1Q 2025 Financial Results

Forward Looking Statements

Certain statements contained 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. 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 regarding the Company’s business, credit quality, financial condition, liquidity and results of operations. Forward-looking statements may differ, possibly materially, from what is included in this press release due to factors and future developments that are uncertain and beyond the scope of the Company’s control. These include, but are not limited to, changes in interest rates; general economic conditions (including inflation and concerns about liquidity) on a national basis or in the local markets in which the Company operates; turbulence in the capital and debt markets; competitive pressures from other financial institutions; changes in consumer behavior due to changing political, business and economic conditions, or legislative or regulatory initiatives; changes in the value of securities and other assets in the Company’s investment portfolio; increases in loan and lease default and charge-off rates; the adequacy of allowances for loan and lease losses; failure to complete the proposed merger with Berkshire Hills Bancorp, Inc. (“Berkshire”) or unexpected delays related to the merger or either party’s inability to satisfy closing conditions required to complete the merger; failure to obtain necessary regulatory approvals (and the risk that such approvals may result in the imposition of conditions that could adversely affect the combined company or the expected benefits of the proposed merger); certain restrictions during the pendency of the proposed merger with Berkshire that may impact the Company’s ability to pursue certain business opportunities or strategic transactions; the diversion of management’s attention from ongoing business operations and opportunities; decreases in deposit levels that necessitate increases in borrowing to fund loans and investments; operational risks including, but not limited to, cybersecurity incidents, fraud, natural disasters, and future pandemics; changes in regulation; the possibility that future credit losses may be higher than currently expected due to changes in economic assumptions and adverse economic developments; the risk that goodwill and intangibles recorded in the Company’s financial statements will become impaired; and changes in assumptions used in making such forward-looking statements.

Forward-looking statements involve risks and uncertainties which are difficult to predict. The Company’s actual results could differ materially from those projected in the forward-looking statements as a result of, among others, 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.

Non-GAAP

In addition to financial measures presented in accordance with U.S. generally accepted accounting principles (“GAAP”), this presentation contains certain non-GAAP financial measures, including, without limitation, operating earnings, and the ratios of tangible common equity to tangible assets. The presentation of non-GAAP financial information is not intended to be considered in isolation or as a substitute for any measure prepared in accordance with GAAP. Please see the Earnings Release for certain Non-GAAP reconciliations.

Additional Information and Where To Find It

This presentation contains information with respect to the proposed transaction involving The Company and Berkshire. This material is not a solicitation of any vote or approval of the Brookline or Berkshire stockholders and is not a substitute for the joint proxy statement/prospectus or any other documents that Brookline and Berkshire may send to their respective stockholders in connection with the proposed transaction. This communication does not constitute an offer to sell or the solicitation of an offer to buy any securities, nor shall there be any sale of securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

In connection with the proposed transaction between The Company and Berkshire, Berkshire filed with the SEC a Registration Statement on Form S-4 (the "Registration Statement") that included a joint proxy statement for the respective special meetings of Brookline's and Berkshire's stockholders to approve the proposed transaction and that constituted a prospectus for the Berkshire common stock that will be issued in the proposed transaction, as well as other relevant documents concerning the proposed transaction. BEFORE MAKING ANY VOTING OR INVESTMENT DECISIONS, INVESTORS AND STOCKHOLDERS OF BERKSHIRE AND BROOKLINE ARE URGED TO READ THE REGISTRATION STATEMENT AND THE JOINT PROXY STATEMENT/PROSPECTUS REGARDING THE PROPOSED TRANSACTION AND ANY OTHER RELEVANT DOCUMENTS FILED WITH THE SEC, AS WELL AS ANY SUPPLEMENTS TO THOSE DOCUMENTS, BECAUSE THEY CONTAIN IMPORTANT INFORMATION. The Company and Berkshire have each mailed the joint proxy statement/prospectus to its stockholders. Stockholders are also urged to carefully review and consider Berkshire's and Brookline's public filings with the SEC, including, but not limited to, their respective proxy statements, Annual Reports on Form 10-K, as amended, Quarterly Reports on Form 10-Q, and Current Reports on Form 8-K. Copies of the Registration Statement and of the joint proxy statement/prospectus and other filings incorporated by reference therein, as well as other filings containing information about The Company and Berkshire, can be obtained, free of charge, at the SEC's website (http://www.sec.gov). Copies of the joint proxy statement/prospectus and the filings with the SEC that are incorporated by reference in the joint proxy statement/prospectus can also be obtained, without charge, by directing a request to Kevin Conn, Berkshire Hills Bancorp, 60 State Street, Boston, MA 02109, (617) 641-9206 or to Carl Carlson, Brookline Bancorp, 131 Clarendon Street, Boston, MA 02116, (617) 425-5331.

Participants in the Solicitation

Brookline, Berkshire, and certain of their respective directors, executive officers and employees may, under the SEC's rules, be deemed to be participants in the solicitation of proxies from the stockholders of Brookline and stockholders of Berkshire in connection with the proposed transaction. Information regarding Berkshire's directors and executive officers is available in its Annual Report on Form 10-K for the year ended December 31, 2024, which was filed with the SEC on March 3, 2025, as amended on March 19, 2025, and other documents filed by Berkshire with the SEC. Information regarding Brookline's directors and executive officers is available in its Annual Report on Form 10-K for the year ended December 31, 2024, which was filed with the SEC on March 3, 2025, as amended on March 19, 2025 and other documents filed by Brookline with the SEC. Other information regarding the persons who may, under the SEC's rules, be deemed to be participants in the proxy solicitation of Brookline's stockholders in connection with the proposed transaction, and a description of their direct and indirect interests, by security holdings or otherwise, will be contained in the joint proxy statement/prospectus regarding the proposed transaction and other relevant materials filed with the SEC when they become available, which may be obtained free of charge as described in the preceding paragraph.

Quarterly Net Income of $19.1 million and EPS of $0.21

Quarterly Operating Earnings of $20.0 million and EPS of $0.22

Quarterly Dividend of $0.135 Per Share

- ✓Loans declined $136 million, driven by a reduction in CRE loans of $135 million.
- ✓Customer deposits increased $113 million.
- ✓Margin increased 10 bps to 3.22%.
- ✓Announced Merger of Equals with Berkshire Hills Bancorp Dec. 16th.
- ✓Operating Earnings excludes $1 million in Merger related expenses.

- ✓NPAs to total assets of 0.56%.
- ✓Net charge offs $7.6 million (0.31% annualized).
- ✓The reserve for loan losses represents a coverage ratio of 129 basis points.
- ✓Total Risk Based Capital of 12.8%* and Tangible Common Equity of 8.7%.

* Regulatory capital ratios are preliminary estimates and may differ from numbers calculated in final Regulatory filings.

Summary Income Statement

$m, except per share amts	Linked Quarter (LQ) 1Q25	4Q24	Δ	%Δ	Year over Year (YoY) 1Q24	Δ	%Δ
Net interest income	$ 85.8	$ 85.0	$ 0.8	1%	$ 81.6	$ 4.2	5%
Noninterest income	5.7	6.5	(0.8)	-12%	6.3	(0.6)	-10%
Security gains (losses)	-	-	-	-	-	-	-
Total Revenue	91.5	91.5	-	0%	87.9	3.6	4%
Noninterest expense	59.0	60.3	(1.3)	-2%	61.0	(2.0)	-3%
Restructuring/Merger exp.	1.0	3.4	(2.4)	-71%	-	1.0	-
Pretax, Preprov. Net Rev.	31.5	27.8	3.7	13%	26.9	4.6	17%
Provision for credit losses	6.0	4.0	2.0	50%	7.4	(1.4)	-19%
Pretax income	25.5	23.8	1.7	7%	19.5	6.0	31%
Provision for taxes	6.4	6.3	0.1	2%	4.8	1.6	33%
Net Income	$ 19.1	$ 17.5	$ 1.6	9%	$ 14.7	$ 4.4	30%
EPS	$ 0.21	$ 0.20	$ 0.01	5%	$ 0.16	$ 0.05	31%
Avg diluted shares (000s)	89,568	89,484	84	0%	89,182	386	0%
Return on Assets	0.66%	0.61%	0.05%		0.51%	0.15%	
Return on Tangible Equity	7.82%	7.21%	0.61%		6.26%	1.56%	
Net Interest Margin	3.22%	3.12%	0.10%		3.06%	0.16%	
Efficiency Ratio	65.60%	69.58%	-3.98%		69.44%	-3.84%	

- Net Income of $19.1 million or $0.21 per share.
- Net interest income increased $0.8 million from Q4 driven by lower funding costs.
- Noninterest income declined $0.8 million from prior quarter on lower derivative activity.
- Noninterest expense declined $1.3 million linked quarter, due to lower compensation and employee benefit costs.
- Merger expenses associated with the 12/16/24 announced merger with Berkshire Hills Bancorp.
- The provision for credit losses was $6 million for the quarter, an increase of $2 million from 4Q'24.

Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

GAAP versus Operating Earnings (non-GAAP)

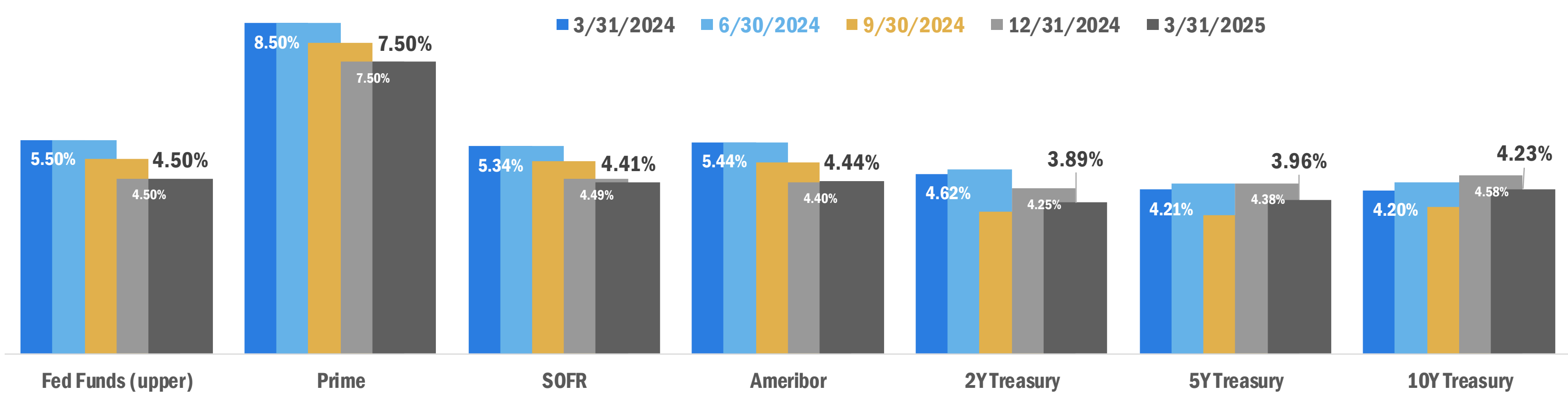
$m, except per share amts	1Q25 GAAP	Non-Core	Operating
Net interest income	$ 85.8	$ -	$ 85.8
Noninterest income	5.7	-	5.7
Security gains (losses)	-	-	-
Total Revenue	91.5	-	91.5
Noninterest expense	59.0	-	59.0
Merger expense	1.0	(1.0)	-
Pretax, Preprov. Net Rev.	31.5	1.0	32.5
Provision for credit losses	6.0	-	6.0
Pretax income	25.5	1.0	26.5
Provision for taxes	6.4	-	6.4
Net Income	$ 19.1	$ 1.0	$ 20.1
EPS	$ 0.21	$ 0.01	$ 0.22
Avg diluted shares (000s)	89,568	89,568	89,568
Return on Assets	0.66%		0.69%
Return on Tangible Equity	7.82%		8.12%
Net Interest Margin	3.22%		3.22%
Efficiency Ratio	65.60%		64.48%

- Operating earnings per share of $0.22 excludes $971 thousand in Merger Expenses associated with the announced Merger of Equals with Berkshire Hills Bancorp incurred during the quarter.
- The merger related expenses realized in the quarter were largely not tax deductible.

Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

Margin – Yields and Costs

$ millions	1Q25 Avg Bal	1Q25 Interest	1Q25 Yield	Prior Quarter Avg Bal	Prior Quarter Interest	Prior Quarter Yield	LQΔ Avg Bal	LQΔ Interest	LQΔ Yield
Loans	$ 9,719	$ 143.8	5.92%	$ 9,763	$ 148.1	6.07%	$ (44)	$ (4.3)	-0.15%
Investments & earning cash	1,162	10.4	3.60%	1,168	10.8	3.68%	(6)	(0.4)	-0.08%
Interest Earning Assets	$ 10,881	$ 154.2	5.67%	$ 10,931	$ 158.9	5.81%	$ (50)	$ (4.7)	-0.14%
Interest bearing deposits	$ 7,213	$ 53.5	3.01%	$ 7,110	$ 56.6	3.16%	$ 103	$ (3.1)	-0.15%
Borrowings	1,164	14.4	4.96%	1,294	16.6	5.02%	(130)	(2.2)	-0.06%
Interest Bearing Liabilities	$ 8,377	$ 67.9	3.29%	$ 8,404	$ 73.2	3.46%	$ (27)	$ (5.3)	-0.17%
Net interest spread			2.38%			2.35%			0.03%
Net interest income, TEB / Margin		**$ 86.3**	**3.22%**		**$ 85.7**	**3.12%**		**$ 0.6**	**0.10%**
LESS: Tax Equivalent Basis (TEB) Adj.		0.5			0.7			(0.2)	
Net Interest Income		$ 85.8			$ 85.0			$ 0.8	



Amounts as presented may differ slightly from the Company’s Earnings Release due to rounding to foot schedules presented.

Summary Balance Sheet

	Linked Quarter (LQ)			Year over Year (YoY)		
$m, except per share amts	1Q25	4Q24	Δ	1Q24	Δ	%Δ
Gross Loans, investment	$ 9,643	$ 9,779	$ (136)	$ 9,655	$ (12)	0%
Allowance for loan losses	(124)	(125)	1	(120)	(4)	3%
Net Loans	9,519	9,654	(135)	9,535	(16)	0%
Securities	882	895	(13)	866	16	2%
Cash & equivalents	358	544	(186)	302	56	19%
Intangibles	257	258	(1)	264	(7)	-3%
Other assets & Loans, HFS	504	554	(50)	576	(72)	-13%
Total Assets	$ 11,520	$ 11,905	$ (385)	$ 11,543	$ (23)	0%
Deposits	$ 8,911	$ 8,902	$ 9	$ 8,719	$ 192	2%
Borrowings	1,156	1,520	(364)	1,362	(206)	-15%
Reserve for unfunded loans	5	6	(1)	16	(11)	-69%
Other Liabilities	208	255	(47)	252	(44)	-17%
Total Liabilities	10,280	10,683	(403)	10,349	(69)	-1%
Stockholders' Equity	1,240	1,222	18	1,194	46	4%
Total Liabilities & Equity	$ 11,520	$ 11,905	$ (385)	$ 11,543	$ (23)	0%
TBV per share	$ 11.03	$ 10.81	$ 0.22	$ 10.47	$ 0.56	5%
Actual shares outstanding (000)	89,105	89,098	7	88,895	210	0%
Tang. Equity / Tang. Assets	8.73%	8.27%	0.46%	8.25%	0.48%	
Loans / Deposits	108.21%	109.85%	-1.64%	110.74%	-2.53%	
ALLL / Gross Loans	1.29%	1.28%	0.01%	1.24%	0.05%	

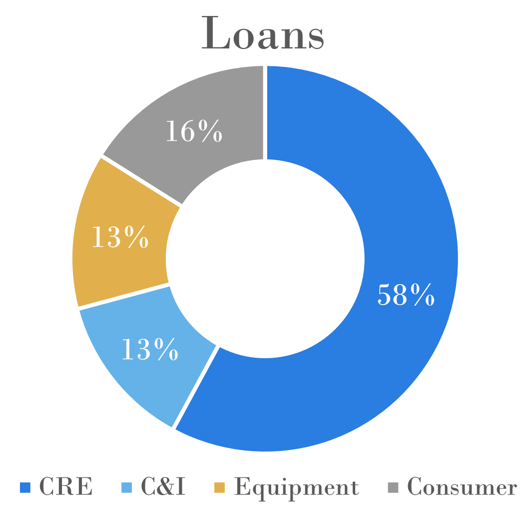
- Total assets declined $385 million driven by declines in loans and cash equivalents.
- Loans declined $136.6 million.
- Combined, Securities and Cash equivalents declined $199 million.
- The allowance for loan losses decreased $1 million.
- ALLL coverage increased to 1.29%.
- Deposits increased $9 million.
- Borrowings declined $364 million.
- Tangible Equity to Tangible Assets of 8.73%*.

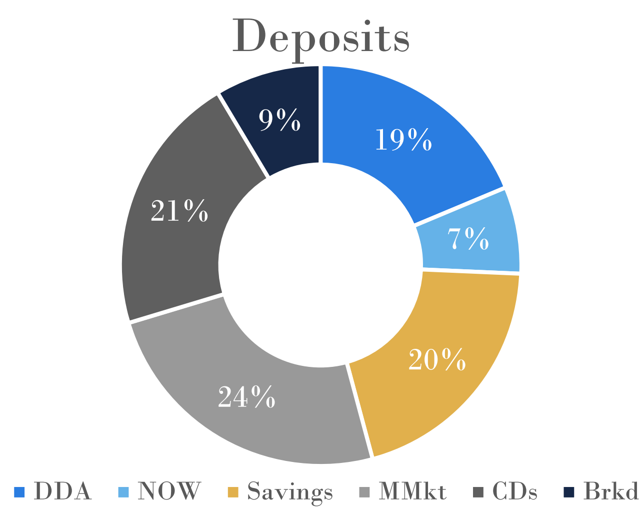
Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented. *Reconciliation of Non-GAAP measures in Earnings Release.

Loan and Deposit Composition

	$ millions	Linked Quarter (LQ) 1Q25	4Q24	Δ	Year over Year (YoY) 1Q24	Δ	%Δ
LOANS	CRE	$ 5,581	$ 5,716	$ (135)	$ 5,755	$ (174)	-3%
	Commercial	1,250	1,212	38	1,042	208	20%
	Equipment Finance	1,263	1,295	(32)	1,375	(112)	-8%
	Consumer	1,549	1,556	(7)	1,483	66	4%
	Total Loans	$ 9,643	$ 9,779	$ (136)	$ 9,655	$ (12)	0%
DEPOSITS	Demand deposits	$ 1,665	$ 1,693	$ (28)	$ 1,629	$ 36	2%
	NOW	625	617	8	655	(30)	-5%
	Savings	1,794	1,721	73	1,728	66	4%
	Money market	2,184	2,116	68	2,066	118	6%
	CDs	1,878	1,886	(8)	1,670	208	12%
	Brokered deposits	765	869	(104)	971	(206)	-21%
	Total Deposits	$ 8,911	$ 8,902	$ 9	$ 8,719	$ 192	2%

- Intentional reduction in Investment Commercial Real Estate (ICRE) loans.
- ICRE / Total Risk Based Capital of 375%.
- Customer deposits increased $113 million as Brokered deposits decreased $104 million.





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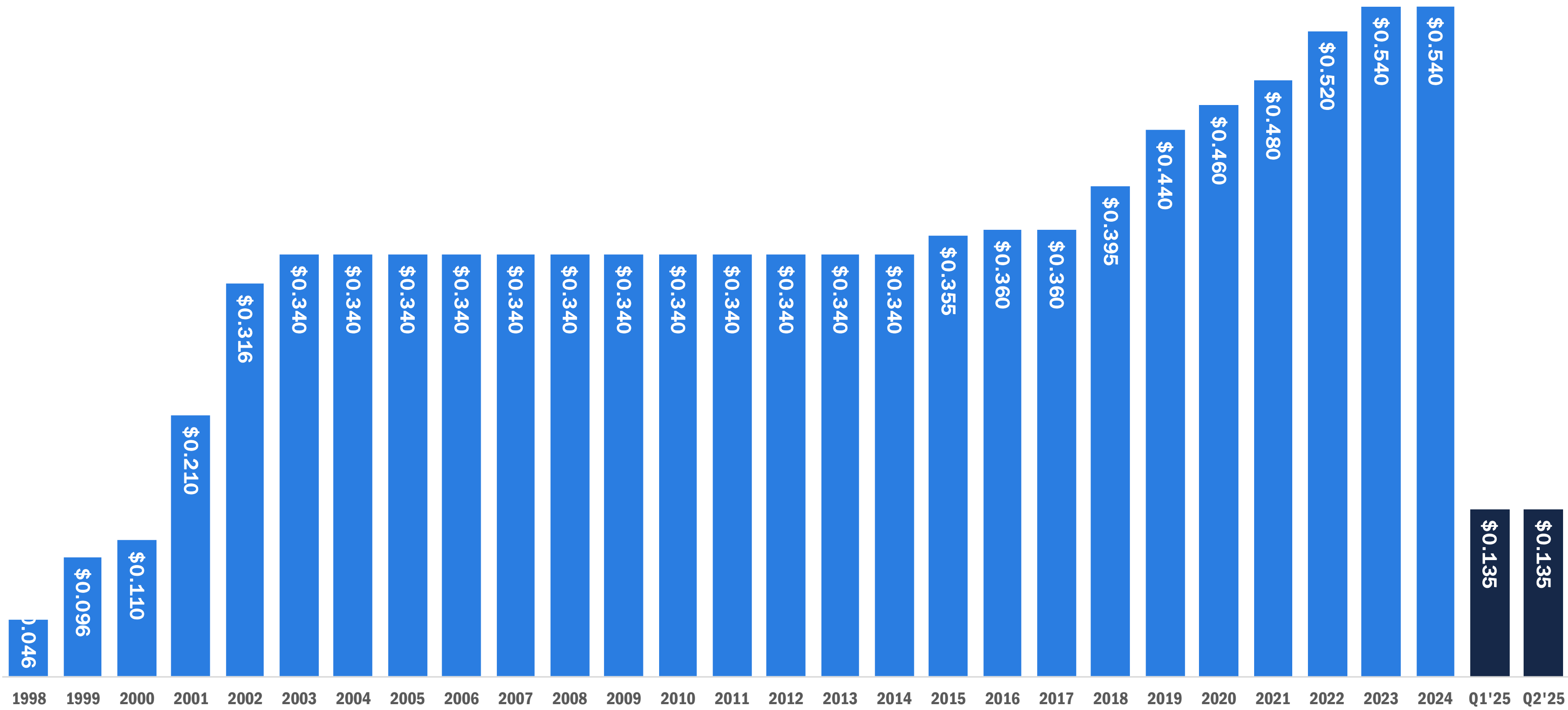
Capital Strength

$ millions	preliminary estimates* Mar-25	Regulatory BASEL III Requirements		Brookline Board Policy Limits		Capital in Excess of "Well Capitalized"	
		Minimum	"Well Capitalized"	Policy Minimums	Operating Targets	Regulatory Capital Buffer %	Regulatory Capital Buffer $
Tier 1 Common / RWA	10.8%	≥ 4.5%	≥ 6.5%	≥ 7.5%	≥ 8.0%	4.3%	$ 411.3
Tier 1 / RWA	10.9%	≥ 6.0%	≥ 8.0%	≥ 9.0%	≥ 9.5%	2.9%	$ 278.1
Total Risk Based Capital	12.8%	≥ 8.0%	≥ 10.0%	≥ 11.0%	≥ 11.5%	2.8%	$ 266.3
Leverage Ratio	9.2%	≥ 5.0%	≥ 5.0%	≥ 5.5%	≥ 6.0%	4.2%	$ 473.2

* Regulatory capital ratios are preliminary estimates and may differ from numbers calculated in final Regulatory filings.

- As of March 31, 2025, the Company maintained capital well above regulatory “well capitalized” requirements.

Regular Dividends Per Share



The Board of Directors announced a dividend of $0.135 per share payable May 23, 2025 to stockholders of record on May 9, 2025.

Berkshire – Brookline Partnership

Merger Update

Proxy statement/prospectus filed with the SEC

Regulatory Applications filed with the appropriate federal and state agencies

Stockholder meetings to be held on **May 21, 2025**

Anticipate Closing in the second half of **2025**

Decisions on the Core Banking Platform are completed. Conversion planning underway. **Targeting Feb 2026** for core systems conversions

Strategic Highlights*

Transformative partnership creating a premier **$24 billion Northeast franchise** positioned to benefit from significant economies of scale

Highly-complementary geographic footprints with top 10 deposit market share in **14 of 19** pro forma MSAs

Combines Berkshire's **funding base** with Brookline's **commercial lending focus** in metro markets

Pro forma institution will **leverage the strengths** and best practices of both companies to **drive operating performance**

Attractive Deal Metrics*

Berkshire legal acquirer, Brookline accounting acquirer. Berkshire balance sheet marked to market at close, providing greater flexibility in balance sheet management

Identified cost savings of **12.6%** of the combined company's expense base

Significant earnings per share accretion (**40%** GAAP | **23%** cash in 2026) with a TBV earnback period **less than 3 years**

Materially enhances profitability profile of both companies with projected 2026 ROAA of **1.28%** and ROATCE of **16.5%**

Actions Taken			Next Steps			
Transaction Announced 12/16/24	Filed Applications With Regulators 03/17/25	Filed S4 / Proxy 04/08/25	Stockholder Meetings 05/21/25	Anticipate Regulatory Approvals	Anticipate Legal and Financial Close of the Merger and Consolidation of Bank Charters Second Half 2025	Core System Conversions February 2026

* As announced on December 16, 2024.

QUESTIONS

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

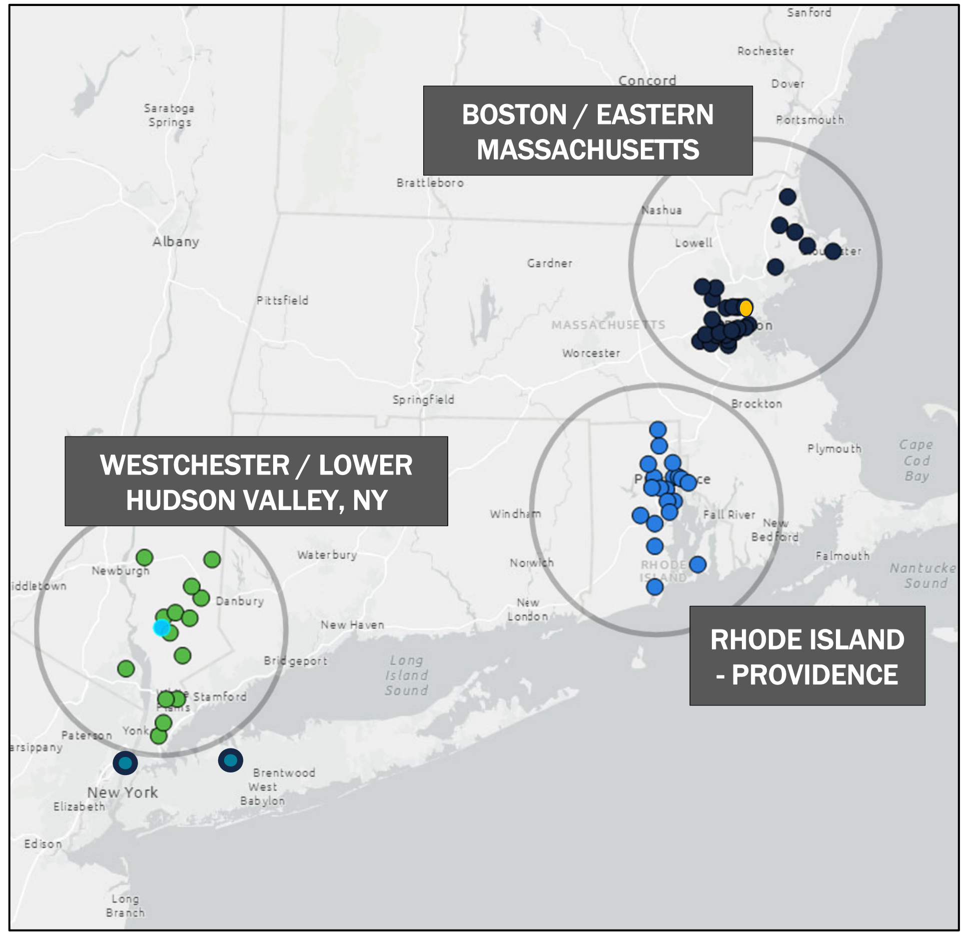
BROOKLINE
BANCORP

Thank You.

APPENDIX

BROOKLINE
BANCORP

- BrooklineBank (27)
- BANKRI (22)
- PCSBbank (14)
- Clarendon | PRIVATE
- EASTERN FUNDING
  MACROLEASE
  Subsidiary of Eastern Funding



Non Performing Assets and Net Charge Offs

	Linked Quarter (LQ)			Year over Year (YoY)	
	1Q25	4Q24	Δ	1Q24	Δ
Non Performing Assets (NPAs), in millions					
CRE	$ 17.4	$ 18.1	$ (0.7)	$ 18.4	$ (1.0)
C&I	40.4	46.2	(5.8)	16.8	23.6
Consumer	5.3	5.0	0.3	5.5	(0.2)
Total Non Performing Loans (NPLs)	63.1	69.3	(6.2)	40.7	22.4
Other real estate owned	0.7	0.7	-	0.8	(0.1)
Other repossessed assets	0.2	0.4	(0.2)	1.0	(0.8)
Total NPAs	$ 64.0	$ 70.4	$ (6.4)	$ 42.5	$ 21.5
NPLs / Total Loans	0.65%	0.71%	-0.06%	0.42%	0.23%
NPAs / Total Assets	0.56%	0.59%	-0.03%	0.37%	0.19%
Net Charge Offs (NCOs), in millions					
CRE loans	$ -	$ -	$ -	$ 0.6	$ (0.6)
C&I loans	7.6	7.3	0.3	8.2	(0.6)
Consumer loans	-	-	-	-	-
Total Net Charge Offs	$ 7.6	$ 7.3	$ 0.3	$ 8.8	$ (1.2)
NCOs / Loans (annualized)	0.31%	0.30%	0.01%	0.36%	-0.05%

- NPLs declined $6.2 million from the prior quarter driven by charge-offs and minimal further credit deterioration.
- Net charge offs of $7.6 million in the quarter driven by a $7.1 million charge-off of a C&I loan that had a meaningful specific reserve.

Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

Key Economic Variables - CECL

Select Economic Variables from the Moody's Baseline Forecasts

Baseline Scenario	Prior Quarter:		CURRENT: 1Q'25		Change from Prior	
	2025	2026	2025	2026	2025	2026
GDP	23,821	24,201	23,878	24,341	57	140
Unemployment Rate	4.1	4.1	4.2	4.4	0.1	0.3
Fed Fund Rate	4.1	3.4	4.0	3.0	(0.1)	(0.4)
10 Treasury	4.3	4.3	4.3	4.3	-	-
CRE Price Index	304.2	314.9	307.8	318.8	3.6	3.9

- The Company uses Moody's forecasts as inputs into the models used to estimate credit losses under CECL.
- The March 2025 Baseline economic forecast was mixed compared to the December 2024 forecast:
  - GDP –FAVORABLE
  - Unemployment – UNFAVORABLE
  - CRE Price Index –FAVORABLE
- We have **maintained** our forecast weightings for 1Q'25 reflecting greater risk to the downside versus upside:
  - 35% Moderate Recession; *neutral target of 30%*
  - 40% Baseline; *neutral target of 40%*
  - 25% Stronger Near Term Growth; *neutral target of 30%*

Weightings of Moody's Forecast for CECL Model	Moderate Recession (S3)	Baseline	Stronger Near Term Growth (S1)
1Q 2025	**35%**	**40%**	**25%**
4Q 2024	35%	40%	25%
3Q 2024	50%	45%	5%
2Q 2024	60%	40%	0%
1Q 2024	60%	40%	0%

Major Loan Segments with Industry Breakdown

1Q25

Loans outstanding ($millions)

Investment CRE				48%
	Perm	Constr	Total	%
Apartment	$ 1,288	$ 99	$ 1,387	30%
Retail	792	3	795	17%
Office	658	-	658	14%
Industrial	649	4	653	14%
Mixed Use	426	2	428	9%
1-4 Family	5	18	23	0%
Hotel	177	6	183	4%
Land	-	43	43	1%
Other	385	58	443	10%
Total	$ 4,380	$ 233	$ 4,613	100%

Commercial		21%
	Total	%
Food & Lodging	$ 400	19%
Manufacturing	247	12%
Finance and Ins	223	11%
Wholesale Trade	141	7%
Professional	189	9%
RE Agents / Brokers	240	12%
Health Care / Social	172	8%
Construction	62	3%
Retail	151	7%
Arts, Entert., Rec	90	4%
Condo	45	2%
Trans./Warehousing	14	1%
Other Services	96	5%
Total	$ 2,070	100%

Equipment Finance			15%
		Total	%
Eastern Funding Core	Laundry	$ 651	46%
	Fitness/Macrolease	157	11%
	Grocery	52	4%
	Dry Cleaning	22	2%
	Restaurant	28	2%
	Car Wash	11	1%
	EF CRE	182	13%
	Other EF	41	3%
Specialty Vehicle	Tow Truck	111	8%
	Heavy Tow	50	4%
	FedEx	27	2%
	Trailer	8	1%
	Other Vehicle	71	5%
	Total	$ 1,411	100%

Specialty Vehicle	$ 267	19%
Discontinued - in Run off mode		

Consumer		16%
	Total	%
Residential	$ 1,090	70%
Home Equity	384	25%
Other Consumer	60	4%
Purchase Mtge	15	1%
Total	$ 1,549	100%

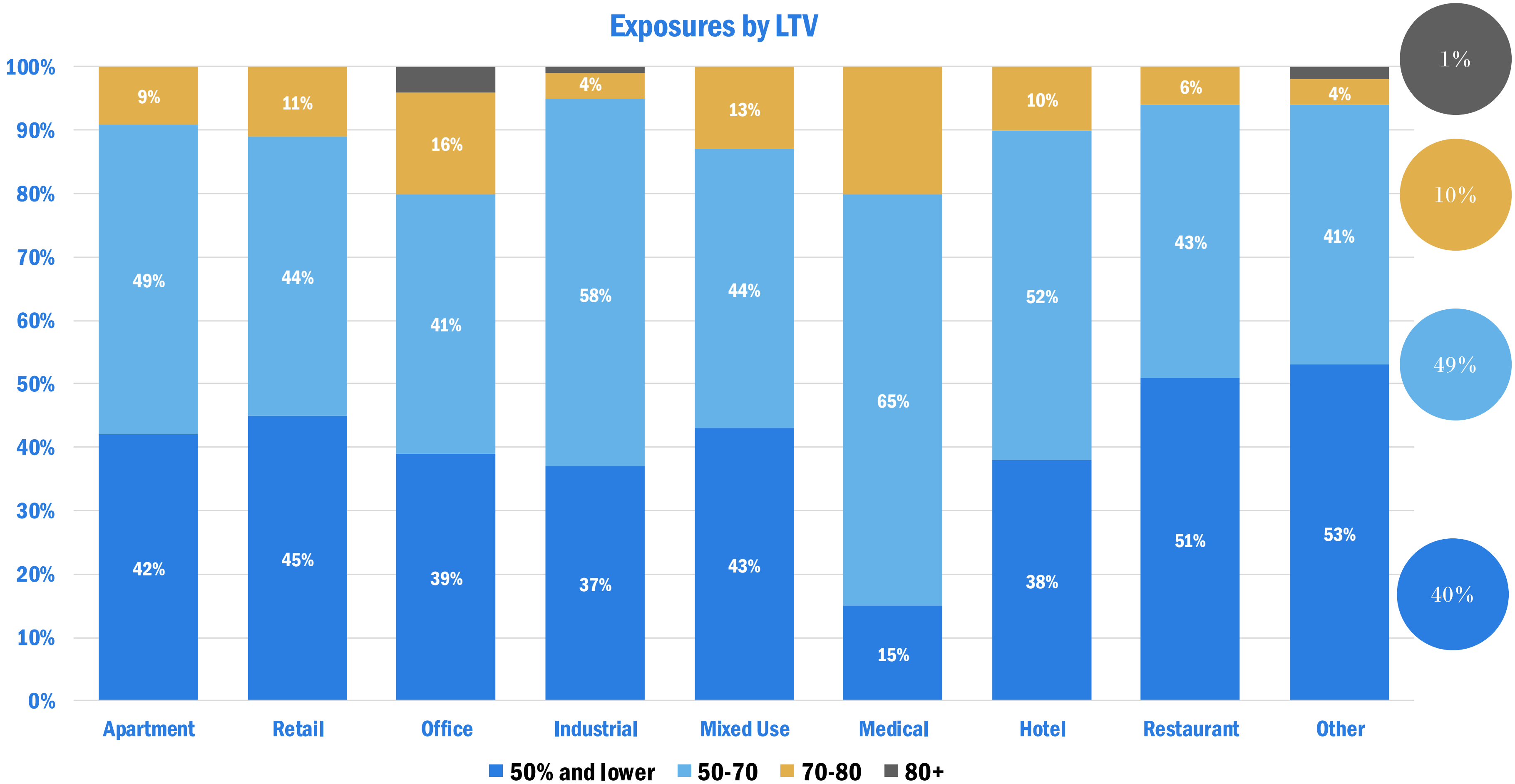
Owner Occupied CRE included in Commercial and Equipment Finance

Total Loans Outstanding **$ 9,643**

Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

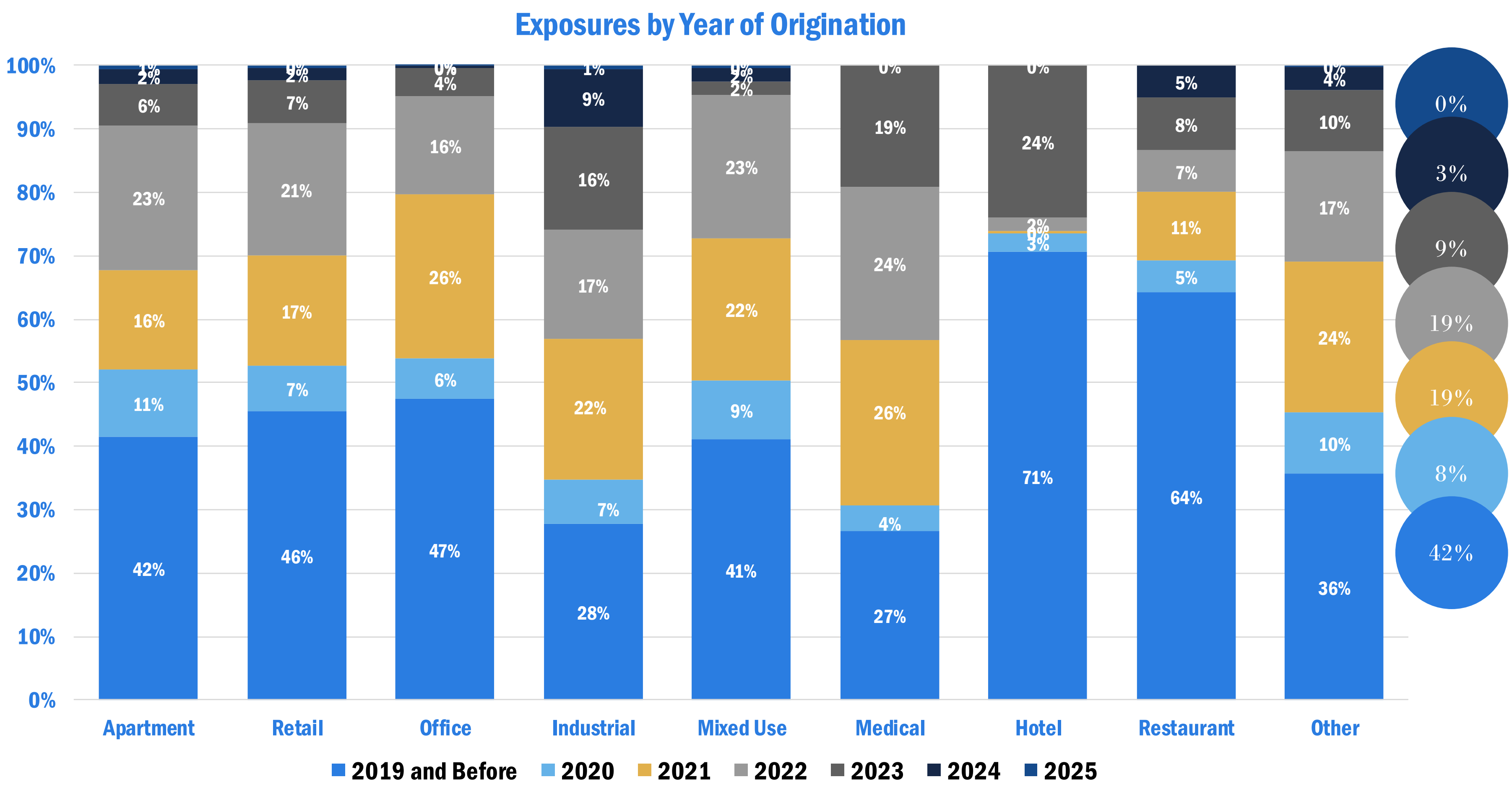
CRE – Loan to Value (LTV)

Non Owner Occupied CRE and Multifamily Exposures at March 31, 2025.



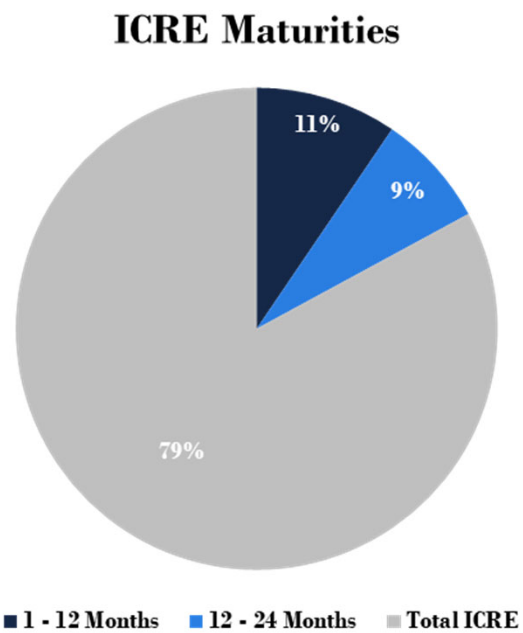
CRE - Vintage

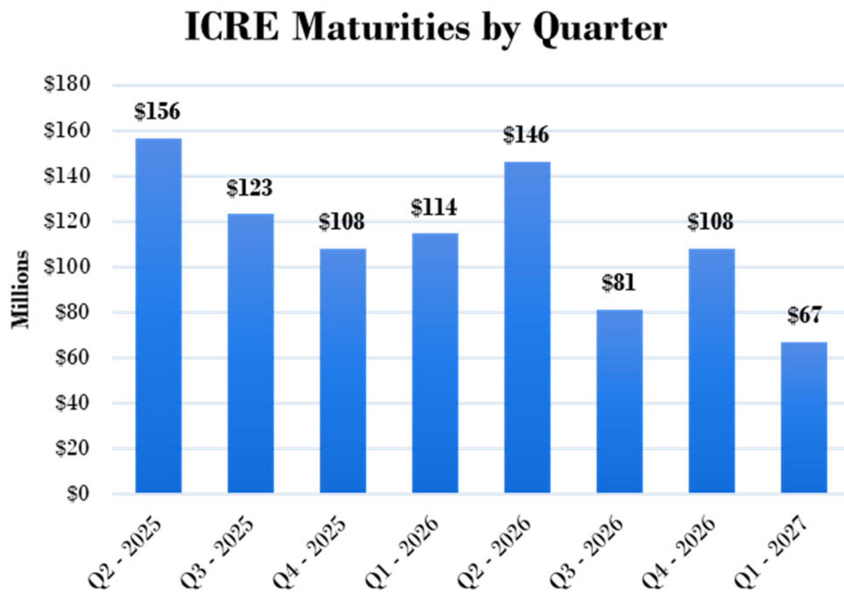
Non Owner Occupied CRE and Multifamily Exposures at March 31, 2025.



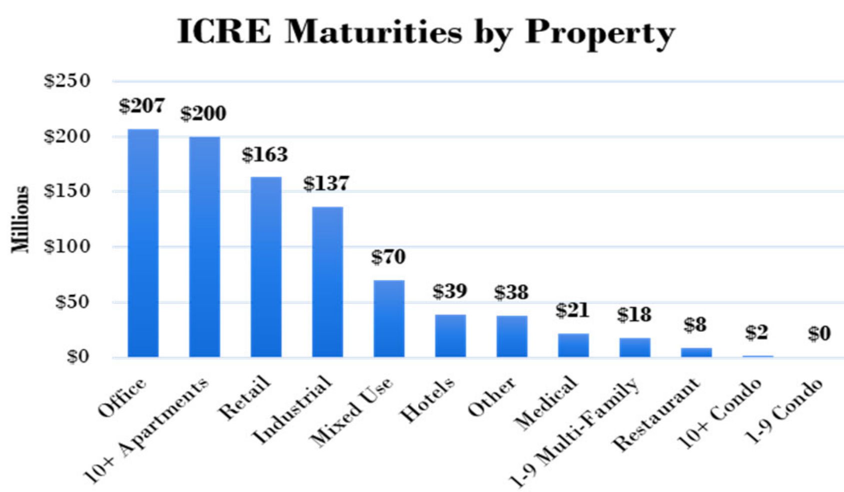
ICRE Maturities, excludes Construction

1Q25





ICRE Maturities by Size			
Loan Size	**Outstanding**	**Number of Loans**	**Average Loan Size**
$10MM+	$401.9	25	$16.1
$5MM - $10MM	186.5	27	6.9
$1MM - $5MM	242.9	104	2.3
Under $1MM	72.7	207	0.4
Total	**$904.0**	**363**	**$2.5**



Office Maturities, excludes Construction

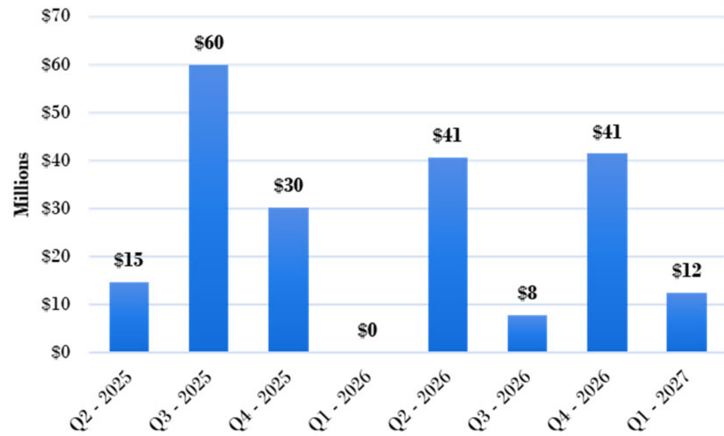
1Q25

- No significant changes in the Bank's Office portfolio during the quarter. 31% ($207MM) of the portfolio is maturing before 3/31/2027, which maintains a 95% Pass rating. Maturities are staggered in the next 24 months, with $105MM (16%) maturing in 2025.
- The Criticized + Classified population now only consists of a $10.8MM Boston CBD exposure. The small $200K exposure from last quarter paid off in full.
- The $170 PSF sale of the Boston CBD office building securing the aforementioned $10.8MM Classified loan is still expected to close in Q2. The loan carries a specific reserve that reflects this value.
- Overall, the portfolio has continued to perform relatively well with no meaningful deterioration during the quarter. The portfolio maintains a 90% overall Pass rating.

Office Maturities - Asset Quality

Loan Size	Outstanding	Average Loan Size	Average DSC	Average LTV
Core	$196.2	$4.7	1.54x	50%
Criticized + Classified	11.0	5.5	0.42x	176%
Total	**$207.2**	**$4.7**	**1.48x**	**57%**

Office Maturities by Quarter



Office Maturities by Submarket

Bank	Outstanding	Number of Loans	Average Loan Size
Brookline Bank	**159.4**	**22**	**$7.2**
Boston	*60.9*	6	*10.1*
Inside 128	*46.2*	7	*6.6*
Other BBK	*52.4*	9	*5.8*
Bank Rhode Island	**46.9**	**19**	**2.5**
Providence Cranston Pawtucket	*33.4*	14	*2.4*
Other BARI	*13.5*	5	*2.7*
PCSB	**0.9**	**3**	**0.3**
NY	*0.2*	*1*	*0.2*
Other PCSB	*0.7*	*2*	*0.3*
Total	**$207.2**	**44**	**$4.7**

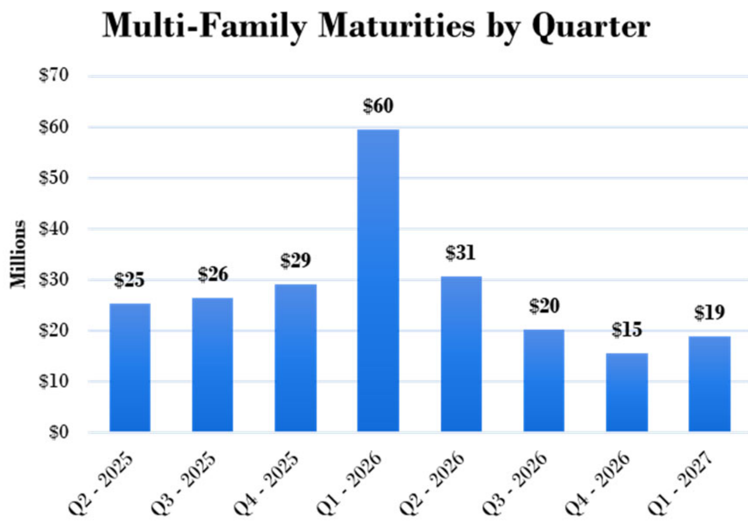
Multi-Family Maturities, excludes Construction

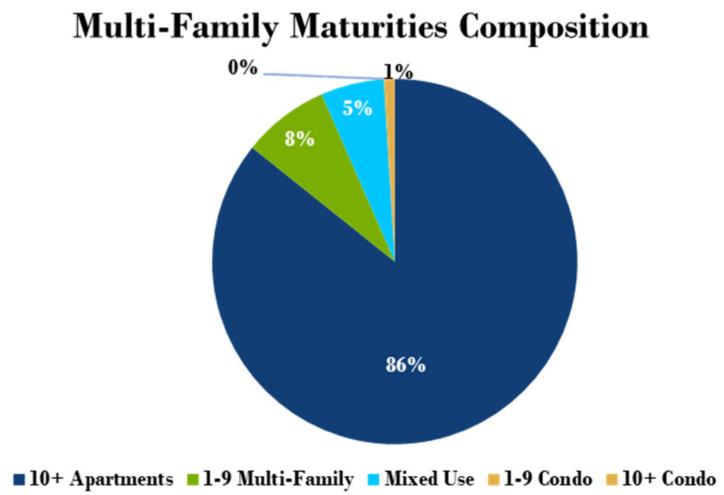
1Q25

- 16% ($226MM) of the multi-family portfolio matures before 3/31/2027. 94% of the population is Pass rated.
- The maturing Criticized + Classified population is now only comprised of two related construction-to-perm loans totaling $14.3MM used for development of low income and affordable housing complexes in Wareham. The complexes are currently fully occupied and awaiting permanent takeout financing from MassHousing, which is expected in early Q2. Note that a $1MM exposure to a 30-unit apartment building in the Bronx was paid off during the quarter.
- Consistent with the composition of the rest of the portfolio, the vast majority (86%) of maturities are large Class B multi-family properties, followed by small multi-family properties (8%).
- While the portfolio continues to remain healthy, as evidenced by a 97% overall Pass rating, we do acknowledge slight DSC compression driven by loans repricing into higher interest rates.

Multi-Family Maturities - Asset Quality

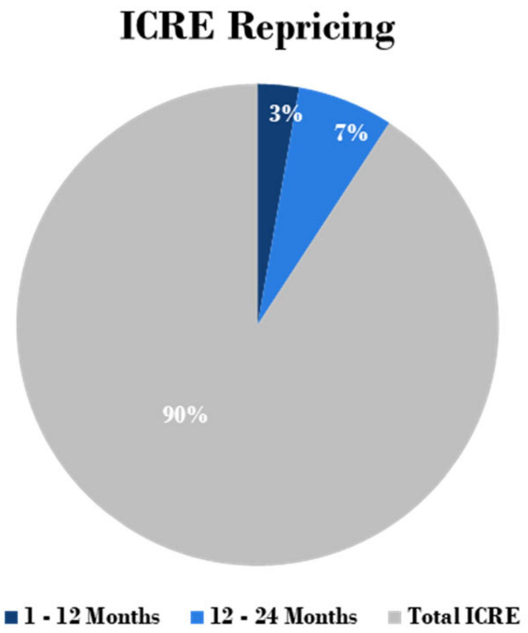
Loan Size	Outstanding	Average Loan Size	Average DSC	Average LTV
Core	$211.2	$2.0	1.81x	51%
Criticized + Classified	14.3	7.2	0.89x	74%
Total	**$225.6**	**$2.4**	**1.75x**	**52%**

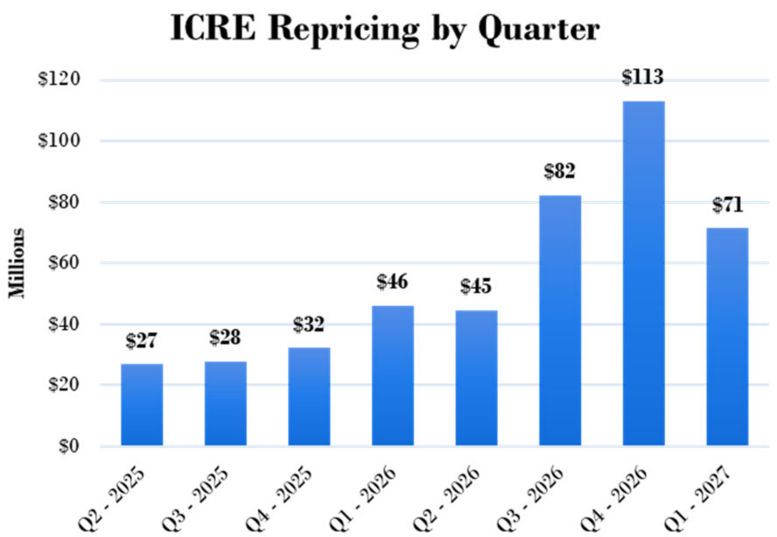




ICRE Repricing, excludes Construction and Swapped/Floating Rate Loans

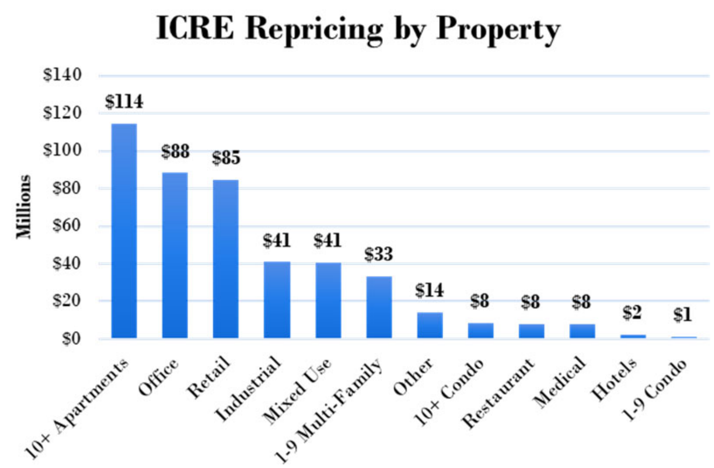
1Q25





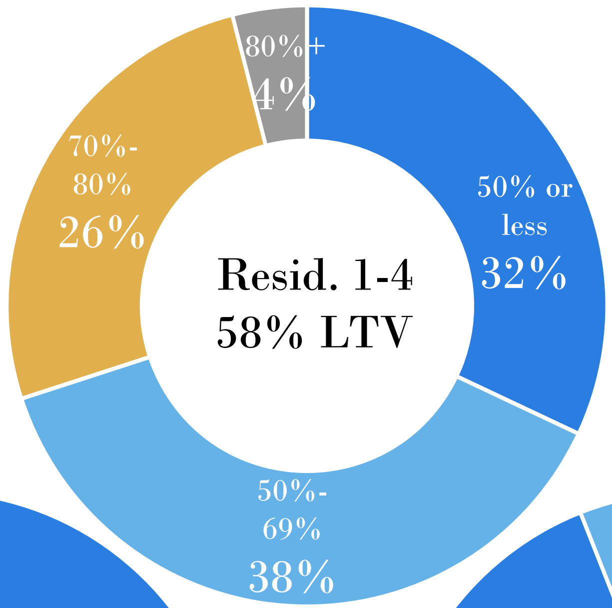
ICRE Repricing by Size

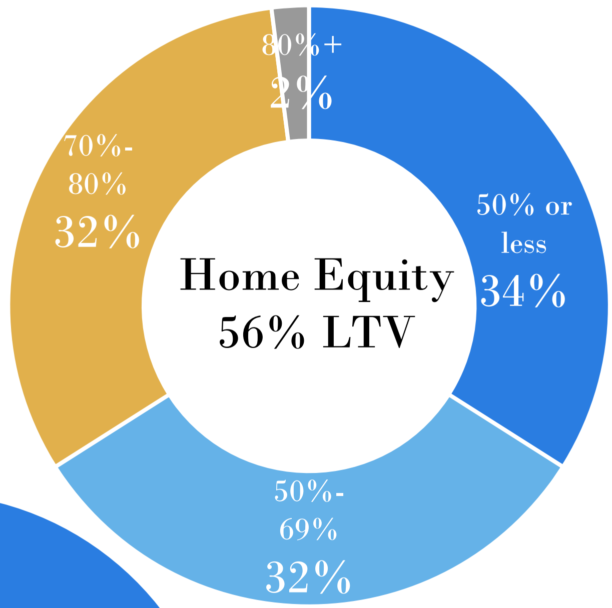
Loan Size	Outstanding	Number of Loans	Average Loan Size
$10MM+	$68.3	5	$13.7
$5MM - $10MM	80.0	12	6.7
$1MM - $5MM	233.0	107	2.2
Under $1MM	62.6	145	0.4
Total	**$444.0**	**269**	**$1.7**

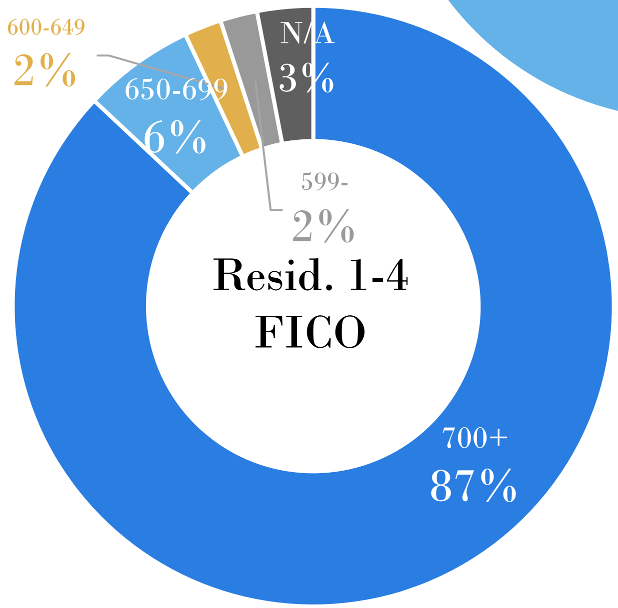


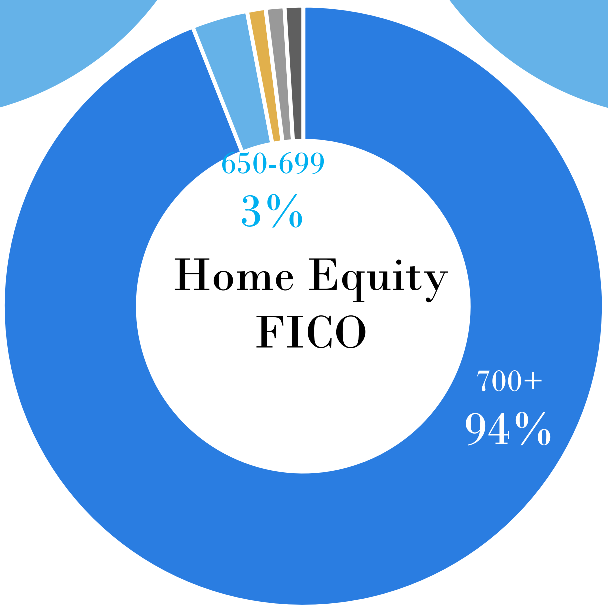
Consumer Loans – LTV / FICO

1Q25





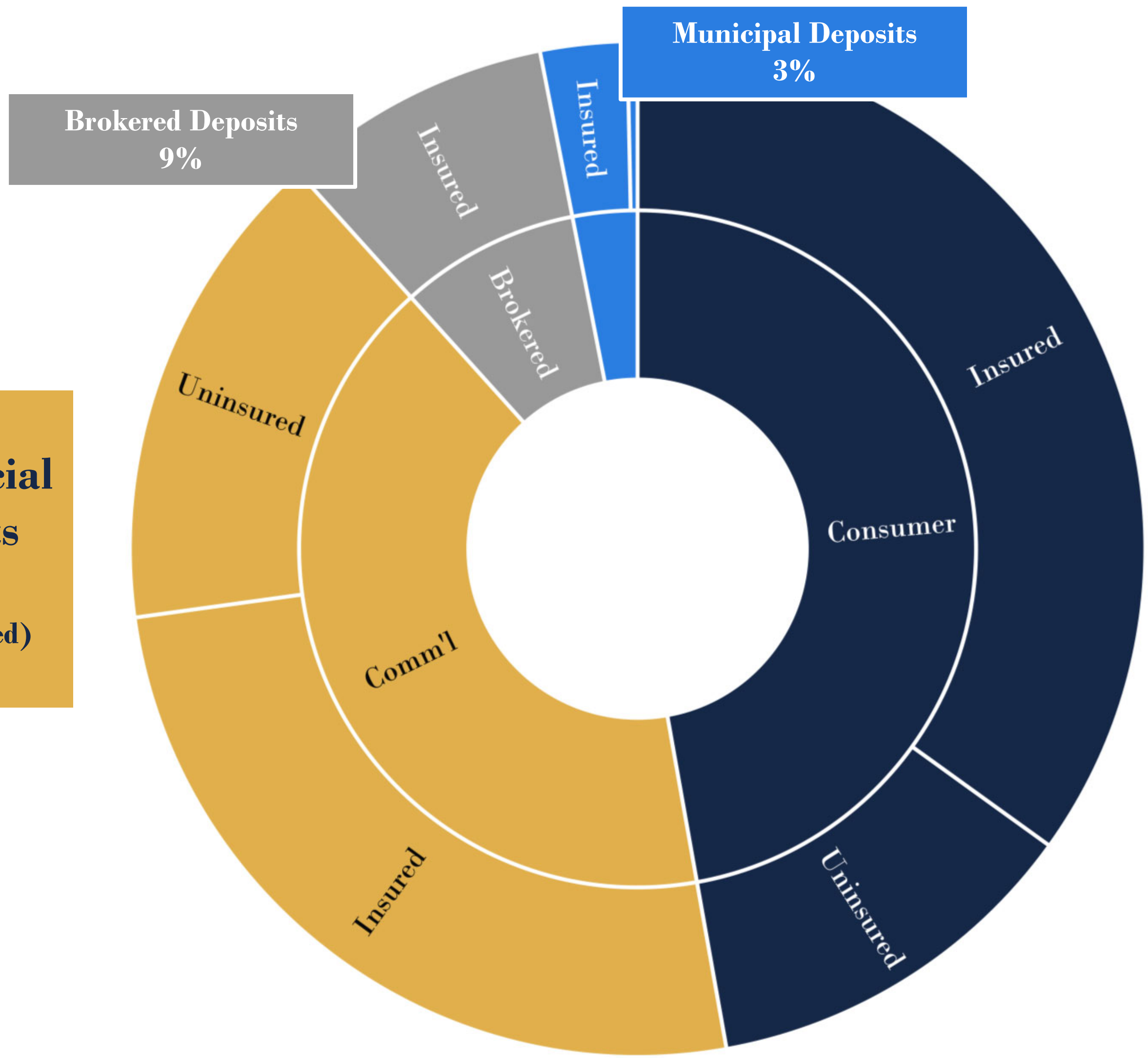




Well Diversified Deposit Base – 69% of Customer Deposits are Insured*

1Q25

Commercial Deposits
41%
(62% insured)

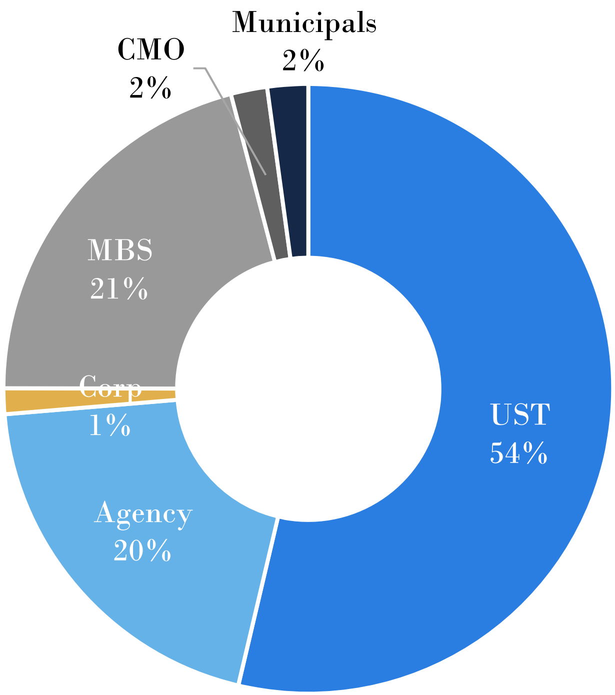


Consumer Deposits
47%
(74% insured)

* Insured includes deposits which are collateralized.

Securities Portfolio

1Q25



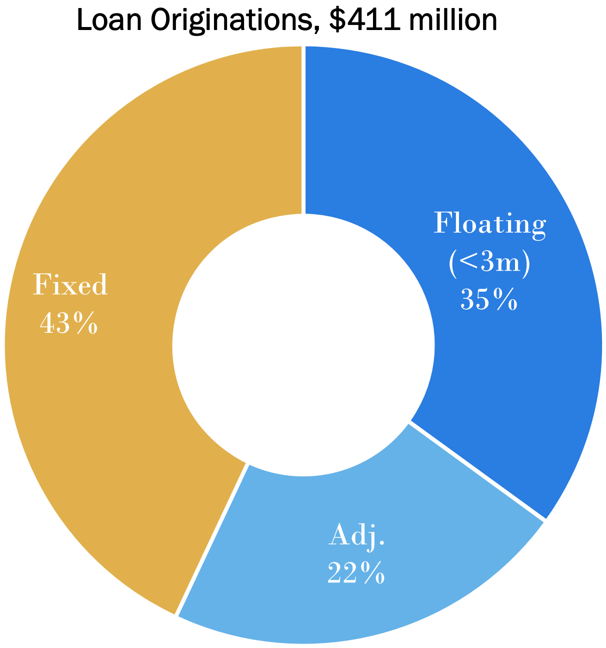
$ in millions	Current Par	Book Value	Fair Value	Unreal G/L	Book Yield	Duration
U.S. Treasuries	$ 495	$ 493	$ 473	$ (19)	2.90%	2.4
Agency Debentures	188	192	176	(16)	2.61%	3.6
Corp Bonds	13	12	12	0	6.50%	1.6
Agency MBS	216	205	184	(21)	3.10%	4.8
Agency CMO	19	18	17	(1)	2.95%	4.2
Municipals/Other	21	20	20	(0)	4.72%	2.6
Total	**$ 951**	**$ 939**	**$ 882**	**$ (57)**	**2.97%**	**3.2**

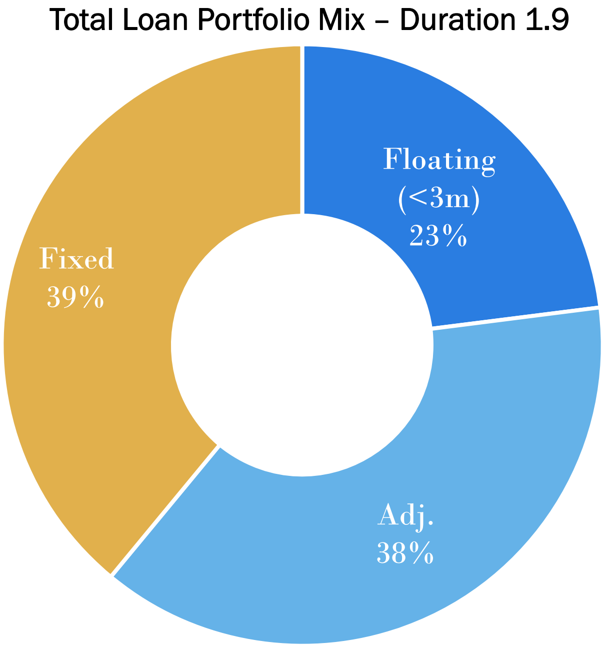
- Highly liquid, risk averse securities portfolio with prudent duration and minimal extension risk. **The entire investment portfolio is classified as Available for Sale.**
- The after tax, mark to market on the portfolio is included in Accumulated Other Comprehensive Income in Stockholders' Equity. **Total OCI represents a reduction in stockholders' equity of 3.5%.**

Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

Interest Rate Risk

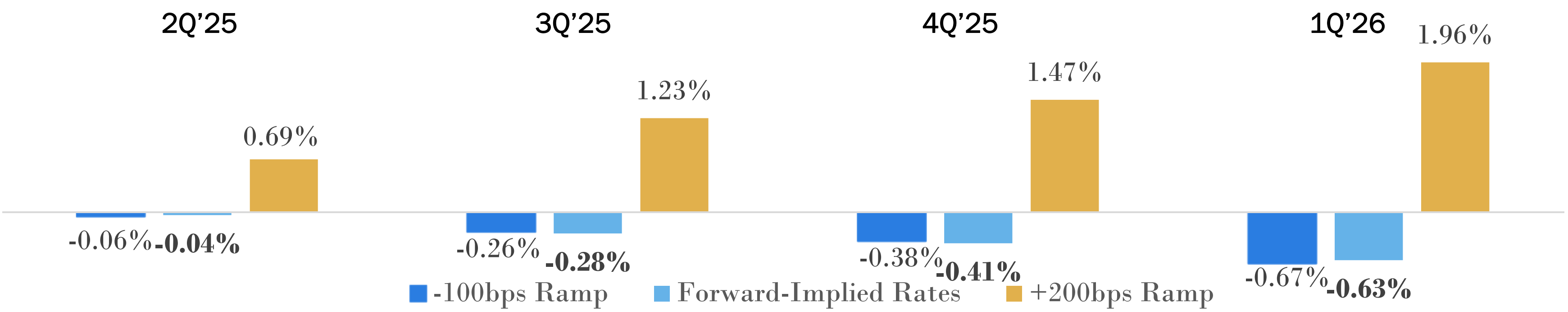
1Q25





Cumulative Net Interest Income Change by Quarter

03/31/2025 **Flat Balance Sheet**, simulations reflect a product weighted beta of **40%** on total deposits.



Deposit and Funding Betas - Percentage Change in Cost versus Change in Federal Funds Rate

1Q25

	Rising Interest Rate Environment				Declining Interest Rate Environment			
Rates / Costs	Cycle Start 4Q21	Cycle End 2Q24	Period Change	Beta*	Cycle End 2Q24	Current 1Q25	Period Change	Beta*
Fed Funds Rate	0.25%	5.50%	5.25%		5.50%	4.50%	-1.00%	
NOW	0.08%	0.68%	0.60%	11%	0.68%	0.65%	-0.03%	3%
Savings	0.10%	2.76%	2.66%	51%	2.76%	2.37%	-0.39%	39%
MMA	0.26%	3.08%	2.82%	54%	3.08%	2.52%	-0.56%	56%
CDs	0.73%	4.43%	3.70%	70%	4.43%	4.21%	-0.22%	22%
Brokerd CDs	0.16%	5.25%	5.09%	97%	5.25%	4.82%	-0.43%	43%
Total Interest Bearing	0.32%	3.39%	3.07%	58%	3.39%	3.01%	-0.38%	38%
DDA	0.00%	0.00%	0.00%	0%	0.00%	0.00%	0.00%	0%
Total Deposit Costs	0.23%	2.75%	2.52%	48%	2.75%	2.44%	-0.31%	31%
Borrowings	2.05%	5.00%	2.95%	56%	5.00%	4.96%	-0.04%	4%
Total Funding Costs	0.30%	3.04%	2.74%	52%	3.04%	2.74%	-0.30%	30%

* Betas based on reported quarterly cost of funds (Betas expressed as absolute values); Does not capture the impact of lag effects and timing of rate moves. Cost of deposits reflects interest costs over the quarter on a blended product category basis.

- The Federal Reserve began increasing the Federal Funds rate in March 2022; increasing rates 5.25% through June 2024.
- **On Sept 18, 2024 the FRB began reducing the Federal Funds rate with an initial cut of 50 basis points.**
- Additional 25 basis point reductions occurred at both the November 7th and December 18th, 2024 meetings.