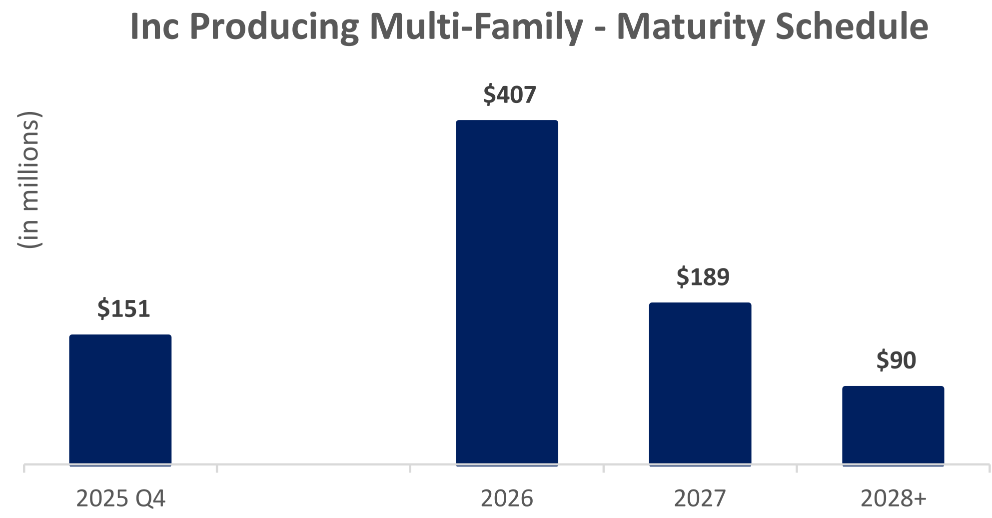


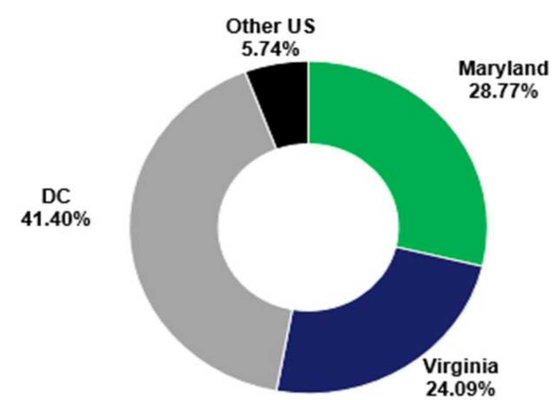
- Cycle to date charge offs, transfers to held for sale, paydowns, and existing office reserves represent 45% of June 30, 2023 outstanding balance.
- During 3Q, an independent, nationally recognized credit review firm performed an independent credit review, covering 85% of the commercial loan (CRE & C&I) portfolio.
- During 3Q, we completed a supplemental internal review of 137 credits totaling $2.9 billion of pass-rated CRE loans, representing 78% of total income-producing CRE, focused on exposures greater than $5 million. The review resulted in 8 credits totaling $262 million being downgraded to criticized or classified status.

Note: Data as of September 30, 2025.

Multifamily Loan Portfolio: Income Producing Detail

($ in millions)		% of Inc Producing Multi-Family
Total CRE Balance	$837.3	
# of Loans	41	
Avg Size	20.4	
Median Size	11.6	
Pass	$652	78%
Criticized	$185	22%
Non-Accrual %	1%	
Weighted LTV[1]	60	
Weighted DSCR[2]	1.0	
Weighted Risk Rating	5443	
Geography		
Maryland	$240.9	29%
Virginia	201.7	24%
DC	346.7	41%
Other US	48.1	6%
Total	$837.3	100%



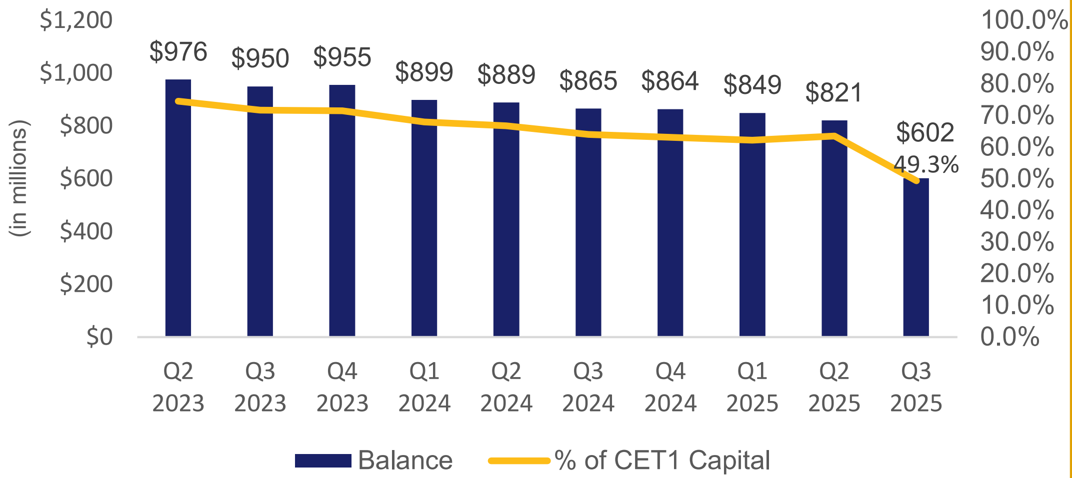


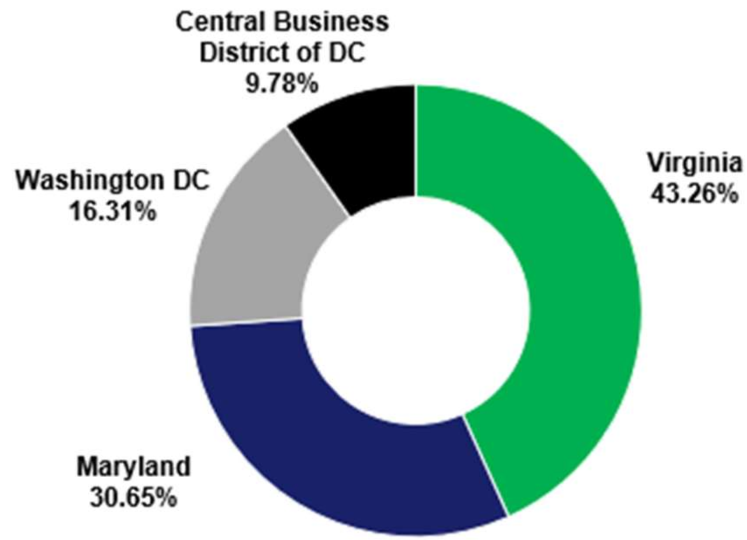
1 – LTV is a factor considered in loan underwriting and periodic portfolio monitoring. LTVs are based on most recently appraised value, which do not necessarily reflect current market conditions. There can be no assurance the Company would be able to realize the appraised value in the event of foreclosure. LTV does not necessarily indicate current collateral levels.
2 - DSCR is calculated based on contractual principal and interest payments and only considers cash flow from primary sources of repayment.

Appendix

Total CRE Office Loan Portfolio *(Excludes OOCRE & OO Construction)*

Trend in Balance and % of CET1 Capital





($000s) Risk Weighting	Office Balance	% of Office Loans	# of Loans	Median Loan Size	Average Loan Size
Substandard	$67,035	11.1%	5	$15,850	$13,407
Special Mention	46,085	7.7%	2	23,042	23,042
Pass	489,236	81.2%	53	4,000	9,231
Total	**$602,356**	**100.0%**	**60**	**$4,707**	**$10,039**

2 Office Loans with Substandard Risk Ratings are on Nonaccrual for a total balance of $34.3 million out of Total NPAs of $133.3 million.

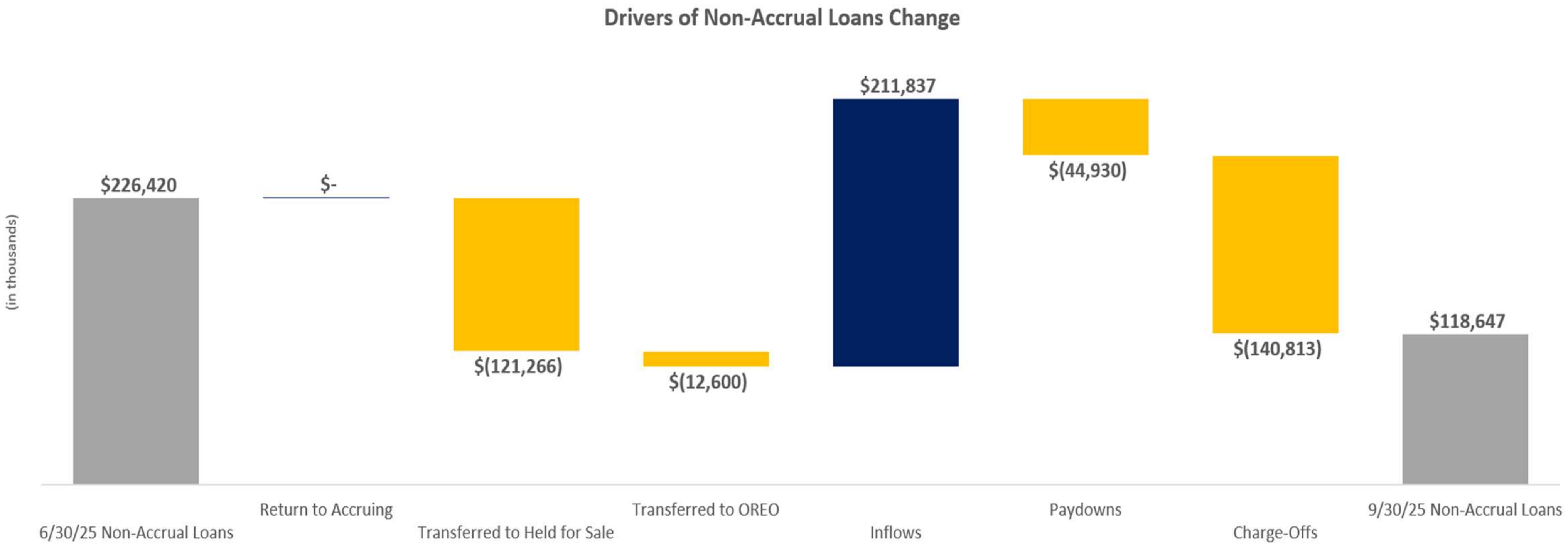
Income Producing CRE Office Balance Outstanding by Building Size (Square Feet)

	< 50k	50k - 100k	100k - 150k	150k - 200k	200k - 300k	300k - 400k	400k - 500k
# of Loans	30	12	10	3	1	2	2
Avg. Square Feet	21,436	66,611	129,210	175,578	299,578	347,391	451,201
Median Square Feet	20,263	66,583	130,492	166,512	299,578	347,391	451,201
Avg. Risk Rating[1]	Good	Good	AwR	AwR	Accept.	AwR	Accept.
Avg. Loan Size ($000s)	$3,508	$8,184	$17,864	$32,421	$15,850	$40,000	$13,573
Median Loan Size ($000s)	$1,306	$4,259	$15,151	$22,540	$15,850	$40,000	$13,573

Note: Excludes loans held for sale.

1- Loan risk grade categories: 1000 – Prime, 2000 – Excellent ("Excel."), 3000 – Good, 4000 – Acceptable ("Accept."), 5000 – Acceptable with Risk ("AwR"), 6000 – Watch, 7000 – Other Assets Especially Mentioned (O.A.E.M.), 8000 – Substandard, 9000 – Doubtful, 9999 - Loss

Nonaccrual Loans



Credit Resolution Highlights

- Of the $212 million inflow, $160 million was still performing as of June 30, 2025, but was moved to held-for-sale during the quarter and therefore not included in the September 30, 2025 nonaccrual total. Of those loans, $99 million was charged off.
- $121 million of loans transferred to held for sale using broker opinions of value as the basis for market value despite letters of intent in various stages of negotiation for some loans.

Summary of Nonaccrual Loans above $5M

	Purpose/Location	Balance ($000s)	% Total NPLs	Reason Placed on Nonaccrual
1	Office - Fairfax	$18,502	15.6%	New appraisal. $4 million charge-off in 3Q 2023.
2	Office - Washington DC	15,850	13.4%	New Valuation - Specific Reserve Established. $16 million charge-off in 3Q 2025.
3	Multifamily - Washington DC	15,573	13.1%	Lack of Payment Ability.
4	UCC1 Blanket Lien - Other US	10,872	9.2%	Lack of Payment Ability.
5	Multifamily - Washington DC	7,399	6.2%	Lack of Payment Ability.
6	Land - Montgomery	7,200	6.1%	Lack of Payment Ability.
7	Multifamily - Washington DC	5,821	4.9%	Lack of Payment Ability.
8	Single & 1-4 Family - Washington DC	5,736	4.8%	Lack of Payment Ability.
	All Other Nonaccrual Loans	31,694	26.7%	
	Total Nonaccrual Loans	**$118,647**	**100.0%**	

Note: Data as of September 30, 2025 and excludes loans held for sale.

Summary of Classified and Criticized Loans above $10M

Risk Rating	All Special Mention and Substandard Loans: # of Loans	9/30/2025 Balance	Average Size	Median Size	Over $10 million: # of Loans	9/30/2025 Balance	% of Total
Special Mention Loans	51	$424,263	$8,319	$2,185	11	$307,766	73%
Substandard Loans	137	535,556	3,909	544	10	319,072	60%
Grand Total	**188**	**$959,818**	**$5,105**	**$911**	**21**	**$626,838**	

QoQ Δ
New
Upgrade
Downgrade

Loan #	Purpose	Loan Type	Location	Amount ($000s)	Date of Maturity	Latest LTV[2]	Appraised Value ($000s)	Date of Appraisal	Debt Service Coverage Ratio[3]	Date of DSCR	Non Accrual (Yes, No)	Valuation Since 9/30/2024 (Yes, No)
	Special Mention Loans Over $10 Million											
1	Multifamily	CRE	Washington DC	$63,300	9/6/2029	52%	$121,400	4/13/2022	1.15	6/30/2025	No	No
2	Special Use	CRE	Montgomery	56,196	8/10/2026	67%	$84,400	7/27/2022	1.02	6/30/2025	No	No
3	Multifamily	CRE	Alexandria	42,619	9/20/2026	63%	$68,000	6/29/2021	1.00	6/30/2025	No	No
4	Office	CRE	Washington DC	33,200	8/1/2030	86%	$38,500	3/24/2025	1.08	6/30/2025	No	Yes
5	Mixed Use: Commercial	CRE	Prince George's	27,213	10/27/2025	51%	$52,600	10/18/2021	0.78	6/30/2025	No	No
6	Multifamily	CRE	Washington DC	20,579	10/30/2025	72%	28,500	5/28/2025	(0.01)	6/30/2025	No	Yes
7	Special Use	CRE	Anne Arundel	14,996	9/30/2026	77%	19,580	6/13/2022	0.04	6/30/2025	No	No
8	UCC1 Blanket Lien	C&I	Other US	13,687	10/15/2025				1.21	6/30/2025	No	
9	Special Use	CRE	Other US	13,085	2/17/2027	26%	52,400	1/20/2024	0.66	7/31/2025	No	No
10	Office	CRE	Washington DC	12,885	8/20/2027	61%	21,500	5/20/2019	1.52	6/30/2025	No	No
11	Industrial	CRE	Anne Arundel	10,005	12/28/2025	43%	22,500	11/2/2022	1.00	6/30/2025	No	No
				$307,766								
	Substandard Loans Over $10 Million											
1	Multifamily	CRE	Montgomery	$50,942	8/31/2031	70%	$73,600	6/23/2021	0.88	6/30/2025	No	No
2	Multifamily	CRE	Washington DC	50,299	2/21/2026	64%	79,000	1/5/2018	1.01	6/30/2025	No	No
3	Muitifamily	CRE	Washington DC	49,499	9/1/2027	72%	68,900	8/5/2024	0.92	6/30/2025	No	No
4	Multifamily	CRE	Fairfax	49,022	2/28/2026	63%	77,200	3/28/2025	NA	NA	No	Yes
5	Industrial	C&I	Prince George's	35,833	8/31/2027				1.48	12/31/2024	No	
6	Office	CRE	Fairfax	22,678	6/25/2026	71%	32,325	5/29/2025	0.87	6/30/2025	No	Yes
7	Office[1]	CRE	Fairfax	18,502	11/30/2025	76%	24,300	9/5/2025	NA	NA	Yes - #1	Yes
8	Office	CRE	Washington DC	15,850	3/8/2026	140%	28,285	1/2/2025	NA	NA	Yes - #2	Yes
9	Multifamily	CRE	Washington DC	15,573	5/4/2027	82%	19,100	9/24/2025	(0.01)	12/31/2024	Yes - #3	Yes
10	UCC1 Blanket Lien	C&I	Other US	10,872	11/30/2027				0.63	6/30/2025	No	
				$319,072								

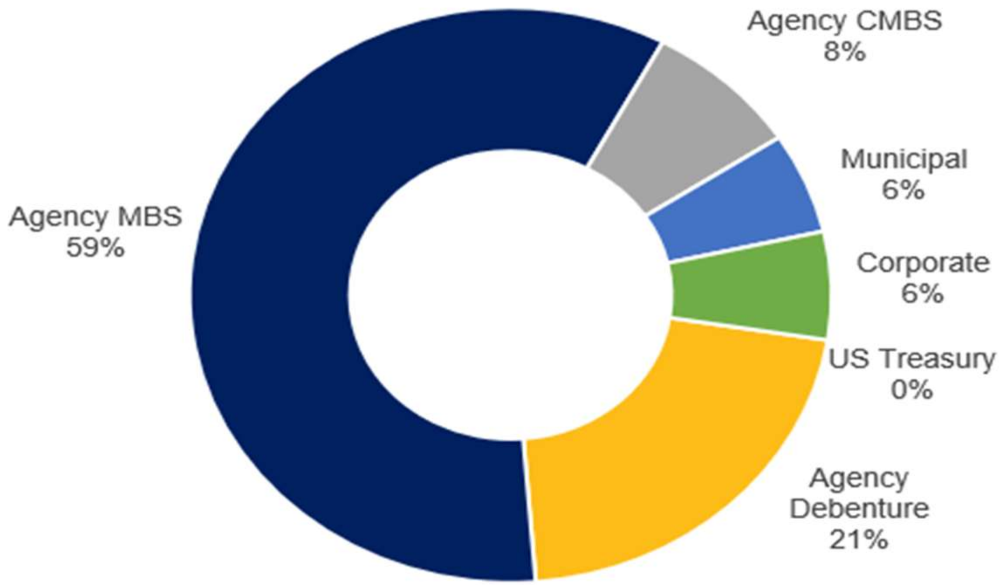
1 - Loan collateral is a project that is either recently completed and in lease up, not yet stabilized, under development, or in process of conversion
2 - LTV is a factor considered in loan underwriting and periodic portfolio monitoring. LTVs are based on most recently appraised value, which do not necessarily reflect current market conditions. There can be no assurance the Company would be able to realize the appraised value in the event of foreclosure. LTV does not necessarily indicate current collateral levels.
3 - Debt Service Coverage Ratio is calculated based on contractual principal and interest payments and only considers cash flow from primary sources of repayment.
Note: Excludes loans held for sale.

Top 25 Loans

	Collateral Type	Loan Type	Collateral Location	Balance ($000s)	% Total Loans	Risk Rating	Maturity Date	Appraisal Amount ($000s)	Appraisal Date	Latest LTV[3]	Rate (%)	Fixed / Variable	Non Accrual?
1	Apartment Building with Retail/Commercial Space[2]	Construction CRE	Montgomery	$94,000	1.3%	Pass	12/23/2025	$168,000	11/14/2022	56%	6.76	V	No
2	Apartment Building with Retail/Commercial Space[2]	Construction CRE	Montgomery	$88,250	1.2%	Pass	11/30/2025	$151,000	05/09/2023	58%	7.17	V	No
3	CCRC-Skilled Nursing	Owner Occupied CRE	Prince George's	$82,791	1.1%	Pass	12/10/2025	$128,890	08/05/2021	65%	7.07	F	No
4	Apartment Building	Inc Producing CRE	Fairfax	$79,302	1.1%	Pass	12/23/2026	$185,600	11/14/2022	35%	7.02	V	No
5	Health Care	C&I	Washington DC	$72,671	1.0%	Pass	10/31/2025				6.81	V	No
6	Data Center Income Producing	Construction CRE	Loudoun	$72,468	1.0%	Pass	04/26/2026	$572,000	03/07/2023	11%	7.14	V	No
7	Apartment Building with Retail/Commercial Space[2]	Construction CRE	Prince George's	$71,044	1.0%	Pass	12/29/2025	$128,400	06/08/2022	51%	7.16	V	No
8	Hotel Near Major University	Inc Producing CRE	Prince George's	$64,000	0.9%	Pass	04/01/2026	$77,300	03/03/2025	83%	5.75	F	No
9	Apartment Building	Inc Producing CRE	Washington DC	$63,300	0.9%	Criticized	09/06/2029	$121,400	04/13/2022	52%	6.18	V	No
10	Apartment Building	Inc Producing CRE	Alexandria City	$63,188	0.9%	Pass	04/21/2026	$110,000	02/27/2025	58%	6.63	V	No
11	Mixed Use/Predominantly Commercial[1]	Owner Occupied / C&I	Other US	$63,183	0.9%	Pass	08/31/2028	$127,660	02/26/2018	50%	5.20	F	No
12	Real Estate Secured	C&I	Washington DC	$62,096	0.9%	Pass	10/31/2027				7.14	V	No
13	Apartment Building	Inc Producing CRE	Montgomery	$60,900	0.8%	Pass	03/01/2026	$82,500	08/08/2025	74%	7.32	V	No
14	Office	Inc Producing CRE	Montgomery	$60,000	0.8%	Pass	09/05/2028	$75,200	12/31/2024	80%	6.00	F	No
15	Office	Inc Producing CRE	Washington DC	$58,913	0.8%	Pass	03/31/2028	$108,000	11/08/2022	52%	5.50	F	No
16	Storage	Inc Producing CRE	Montgomery	$56,196	0.8%	Criticized	08/10/2026	$84,400	07/27/2022	67%	6.05	V	No
17	Apartment	Inc Producing CRE	Prince George's	$55,447	0.8%	Pass	04/21/2026	$91,500	12/12/2021	61%	7.50	V	No
18	Industrial	Construction CRE	Prince William	$52,961	0.7%	Pass	11/30/2025	$104,900	09/15/2022	49%	6.50	V	No
19	Hotel/Motel	Inc Producing CRE	Washington DC	$52,105	0.7%	Pass	09/17/2028	$83,000	08/17/2018	63%	6.38	F	No
20	Apartment Building	Inc Producing CRE	Montgomery	$50,942	0.7%	Criticized	08/31/2031	$73,600	06/23/2021	70%	6.34	F	No
21	Apartment Building	Inc Producing CRE	Other US	$50,924	0.7%	Pass	03/07/2027	$110,000	02/10/2023	35%	7.27	V	No
22	Education	Owner Occupied / C&I	Washington DC	$50,404	0.7%	Pass	12/01/2051	$105,500	07/04/2022	49%	3.59	V	No
23	Mixed Use Predominantly Residential	Inc Producing CRE	Washington DC	$50,299	0.7%	Criticized	02/21/2026	$79,000	01/05/2018	64%	6.18	V	No
24	UCC1 Blanket Lien	C&I	Baltimore	$50,000	0.7%	Pass	09/25/2029				7.41	V	No
25	CCRC-Skilled Nursing	Owner Occupied CRE	Other US	$50,000	0.7%	Pass	12/11/2027	$83,333	10/16/2024	60%	8.61	V	No
	Total			**$1,575,383**	**21.6%**				**Weighted Average**		**6.62**		

1 – Mixed collateral commercial real estate
2 – Construction in process
3 - LTV is a factor considered in loan underwriting and periodic portfolio monitoring. LTVs are based on most recently appraised value, which do not necessarily reflect current market conditions. There can be no assurance the Company would be able to realize the appraised value in the event of foreclosure. LTV does not necessarily indicate current collateral levels.
Note: Data as of September 30, 2025 and excludes loans held for sale.

Investment Portfolio



AFS / HTM as of September 30, 2025

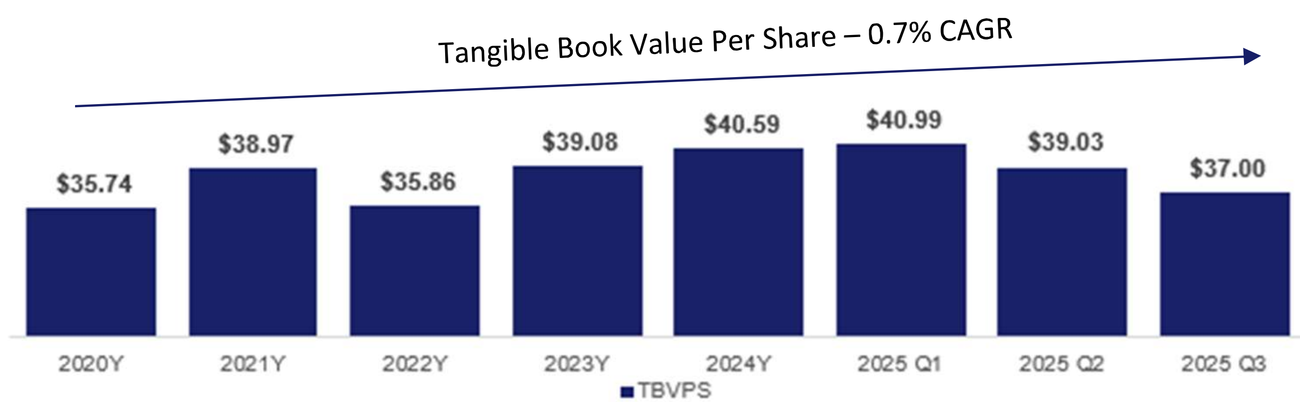
Securities by Classification	Percent of Portfolio at Book	Projected Book Yield	Projected Reprice Term (years)
Securities AFS	56%	1.81%	3.8
Securities HTM	44%	2.05%	6.1
Total Securities	100%	1.92%	4.8

Investment Portfolio Strategy

- Portfolio positioned to manage liquidity and pledging needs.
- Cash flow projected principal only (rates unchanged):
    - Remainder of 2025 - $120 million
    - 2026 - $250 million
- Total securities down $134 million from 6/30/2025 from sold securities, principal paydowns, maturities received.
- Unencumbered securities of $1.33 billion available for pledging.
- Sold $38.9 million par value securities yielding 0.84% and used proceeds to pay down brokered funding.

Note: Chart is as of period end on an amortized cost basis.

Tangible Book Value Per Share



Per share data is as of period end. Please refer to Non-GAAP reconciliation and footnotes in the appendices

Loan Portfolio - Details

Location	C&I	Occupied CRE	Producing CRE	Occupied Const.	CRE Construction	Land	Residential Mortgage	Consumer	TOTAL	% of Total
Washington DC	$304.3	$383.7	$1,122.7	$2.7	$183.9	$30.0	$19.7	$13.3	$2,060.3	28.2%
Suburban DC										
Montgomery	118.8	224.0	539.5	29.8	203.1	20.5	4.8	17.2	1,157.7	15.8%
Fairfax	125.9	126.8	396.4	-	119.9	-	5.1	8.6	782.7	10.7%
Prince George's	54.2	283.6	254.4	0.8	156.0	1.7	-	1.2	751.9	10.3%
Loudoun	56.2	41.6	154.4	-	94.0	3.8	0.5	1.6	352.1	4.8%
Alexandria	21.8	27.9	165.4	-	18.9	-	1.2	0.5	235.7	3.2%
Prince William	3.6	20.4	141.6	0.1	53.0	-	-	0.4	219.1	3.0%
Arlington	15.1	0.3	70.1	-	4.7	-	1.3	2.9	94.4	1.3%
Frederick	3.6	1.7	49.4	-	-	-	0.5	0.4	55.6	0.8%
Suburban Washington	399.2	726.3	1,771.2	30.7	649.6	26.0	13.4	32.8	3,649.2	50.0%
Other Maryland										
Anne Arundel	74.2	23.9	95.9	-	33.4	2.5	-	0.4	230.3	3.2%
Baltimore	106.5	40.5	12.9	-	29.6	-	-	-	189.5	2.6%
Howard	12.9	1.4	50.6	-	-	-	1.3	0.5	66.7	0.9%
Eastern Shore	8.6	1.7	50.5	-	-	-	0.3	-	61.1	0.8%
Charles	0.5	5.5	5.2	-	-	-	-	0.2	11.4	0.2%
Other MD	0.6	5.2	16.0	-	-	-	0.1	0.5	22.4	0.3%
Other Maryland	203.3	78.2	231.1	-	63.0	2.5	1.7	1.6	581.4	8.0%
Other Virginia										
Fauquier	-	-	2.7	-	-	-	-	-	2.7	0.0%
Other VA	27.9	46.2	219.6	-	50.8	-	0.1	-	344.6	4.7%
Other Virginia	27.9	46.2	222.3	-	50.8	-	0.1	-	347.3	4.8%
Other USA	285.2	260.3	105.7	-	1.2	3.4	9.8	0.8	666.4	9.1%
Total	$1,219.9	$1,494.7	$3,453.0	$33.4	$948.5	$61.9	$44.7	$48.5	$7,304.6	100.0%
% of Total	16.7%	20.5%	47.3%	0.5%	13.0%	0.8%	0.6%	0.7%	100.0%	

Note: Loan metrics not inclusive of deferrals, fees and other adjustments. Data as of September 30, 2025.

Loan Portfolio – Income Producing CRE

$ in millions Location	Hotel/ Motel	Industrial	Mixed Use	Multi-family	Office	Retail	Single/1-4 Family & Res. Condo	Other	TOTAL	% of Total Loans
Washington DC	$135.4	$0.8	$200.5	$346.3	$157.0	$67.8	$64.0	$150.9	$1,122.7	15.4%
Suburban Washington										
Montgomery	-	21.9	38.5	186.6	139.3	11.8	1.4	140.0	539.5	7.4%
Fairfax	34.9	0.6	43.6	49.9	165.8	32.0	3.2	66.4	396.4	5.4%
Prince George's	75.2	48.0	3.9	53.7	35.4	15.1	0.3	22.8	254.4	3.5%
Loudoun	-	33.1	0.5	-	15.0	1.8	0.2	103.8	154.4	2.1%
Alexandria	13.7	-	6.4	63.1	31.0	16.2	2.7	32.3	165.4	2.3%
Prince William	-	2.7	-	4.3	0.2	9.3	0.3	124.8	141.6	1.9%
Arlington	46.8	-	-	-	22.1	-	0.5	0.7	70.1	1.0%
Frederick	-	1.9	0.4	-	5.3	36.6	0.4	4.8	49.4	0.7%
Suburban Washington	170.6	108.2	93.3	357.6	414.1	122.8	9.0	495.6	1,771.2	24.2%
Other Maryland										
Anne Arundel	32.4	-	-	-	1.6	50.0	-	11.9	95.9	1.3%
Baltimore	3.4	-	3.3	0.3	-	0.8	0.3	4.8	12.9	0.2%
Howard	29.7	5.9	-	-	2.5	4.4	1.7	6.4	50.6	0.7%
Eastern Shore	35.3	12.9	-	-	-	-	-	2.3	50.5	0.7%
Charles	-	5.2	-	-	-	-	-	-	5.2	0.1%
Other MD	-	15.7	-	-	-	0.3	-	-	16.0	0.2%
Other Maryland	100.8	39.7	3.3	0.3	4.1	55.5	2.0	25.4	231.1	3.2%
Other Virginia										
Fauquier	-	-	-	-	-	-	-	2.7	2.7	0.0%
Other VA	-	19.2	20.7	83.8	26.0	60.2	6.3	3.4	219.6	3.0%
Other Virginia	-	19.2	20.7	83.8	26.0	60.2	6.3	6.1	222.3	3.0%
Other USA	20.9	-	4.9	48.0	-	2.5	4.0	25.4	105.7	1.4%
Total	$427.7	$167.9	$322.7	$836.0	$601.2	$308.8	$85.3	$703.4	$3,453.0	47.3%
% of Total	5.9%	2.3%	4.4%	11.4%	8.2%	4.2%	1.2%	9.6%	47.3%	

Note: Loan metrics not inclusive of deferrals, fees and other adjustments. Data as of September 30, 2025.

Loan Portfolio – CRE Construction

$ in millions

Location	Single & 1-4 Family	Multi family	Office	Hotel/Motel	Mixed Use	Retail	Residential Condo	Other	TOTAL	% of Total Loans
Washington DC	$2.2	$96.9	$3.4	-	$14.5	-	$10.7	$56.2	$183.9	2.5%
Suburban Washington										
Montgomery	20.8	182.3	-	-	-	-	-	-	203.1	2.8%
Fairfax	13.7	78.7	-	-	25.7	1.8	-	-	119.9	1.6%
Prince George's	0.1	126.5	-	-	27.2	2.2	-	-	156.0	2.1%
Loudoun	3.8	-	-	-	2.3	-	15.6	72.3	94.0	1.3%
Alexandria	0.6	-	-	2.9	-	-	15.4	-	18.9	0.3%
Prince William	-	-	-	-	-	-	-	53.0	53.0	0.7%
Arlington	4.7	-	-	-	-	-	-	-	4.7	0.1%
Frederick	-	-	-	-	-	-	-	-	-	0.0%
	43.7	387.5	-	2.9	55.2	4.0	31.0	125.3	649.6	8.9%
Other Maryland										
Anne Arundel	-	-	-	-	-	-	8.4	25.0	33.4	0.5%
Baltimore	-	-	-	-	29.6	-	-	-	29.6	0.4%
Howard	-	-	-	-	-	-	-	-	-	0.0%
Eastern Shore	-	-	-	-	-	-	-	-	-	0.0%
Charles	-	-	-	-	-	-	-	-	-	0.0%
Other MD	-	-	-	-	-	-	-	-	-	0.0%
Other Maryland	-	-	-	-	29.6	-	8.4	25.0	63.0	0.9%
Other Virginia										0.0%
Fauquier	-	-	-		-		-	-	-	0.0%
Other VA	-	50.8	-	-	-	-	-	-	50.8	0.7%
Other Virginia	-	50.8	-	-	-	-	-	-	50.8	0.7%
Other USA	0.2	-	-	-	-	-	-	1.0	1.2	0.0%
Total	$46.1	$535.2	$3.4	$2.9	$99.3	$4.0	$50.1	$207.5	$948.5	13.0%
% of Total	0.6%	7.3%	0.0%	0.0%	1.4%	0.1%	0.7%	2.8%	13.0%	
Renovation	$2.0	$30.0	$0.0	$2.9	$32.6	$0.0	$0.0	$0.0	$67.5	
Ground-Up	44.1	505.2	3.4	-	66.7	4.0	50.1	207.5	881.0	

Note: Loan metrics not inclusive of deferrals, fees and other adjustments. Data as of September 30, 2025.

Non-GAAP Reconciliation (unaudited)

$ in thousands, except per share data	As of Period End				
	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3
Tangible common equity					
Common shareholders' equity	$1,225,424	$1,226,061	$1,244,891	$1,185,067	$1,123,476
Less: Intangible assets	(21)	(16)	(11)	(9)	-
Tangible common equity	**$1,225,403**	**$1,226,045**	**$1,244,880**	**$1,185,058**	**$1,123,476**
Tangible common equity ratio					
Total assets	$11,285,052	$11,129,508	$11,317,361	$10,601,331	$10,815,502
Less: Intangible assets	(21)	(16)	(11)	(9)	-
Tangible assets	**$11,285,031**	**$11,129,492**	**$11,317,350**	**$10,601,322**	**$10,815,502**
Tangible common equity ratio	**10.86%**	**11.02%**	**11.00%**	**11.18%**	**10.39%**
Per Share Calculations					
Book value	$40.61	$40.60	$40.99	$39.03	$37.00
Less: Intangible book value	-	(0.01)	-	-	-
Tangible book value	**$40.61**	**$40.59**	**$40.99**	**$39.03**	**$37.00**
Shares outstanding	30,173,200	30,202,003	30,368,843	30,364,983	30,366,555

$ in thousands	For the Quarter				
	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3
Average tangible common equity					
Average common shareholders equity	$1,201,477	$1,230,573	$1,242,805	$1,252,252	$1,182,148
Less: Intangible assets	(24)	(19)	(14)	(11)	-
Average tangible common equity	**$1,201,453**	**$1,230,554**	**$1,242,791**	**$1,252,241**	**$1,182,148**
Return on avg. tangible common equity					
Net Income	$21,815	$15,290	$1,675	-$69,775	-$67,513
Average tangible common equity	$1,201,453	$1,230,554	$1,242,791	$1,252,241	$1,182,148
Return on avg. tangible common equity	**7.22%**	**4.94%**	**0.55%**	**-22.35%**	**-22.66%**

Non-GAAP Reconciliation (unaudited)

$ in thousands	For the Quarter				
	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3
Efficiency Ratio					
Net interest income	$71,843	$70,794	$65,649	$67,776	$68,159
Noninterest income	6,951	4,067	8,207	6,414	2,495
Operating Revenue	$78,794	$74,861	$73,856	$74,190	$70,654
Noninterest Expense	$43,614	$44,532	$45,451	$43,470	$41,897
Efficiency Ratio	**55.4%**	**59.5%**	**61.5%**	**58.6%**	**59.3%**

$ in thousands	For the Quarter				
	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3
Pre-Provision Net Revenue					
Net interest income	$71,843	$70,794	$65,649	$67,776	$68,159
Non-interest income	6,951	4,067	8,207	6,414	2,495
Non-interest expense	(43,614)	(44,532)	(45,451)	(43,470)	(41,897)
Pre-Provision Net Revenue	35,180	30,329	28,405	30,720	28,757
Pre-Provision Net Revenue	35,180	30,329	28,405	30,720	28,757
Add back of losses from loan sales	-	-	-	-	(3,550)
Adjusted Pre-Provision Net Revenue	35,180	30,329	28,405	30,720	32,307

$ in thousands	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	Change
Total noninterest expense						
FDIC insurance	$7,399	$9,281	$8,962	$8,077	$6,665	($1,412)
Other noninterest expense	36,215	35,251	36,489	35,393	35,232	($161)
Noninterest expense	$43,614	$44,532	$45,451	$43,470	$41,897	($1,573)

Non-GAAP Reconciliation (unaudited)

Tangible common equity to tangible assets (the "tangible common equity ratio"), tangible book value per common share, tangible book value per common share excluding accumulated other comprehensive income ("AOCI"), and the return on average tangible common equity are non-GAAP financial measures derived from GAAP based amounts. The Company calculates the tangible common equity ratio by excluding the balance of intangible assets from common shareholders' equity and dividing by tangible assets. The Company calculates tangible book value per common share by dividing tangible common equity by common shares outstanding, as compared to book value per common share, which the Company calculates by dividing common shareholders' equity by common shares outstanding; to calculate the tangible book value per common share excluding the AOCI, tangible common equity is reduced by the loss on the AOCI before dividing by common shares outstanding. The Company calculates the annualized return on average tangible common equity ratio by dividing net income available to common shareholders by average tangible common equity which is calculated by excluding the average balance of intangible assets from the average common shareholders' equity. The Company considers this information important to shareholders as tangible equity is a measure that is consistent with the calculation of capital for bank regulatory purposes, which excludes intangible assets from the calculation of risk-based ratios and as such is useful for investors, regulators, management and others to evaluate capital adequacy and to compare against other financial institutions. The above table provides reconciliation of these financial measures defined by GAAP with non-GAAP financial measures.

Efficiency ratio is a non-GAAP measure calculated by dividing GAAP non-interest expense by the sum of GAAP net interest income and GAAP non-interest (loss) income. Management believes that reporting the non-GAAP efficiency ratio more closely measures its effectiveness of controlling operational activities. The table above shows the calculation of the efficiency ratio from these GAAP measures.

Adjusted PPNR excludes the impact of loan sales in its calculation to provide a clearer view of core operating performance. Management believes this adjusted measure better reflects underlying revenue trends and expense discipline by removing the volatility associated with nonrecurring or opportunistic balance sheet actions.

Forward-Looking Non-GAAP Financial Measures: From time to time we may discuss forward-looking non-GAAP financial measures, such as forward-looking estimates for expenses excluding FDIC deposit insurance assessments. We are unable to provide a reconciliation of forward-looking non-GAAP financial measures to their most directly comparable GAAP financial measures because we are unable to provide, without unreasonable effort, a meaningful or accurate calculation or estimation of amounts that would be necessary for the reconciliation due to the complexity and inherent difficulty in forecasting and quantifying future amounts. Such unavailable information could be significant to future results.