

# **PUBLIC DISCLOSURE**

**May 18, 2026**

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

**Farmers and Merchants Bank of Long Beach  
RSSD # 871769**

**302 Pine Avenue  
Long Beach, California 90802**

**Federal Reserve Bank of San Francisco  
101 Market Street  
San Francisco, California 94105**

*NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with the safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.*

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## INSTITUTION RATING

### ***Institution's Community Reinvestment Act (CRA) Rating***

Farmers and Merchants Bank of Long Beach is rated "SATISFACTORY"

*The following table shows the performance level of Farmers and Merchants Bank of Long Beach with respect to the lending, investment, and service tests.*

| PERFORMANCE LEVELS        | PERFORMANCE TESTS |                 |              |
|---------------------------|-------------------|-----------------|--------------|
|                           | LENDING TEST*     | INVESTMENT TEST | SERVICE TEST |
| OUTSTANDING               |                   |                 |              |
| HIGH SATISFACTORY         |                   | X               | X            |
| LOW SATISFACTORY          | X                 |                 |              |
| NEEDS TO IMPROVE          |                   |                 |              |
| SUBSTANTIAL NONCOMPLIANCE |                   |                 |              |

\* The lending test is weighted more heavily than the investment and service tests in determining the overall rating.

The major factors supporting the institution's rating include:

- Lending levels that reflect adequate responsiveness to the credit needs of the assessment area.
- A high percentage of loans made inside the bank's assessment areas.
- Geographic distributions of loans that reflect good penetration throughout the bank's assessment areas.
- Adequate penetration among customers of different income levels and businesses of different sizes.
- Relatively high levels of community development lending.
- A significant level of qualified community development investments, particularly those not routinely provided by private investors, occasionally in a leadership position.
- Delivery systems that are accessible to the bank's geographies of different income levels and individuals of different income levels in its assessment areas.
- Business hours and services that do not vary in a way the inconveniences is assessment areas, particularly low- and moderate-income geographies and/or individuals.
- Relatively high levels of community development services.

## INSTITUTION

### *Description of Institution*

Farmers and Merchants Bank of Long Beach (FMLB) operates as a wholly-owned subsidiary of Palomar Enterprises, LLC, and is headquartered in Long Beach, California. As of March 31, 2026, the bank reported total assets of \$11.9 billion. FMLB operates through 27 full-service branches across three counties in Southern California. The bank's branch network is concentrated primarily in Orange County with 15 locations, followed by Los Angeles County with 11 locations, and a single branch is maintained in Santa Barbara County.

FMLB delineates two assessment areas, both unchanged since the prior examination. The Los Angeles-Orange assessment area serves as the bank's primary market, encompassing the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA), which includes all of Los Angeles and Orange counties. This assessment area houses 26 of the bank's 27 branches. The Santa Barbara assessment area comprises the Santa Maria-Santa Barbara MSA and consists of Santa Barbara County in its entirety, where the bank maintains a single branch. Since the prior examination, the bank opened two new branches and relocated one branch, all within the Los Angeles-Orange assessment area.

FMLB is a full-service institution offering a comprehensive range of products to businesses and consumer clients. The bank's primary focus is commercial lending, including construction loans, working capital credit lines, and financing for equipment and accounts receivable. FMLB holds preferred lender status with the Small Business Administration (SBA) and provides access to government-guaranteed loan programs for qualifying small businesses. Consumer products offered by the bank include residential mortgage products, home equity credit lines, automobile financing, credit cards, and personal loans in both secured and unsecured formats. The bank also provides standard deposit products such as checking, money market, and savings accounts.

The composition of the bank's loan portfolio as of December 31, 2025, is shown in Exhibit 1 below. The loan mix is reflective of the bank's focus on commercial lending, which accounts for 72.8 percent of the bank's total loans and leases.

| EXHIBIT 1<br>LOANS AND LEASES AS OF DECEMBER 31, 2025        |                  |              |
|--------------------------------------------------------------|------------------|--------------|
| Loan Type                                                    | \$ ('000s)       | %            |
| Commercial/Industrial & Non-Farm Non-Residential Real Estate | 4,417,006        | 72.8         |
| Secured by 1-4 Family Residential Real Estate                | 568,453          | 9.4          |
| Construction & Land Development                              | 359,308          | 5.9          |
| Multi-Family Residential Real Estate                         | 319,998          | 5.3          |
| Consumer Loans                                               | 179,154          | 2.9          |
| Farm Land & Agriculture                                      | 2,363            | 0.0          |
| Other                                                        | 221,267          | 3.6          |
| <b>Total (Gross)</b>                                         | <b>6,067,549</b> | <b>100.0</b> |

There were no legal or financial impediments that inhibited the bank's ability to meet the credit needs of its communities, consistent with its business strategy, size, financial capacity, and local economic

conditions. FMLB received an outstanding performance rating at the prior CRA examination conducted as of August 29, 2022.

## ***Scope of Examination***

FMLB's performance was evaluated in accordance with the Interagency Large Institution CRA Examination Procedures, which assesses performance under three tests: lending, investment, and service. The lending test evaluation included review of small business and home mortgage (HMDA) loans made between January 1, 2022, and December 31, 2024. The review period for community development activity, including loans, investments, donations, and services was August 30, 2022, to May 18, 2026.

The lending test, which receive the greatest weight in the overall CRA rating, is based upon a review of small business, home purchase, home refinance, multifamily, and qualified community development loans. The investment test is based on a review of qualified community development investments made during the review period or those made during a prior period that remained on the bank's books at the time of the examination. The service test evaluation is based on a review of retail banking services and qualified community development services provided during the review period.

Full- and limited-scope reviews of the assessment areas were determined based on several factors, including the bank's presence and level of lending and deposit activity within each assessment area. The Los Angeles-Orange assessment area received a full-scope review, while the Santa Barbara assessment area received a limited-scope review.

Product specific performance under the lending test is weighted according to the bank's focus, its actual lending activity, and opportunities within the bank's assessment areas. As such, small business loans and home mortgage loans received equal weight, giving the relatively equal transaction volumes and the dollar amount of loans originated or purchased. Small farm lending was not considered as it comprised zero percent of all reportable loans. All loan data is presented in the lending tables contained in Appendix B – CRA Core Tables.

## CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

### *Lending Test*

FMLB's overall performance under the lending test is low satisfactory. This assessment is attributable to generally adequate lending levels that reflect adequate responsiveness to assessment area needs, good geographic lending distribution, and adequate penetration among borrowers of different income levels and revenue sizes. In addition, the bank made a relatively high level of community development loans that address the community needs of the markets it serves.

### LENDING ACTIVITY

The bank's lending levels reflect generally adequate responsiveness to assessment area needs, considering the economic conditions and challenges that the bank faced during the review period as described in the Los Angeles-Orange assessment area evaluation below. Loan volumes in both of the bank's assessment areas compare reasonably with the bank's share of deposits in those markets.

A majority of lending activity consisted of small business loans originated or purchased during the review period, as reflected in Exhibit 2 below.

| EXHIBIT 2<br>SUMMARY OF LENDING ACTIVITY<br>JANUARY 1, 2022 – DECEMBER 31, 2024 |            |              |                |              |
|---------------------------------------------------------------------------------|------------|--------------|----------------|--------------|
| Loan Type                                                                       | #          | %            | \$ ('000s)     | %            |
| HMDA Home Purchase                                                              | 112        | 13.7         | 86,921         | 13.3         |
| HMDA Refinance                                                                  | 190        | 23.2         | 152,520        | 23.4         |
| HMDA Home Improvement                                                           | 9          | 1.1          | 1,277          | 0.2          |
| HMDA Multifamily                                                                | 65         | 7.9          | 180,748        | 27.8         |
| Total HMDA-Related                                                              | 376        | 46.0         | 421,466        | 64.7         |
| Small Farm                                                                      | 0          | 0            | 0              | 0            |
| Small Business                                                                  | 442        | 54.0         | 229,470        | 35.2         |
| Total Business-Related                                                          | 442        | 54.0         | 229,470        | 35.2         |
| <b>Total Loans</b>                                                              | <b>818</b> | <b>100.0</b> | <b>650,936</b> | <b>100.0</b> |

### ASSESSMENT AREA CONCENTRATION

A high percentage of loans by number were made within the bank's assessment areas. Exhibit 3 on the next page shows the number and dollar volume of loans extended both inside and outside of FMLB's assessment areas during the review period. Please note, this evaluation does not include HMDA Other Purpose Closed-End loans in the lending test analysis. The tables in Appendix B contain additional information regarding assessment area-specific lending activity.

| EXHIBIT 3<br>LENDING INSIDE AND OUTSIDE THE ASSESSMENT AREAS<br>JANUARY 1, 2022 – DECEMBER 31, 2024 |            |             |                |             |            |             |                |             |
|-----------------------------------------------------------------------------------------------------|------------|-------------|----------------|-------------|------------|-------------|----------------|-------------|
| Loan Type                                                                                           | Inside     |             |                |             | Outside    |             |                |             |
|                                                                                                     | #          | %           | \$ ('000s)     | %           | #          | %           | \$ ('000s)     | %           |
| HMDA Home Purchase                                                                                  | 90         | 80.4        | 71,440         | 82.2        | 22         | 19.6        | 15,481         | 17.8        |
| HMDA Refinance                                                                                      | 174        | 91.6        | 146,107        | 95.8        | 16         | 8.4         | 6,413          | 4.2         |
| HMDA Home Improvement                                                                               | 8          | 88.9        | 1,222          | 95.7        | 1          | 11.1        | 55             | 4.3         |
| HMDA Multifamily                                                                                    | 57         | 87.7        | 134,603        | 74.5        | 8          | 12.3        | 46,145         | 25.5        |
| Total HMDA-Related                                                                                  | 329        | 87.5        | 353,372        | 83.8        | 47         | 12.5        | 68,094         | 16.2        |
| Small Farm                                                                                          | 0          | 0           | 0              | 0           | 0          | 0           | 0              | 0           |
| Small Business                                                                                      | 382        | 86.4        | 193,296        | 84.2        | 60         | 13.6        | 36,174         | 15.8        |
| Total Business-Related                                                                              | 382        | 86.4        | 193,296        | 84.2        | 60         | 13.6        | 36,174         | 15.8        |
| <b>Total Loans</b>                                                                                  | <b>711</b> | <b>86.9</b> | <b>546,668</b> | <b>84.0</b> | <b>107</b> | <b>13.1</b> | <b>104,268</b> | <b>16.0</b> |

## GEOGRAPHIC AND BORROWER DISTRIBUTION

The bank demonstrates good distribution of credit among census tracts of different income levels and adequate distribution of credit among borrowers of different income levels and revenue sizes. The performance of small business, home purchase, home refinance, and multifamily mortgage loans in the Los Angeles-Orange assessment area drove the overall assessment of the bank's distributions of credit. The facts and data supporting overall conclusions are presented in the assessment area analysis.

## COMMUNITY DEVELOPMENT LENDING

FMLB makes a relatively high level of community development loans. During the review period, the bank originated 310 loans totaling \$569 million. The majority of direct community development lending helped revitalize and stabilize low- and moderate-income areas. The bank made a total of 62 loans amounting to \$438.6 million for this purpose, representing a majority of all community development lending. Additionally, the bank made 15 loans totaling \$66.5 million that supported the affordable housing within its assessment areas. FMLB also made a total of 39 loans amounting to \$37.6 million to organizations that provide essential services to low- and moderate-income individuals and three loans totaling \$4.8 million that supported economic development. Performance details on the impact to each of the bank's market areas are provided in the individual assessment area evaluations below.

FMLB's community development loan totals include a pro-rata share of loans made by a community development financial institution (CDFI) in which the bank held an equity investment. The CDFI primarily serves low- and moderate-income areas or low- and moderate-income individuals. Through its CDFI investment, the bank received community development lending credit for 191 loans totaling \$17.7 million. Of this amount, \$2 million benefited the bank's assessment areas directly, and \$15.7 million helped meet the needs of broader statewide or regional areas that included the bank's assessment areas.

## Investment Test

FMLB's overall performance under the investment test is high satisfactory. Although the bank was rarely in a position of leadership, the bank held a significant level of qualified community development

investments on its books that demonstrated excellent responsiveness to the community development needs of its assessment areas.

FMLB's qualified community development investment portfolio totaled \$224.3 million at the time of this examination. This portfolio consisted primarily of prior period investments, as FMLB made only one qualified investment totaling \$20.8 million during the review period. The bank held one unfunded commitment of \$9.9 million.

Prior period investments included 85 qualified community development investments that collectively had a book value of \$203.5 million. Of this total, \$74.6 million benefited the bank's assessment areas directly, while \$149.7 million benefitted nationwide, broader statewide, and regional areas that include the bank's assessment area. These activities were considered in the bank's overall performance assessment because the bank adequately engaged in qualified activities address the needs of its assessment areas. Most of the bank's community development investments helped to address the need of affordable housing, with \$65.3 million benefiting this purpose. A large portion of the portfolio also supported economic development, with a total of \$61.4 million. A total of \$49.9 million helped to revitalize or stabilize low- and moderate-income geographies, and \$47.7 million funded services for low- and moderate-income individuals.

Additionally, FMLB provided 1,005 community development grants and donations \$3.9 million during the review period. The bank provided 998 grants and donations totaling \$3.9 million within its assessment areas, as well as 7 grants and donations totaling \$60,000 to organizations that serve the broader statewide and regional areas that include the bank's assessment areas. Performance details on the impact to the bank's market area are provided in the assessment area evaluation below.

## ***Service Test***

FMLB's performance under the service test is rated high satisfactory. This assessment is based on relatively high levels of community development services provided by bank employees during the review period, delivery systems that are accessible to geographies and individuals of different income levels in its assessment areas, and service hours that do not vary in a way that inconveniences its assessment areas, particularly to low- and moderate-income geographies and individuals.

## **RETAIL BANKING SERVICES**

FMLB's retail delivery systems are accessible to geographies and individuals of different income levels in its assessment areas. Of the bank's total 27 branches, 6 locations representing 22.2 percent of the branch distribution were located in low- or moderate-income census tracts. During the review period, the bank opened one branch in a low-income census tract and one in a middle-income census tract, and the bank also relocated one branch from a middle-income census tract to a low-income census tract. However, during that same timeframe, four census tracts that were previously designated as low- or moderate-income were changed to either middle- or upper-income census tracts, impacting the appearance of the bank's delivery systems accessibility performance. Nevertheless, FMLB's branching activity reflects a record of improving accessibility of delivery systems, particularly to low-income geographies and individuals during the review period.

The bank's full range of products and services are available at all branches. All 27 of the bank's branches have night-drop deposit services available and house at least one automated teller machine (ATM). Further, 11 branches offer drive-through teller services. Bank branches are open standard hours Monday-Friday with Saturday hours offered at most of its locations and do not inconvenience its assessment areas, particularly low- and moderate-income geographies or individuals. The bank also offers alternative delivery systems that include digital and mobile banking services, telephone banking, bank-by-mail, and remote deposit capture services.

## **COMMUNITY DEVELOPMENT SERVICES**

FMLB provided a relatively high level of community development services that were responsive to the community development needs within its assessment areas. During the review period, employees provided 4,285 community development service hours in its assessment areas and broader statewide or regional areas that include its assessment areas. A large majority of the service hours were provided inside the assessment areas, with 3,958 occurring in Los Angeles assessment area, and 98 occurring in Santa Barbara assessment area. A total of 229 service hours were provided in the broader statewide or regional areas.

Community development services were largely focused on supporting the need for services for low- and moderate-income individuals and families. Bank employees provided financial education through programs and served as mentors and counselors for youth from low- and moderate-income families. Services also included free-tax assistance, vocational education, technical assistance to small businesses and non-profit organizations, and fundraising. Bank staff also provided leadership and financial expertise to various community-based organizations by serving a combined total of 2,709 hours on their boards and committees.

Activities specific to individual assessment areas are discussed in their respective sections of this evaluation.

## ***Fair Lending or Other Illegal Practices Review***

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 (Dodd Frank Act) established the Consumer Financial Protection Bureau (CFPB). In general, the Dodd-Frank Act gives the CFPB, among other things, primary examination and enforcement authority over insured depository institutions with total assets of more than \$10 billion when assessing compliance with the requirements of federal consumer financial laws, including FMLB. The Reserve Bank, however, retains authority to enforce compliance with the CRA and certain other consumer compliance laws and regulations. Concurrent with this CRA evaluation, we conducted a review of the bank's compliance with consumer protection laws and regulations and found no violations of the substantive provisions of anti-discrimination, fair lending, or other illegal credit practice rules, laws or regulations that were inconsistent with helping to meet community credit needs.

## FULL-SCOPE ASSESSMENT AREA CONCLUSIONS

### Los Angeles – Orange Assessment Area

#### DESCRIPTION OF OPERATIONS IN LOS ANGELES – ORANGE

The Los Angeles-Orange assessment area consists of the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) which is comprised of Los Angeles and Orange counties in their entirety.

Los Angeles County is located along the Pacific Coast in Southern California, south of Kern County, east of Ventura County and west of San Bernardino County. Orange County is located south of Los Angeles County and is bordered by San Bernardino County and Riverside County to the northeast and San Diego County to the south. As of July 1, 2024, the two-county assessment area was estimated to be home to nearly 13 million people.<sup>1</sup> With a population of 9.8 million, Los Angeles County was the most populous county in California.<sup>2</sup> Orange County was the third-most populous with 3.2 million people.<sup>3</sup>

The Los Angeles-Orange assessment area is a highly competitive market for financial services. The June 30, 2025, Deposit Market Share Report shows that 107 federally insured financial institutions operated 1,929 offices in the area with combined total deposits of \$665 billion.<sup>4</sup> According to that same data, FMLB ranked 14th in the area with 1.3 percent of the deposit market share.<sup>5</sup> The bank operates 26 of its 27 branches in Los Angeles and Orange counties.

The following Exhibit 4 presents key demographic and business information used to help develop a performance context for the assessment area.

| EXHIBIT 4<br>ASSESSMENT AREA DEMOGRAPHICS<br>LOS ANGELES-ORANGE ASSESSMENT AREA |                    |              |                          |              |                                                    |            |                           |              |
|---------------------------------------------------------------------------------|--------------------|--------------|--------------------------|--------------|----------------------------------------------------|------------|---------------------------|--------------|
| Income Categories                                                               | Tract Distribution |              | Families by Tract Income |              | Families < Poverty Level as % of Families by Tract |            | Families by Family Income |              |
|                                                                                 | #                  | %            | #                        | %            | #                                                  | %          | #                         | %            |
| <b>Low</b>                                                                      | 178                | 5.7          | 142,545                  | 4.8          | 39,818                                             | 27.9       | 699,400                   | 23.7         |
| <b>Moderate</b>                                                                 | 856                | 27.5         | 792,186                  | 26.8         | 125,169                                            | 15.8       | 486,097                   | 16.5         |
| <b>Middle</b>                                                                   | 926                | 29.8         | 905,587                  | 30.7         | 73,556                                             | 8.1        | 529,772                   | 17.9         |
| <b>Upper</b>                                                                    | 1,071              | 34.4         | 1,098,658                | 37.2         | 43,367                                             | 3.9        | 1,238,213                 | 41.9         |
| <b>Unknown</b>                                                                  | 81                 | 2.6          | 14,506                   | 0.5          | 1,991                                              | 13.7       | 0                         | 0.0          |
| <b>Total AA</b>                                                                 | <b>3,112</b>       | <b>100.0</b> | <b>2,953,482</b>         | <b>100.0</b> | <b>283,901</b>                                     | <b>9.6</b> | <b>2,953,482</b>          | <b>100.0</b> |

<sup>1</sup> U.S. Census Bureau, QuickFacts, Population Estimates, July 1, 2021; available from: [www.census.gov/quickfacts/](https://www.census.gov/quickfacts/).

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Federal Deposit Insurance Corporation (FDIC), Summary of Deposits; available from: <https://www7.fdic.gov/sod/sodMarketRpt.asp?barItem=2>.

<sup>5</sup> Ibid.

|                                 | Housing Units by Tract    | Housing Type by Tract |                                    |              |                  |              |                      |              |
|---------------------------------|---------------------------|-----------------------|------------------------------------|--------------|------------------|--------------|----------------------|--------------|
|                                 |                           | Owner-occupied        |                                    |              | Rental           |              | Vacant               |              |
|                                 |                           | #                     | % by tract                         | % by unit    | #                | % by unit    | #                    | % by unit    |
| Low                             | 225,201                   | 29,216                | 1.4                                | 13.0         | 183,218          | 81.4         | 12,767               | 5.7          |
| Moderate                        | 1,184,434                 | 364,211               | 17.1                               | 30.7         | 758,418          | 64.0         | 61,805               | 5.2          |
| Middle                          | 1,388,988                 | 672,356               | 31.6                               | 48.4         | 643,632          | 46.3         | 73,000               | 5.3          |
| Upper                           | 1,803,716                 | 1,056,633             | 49.6                               | 58.6         | 613,113          | 34.0         | 133,970              | 7.4          |
| Unknown                         | 58,695                    | 7,284                 | 0.3                                | 12.4         | 44,424           | 75.7         | 6,987                | 11.9         |
| <b>Total AA</b>                 | <b>4,661,034</b>          | <b>2,129,700</b>      | <b>100.0</b>                       | <b>45.7</b>  | <b>2,242,805</b> | <b>48.1</b>  | <b>288,529</b>       | <b>6.2</b>   |
|                                 | Total Businesses by Tract |                       | Businesses by Tract & Revenue Size |              |                  |              |                      |              |
|                                 |                           |                       | Less Than or = \$1 Million         |              | Over \$1 Million |              | Revenue Not Reported |              |
|                                 | #                         | %                     | #                                  | %            | #                | %            | #                    | %            |
| Low                             | 23,032                    | 3.5                   | 20,915                             | 3.5          | 2,012            | 4.2          | 105                  | 2.7          |
| Moderate                        | 129,825                   | 19.8                  | 118,246                            | 19.6         | 11,000           | 22.9         | 579                  | 15.0         |
| Middle                          | 183,679                   | 28.1                  | 168,345                            | 28.0         | 14,347           | 29.9         | 987                  | 25.6         |
| Upper                           | 302,912                   | 46.3                  | 282,420                            | 46.9         | 18,407           | 38.4         | 2,085                | 54.0         |
| Unknown                         | 14,662                    | 2.2                   | 12,349                             | 2.1          | 2,206            | 4.6          | 107                  | 2.8          |
| <b>Total AA</b>                 | <b>654,110</b>            | <b>100.0</b>          | <b>602,275</b>                     | <b>100.0</b> | <b>47,972</b>    | <b>100.0</b> | <b>3,863</b>         | <b>100.0</b> |
| Percentage of Total Businesses: |                           |                       |                                    | <b>92.1</b>  |                  | <b>7.3</b>   |                      | <b>0.6</b>   |
|                                 | Total Farms by Tract      |                       | Farms by Tract & Revenue Size      |              |                  |              |                      |              |
|                                 |                           |                       | Less Than or = \$1 Million         |              | Over \$1 Million |              | Revenue Not Reported |              |
|                                 | #                         | %                     | #                                  | %            | #                | %            | #                    | %            |
| Low                             | 44                        | 2.1                   | 44                                 | 2.2          | 0                | 0.0          | 0                    | 0.0          |
| Moderate                        | 321                       | 15.4                  | 303                                | 15.1         | 18               | 25.4         | 0                    | 0.0          |
| Middle                          | 494                       | 23.7                  | 476                                | 23.6         | 18               | 25.4         | 0                    | 0.0          |
| Upper                           | 1,188                     | 57.0                  | 1,153                              | 57.3         | 35               | 49.3         | 0                    | 0.0          |
| Unknown                         | 37                        | 1.8                   | 37                                 | 1.8          | 0                | 0.0          | 0                    | 0.0          |
| <b>Total AA</b>                 | <b>2,084</b>              | <b>100.0</b>          | <b>2,013</b>                       | <b>100.0</b> | <b>71</b>        | <b>100.0</b> | <b>0</b>             | <b>0.0</b>   |
| Percentage of Total Farms:      |                           |                       |                                    | <b>96.6</b>  |                  | <b>3.4</b>   |                      | <b>0.0</b>   |

Source: 2024 FFIEC Census Data  
2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

## Economic Conditions

The Los Angeles-Orange assessment area entered the review period in an economic recovery with employment levels trending toward pre-pandemic levels but soon faced significant headwinds that included shifting consumer confidence, restrictive monetary policy, year-over-year population losses, and disruptions from international trade policy. Despite early progress in recovering from COVID-19 impacts, the assessment area was positioned as the weakest of the nation's 10 largest areas and divisions in terms of employment growth by late 2025.<sup>6</sup>

<sup>6</sup> Moody's Precise Report, Los Angeles-Long Beach-Glendale CA, November 2025.

Early in the review period, employment in the assessment area had rebounded to near pre-pandemic levels and growth was steady, largely due to gains in the healthcare sector, leisure and hospitality, and professional services.<sup>7, 8</sup> Healthcare in particular was a stabilizing economic force, as the assessment area is supported by patients from across the country, including Western states experiencing high population growth.<sup>9</sup> This support helped offset layoffs in the technology sector and out-migration patterns as residents left the area for more affordable environments.<sup>10, 11</sup>

Tourism also helped drive employment growth early in the review period but was tempered by weakening consumer confidence in the face of high gas prices, persistent inflation, slowing nominal wage growth, and fears of a larger recession.<sup>12</sup> By August 2025, the percentage of Americans planning vacations had decreased notably compared to the previous year.<sup>13</sup> General slowdowns in manufacturing were also noted during the review period; however, the assessment area fared better than most other states due to a focus on computer and electronic production, particularly in Orange County. By August 2023, electronics production made up more than one in five factory employment jobs, which bode well for the manufacturing sector due to sustained consumer appetite for electronics.<sup>14</sup> However, this sector became vulnerable when tariffs pushed input costs higher as international trade policy was implemented.<sup>15</sup>

Transportation and warehousing typically serves as a key economic driver in the assessment area, given that over 33 percent of U.S. imports pass through the ports of Los Angeles and Long Beach. However, the increased demand that occurred during the pandemic slowed during the review period as consumer confidence wavered.<sup>16</sup> Additionally, international trade policy enacted during the review period resulted in a 35 percent year over year decrease of cargo at the Port of Los Angeles as of May 2025, representing a steeper decline than during the Great Recession.<sup>17</sup> The area's trucking industry was also impacted by the trade policy, with some smaller companies filing for bankruptcy.<sup>18</sup> By August 2025, order cancellations were increasing, and many orders were on hold as businesses opted to wait out subsequent policy changes.<sup>19</sup>

Financial services faced challenges related to restrictive monetary policy and tight lending standards, as well as declining consumer credit originations.<sup>20</sup> Many lenders demonstrated caution, largely due to lower economic growth and deteriorating credit performance, despite higher interest rates on new loans.<sup>21</sup> High interest rates notably suppressed loan demand, particularly in mortgage lending.<sup>22</sup> While

<sup>7</sup> Moody's Precis Report, Anaheim-Santa Ana-Irvine CA, November 2022.

<sup>8</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, November 2022.

<sup>9</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, November 2022.

<sup>10</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, May 2024.

<sup>11</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, November 2023.

<sup>12</sup> Moody's Precis Report, Anaheim-Santa Ana-Irvine CA, August 2023.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, May 2025.

<sup>16</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, November 2023.

<sup>17</sup> Moody's Precis Report, Los Angeles-Long Beach-Glendale CA, May 2025.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> Moody's Precis Report, Anaheim-Santa Ana-Irvine CA, August 2023.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

relief came through multiple interest rate cuts, high mortgage rates and home values persistently impacted housing demand resulting in significant year over year decreases, as shown below.<sup>23</sup>

Unemployment rates in the assessment decreased significantly in 2022 before edging back up in subsequent years. In Los Angeles County, the unemployment rate remained above the state average, but the gap narrowed in later years of the review period. Orange County's unemployment rate was consistently below the state average and kept pace with overall trends. Exhibit 5 below reflects the unemployment rate of the bank's assessment area and the State of California for the years 2021 through 2024.

| EXHIBIT 5<br>UNEMPLOYMENT RATES<br>Assessment Area: Los Angeles-Orange |      |      |      |      |
|------------------------------------------------------------------------|------|------|------|------|
| Area                                                                   | 2021 | 2022 | 2023 | 2024 |
| Los Angeles County, CA                                                 | 9.0% | 5.0% | 5.1% | 5.8% |
| Orange County, CA                                                      | 6.0% | 3.2% | 3.5% | 3.9% |
| California                                                             | 7.3% | 4.3% | 4.7% | 5.3% |

Source: Bureau of Labor Statistics(BLS), Local Area Unemployment Statistics

The cost burden for renters and owners indicates a need for affordable housing in the assessment area. As of the most recent data available, the majority of renters were spending 30 percent or more of their household income on rent, as were approximately half of low- and moderate-income homeowners. Affordable housing options for low- and moderate-income renters were scarce in the assessment area and statewide. Exhibit 6 below, reflects the percentages of cost burdened renters and owners within the assessment area and statewide as of 2021.

| EXHIBIT 6<br>HOUSING COST BURDEN<br>Assessment Area: Los Angeles-Orange |                       |                 |             |                      |                 |            |
|-------------------------------------------------------------------------|-----------------------|-----------------|-------------|----------------------|-----------------|------------|
| Area                                                                    | Cost Burden - Renters |                 |             | Cost Burden - Owners |                 |            |
|                                                                         | Low Income            | Moderate Income | All Renters | Low Income           | Moderate Income | All Owners |
| Los Angeles County, CA                                                  | 81.8%                 | 52.2%           | 52.4%       | 68.8%                | 50.0%           | 33.3%      |
| Orange County, CA                                                       | 83.4%                 | 61.0%           | 51.0%       | 65.8%                | 46.9%           | 29.0%      |
| California                                                              | 81.1%                 | 56.6%           | 49.5%       | 67.3%                | 47.9%           | 29.1%      |

Cost Burden is housing cost that equals 30 percent or more of household income

Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy

As depicted in Exhibit 7 on the following page, the number of small business loans originated within the assessment area decreased steadily over the review period and kept pace with statewide trends. Small business loan volume in the assessment area decreased by 9.6 percent between 2021 and 2023, with the largest decrease occurring in Los Angeles County. Within the State of California, loans to small businesses decreased by 8.6 percent during that time period. Lending to small businesses is critical for the support of the local economy given that small businesses represented at least 92.1 percent of all businesses in the assessment area, as depicted in Exhibit 4 above.

<sup>23</sup> Moody's Precise Report, Anaheim-Santa Ana-Irvine CA, February 2024.

| <b>EXHIBIT 7</b><br><b>SMALL BUSINESS LOAN TRENDS</b><br><b>Assessment Area: Los Angeles-Orange</b> |           |           |           |
|-----------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| Area                                                                                                | 2021      | 2022      | 2023      |
| Los Angeles County, CA                                                                              | 427,499   | 400,599   | 384,193   |
| Orange County, CA                                                                                   | 148,878   | 140,491   | 136,882   |
| California                                                                                          | 1,342,194 | 1,273,076 | 1,226,074 |

Source: Federal Financial Institutions Examination Council (FFIEC) Community Reinvestment Act Aggregate Data

Mortgage loan originations in the assessment area decreased significantly during the review period, keeping pace with the state average. The steepest decrease by number of loans occurred in Orange County during 2022, with 109,121 fewer mortgage loans originated than the year before, representing a 70.0 percent decline. Overall, mortgage loan originations in the assessment area decreased by 80.6 percent between 2021 and 2024. During that same timeframe, mortgage originations in the State of California decreased by 78.7 percent. Exhibit 8 below reflects mortgage loans originated by financial institutions in the assessment area and the State of California during the period of 2021 through 2024.

| <b>EXHIBIT 8</b><br><b>HOME MORTGAGE TRENDS</b><br><b>Assessment Area: Los Angeles-Orange</b> |           |         |         |         |
|-----------------------------------------------------------------------------------------------|-----------|---------|---------|---------|
| Area                                                                                          | 2021      | 2022    | 2023    | 2024    |
| Los Angeles County, CA                                                                        | 363,502   | 126,293 | 60,368  | 71,612  |
| Orange County, CA                                                                             | 155,029   | 45,908  | 23,652  | 29,015  |
| California                                                                                    | 1,875,063 | 653,538 | 330,226 | 398,518 |

Source: Federal Financial Institutions Examination Council (FFIEC) Community Reinvestment Act Aggregate Data

### Credit and Community Development Needs

The economic data noted above and feedback from community contacts confirm that substantial credit and community needs exist in the assessment area. One community contact with expertise in affordable housing and support for low- and moderate-populations reiterated the lending constraints noted above and added that federal funding cuts during the review period impacted thousands of families receiving housing support through the Section 8 housing voucher program in Los Angeles County. According to the contact, the average median price of a single-family residence in Los Angeles County was \$900,000; far out of reach for the majority of the population, as reflected in low homeownership rates. Consumers in the area are in need of financial education training related to homebuying, various assistance programs, and budgeting strategies, according to the contact. The contact also indicated that small business in the area are in need of micro loans of amounts up to \$50,000. The business environment has become unfavorable and difficult in Southern California overall, and small businesses are still experiencing difficulty in recovering from COVID-19 related disruptions, according to the contact who also stated that small businesses are unable to find workers, and cost of materials and supplies have risen following trade negotiations with international partners, putting businesses in limbo.

Another community contact with expertise in affordable housing development, ownership, and management reiterated that the shortage of affordable housing is particularly acute in high costs areas where cost burden is extreme. Affordable housing developers in these areas have seen building costs go

up in recent years, more so than overall inflation rates, according to the contact. The contact also stated that rising interest rates impacted their and similar organizations' ability to borrow money, and declining equity prices has discouraged investor engagement in the low-income housing tax credit program. The contact indicated that continued participation in low-income tax credit projects is critical, as is investment into affordable loan programs that address this critical community need. Engagement in grant programs and philanthropical opportunities is also a need of the assessment area, and opportunities exist for bigger banks with more capacity for engaging with developers to partner with smaller banks that lack experience working in the affordable housing industry, according to the contact, who stated that opportunities exist for banks to reach out to the developer community, connect smaller developers with larger ones, and provide guidance through technical expertise.

Another community contact with expertise in small business development stated that business costs in the area continue to be high, and capital serving to assist small businesses is a critical credit need. In addition, the contact indicated that there continue to be opportunities for banks to participate in and provide educational assistance for small businesses, including workshops on business loan applications, financial preparation, and instruction on navigating Small Business Association loan processes.

## **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN LOS ANGELES – ORANGE**

### **Lending Test**

FMLB's performance under the lending test in the Los Angeles-Orange assessment area is low satisfactory. The bank demonstrated generally adequate responsiveness to assessment area credit needs, with good geographic lending distributions and adequate penetration among borrowers of different incomes and revenue sizes. While FMLB exhibited a generally adequate record of serving the credit needs of low-income individuals and areas and very small businesses, the bank made low levels of smaller dollar loans in the amount of \$250,000 or less during the review period, substantially underperforming aggregate lenders. Smaller dollar loans were identified as a critical need for small businesses in the assessment area. Partially offsetting this performance gap, the bank made a relatively high level of community development loans in Los Angeles and Orange counties, as well as the broader statewide or regional area that includes the assessment area.

### ***Lending Activity***

Lending levels in the Los Angeles-Orange assessment area reflect generally adequate responsiveness to assessment area credit needs. Between January 1, 2022, and December 31, 2024, FMLB extended 355 HMDA loans totaling \$356.8 million, and 364 small business loans totaling \$186.0 million within the Los Angeles-Orange assessment area. Although the bank offers certain innovative and/or flexible lending programs to help meet the credit needs of low- and moderate-income borrowers and small businesses, limited use of these programs were demonstrated during the review period.

### ***Lending Distribution by Geography***

Overall lending distributions by geography are good. The geographic distributions of small business and HMDA lending reflect good penetration of geographies of different income levels throughout the assessment area. Home purchase loans represented the majority of HMDA-reportable loans and

received the most weight in the HMDA-reportable loan analysis. Multifamily and home refinance loans originated or purchased in 2022 were also considered; however, loan volumes in 2023 and 2024 for these categories were too low to provide meaningful analysis.

Small business loans were given significant weight, as the bank is primarily a commercial lender. The bank's penetration of geographies of different income levels for small business lending was excellent in 2022, demonstrating strong reach throughout the assessment area. Performance remained good in 2023 and 2024 but reflected a modest decline from the prior year.

### Home Mortgage Lending

Overall, the geographic distribution of home mortgage lending is good. As reflected in Tables 2-5 in Appendix B, home purchase, multifamily, and refinance lending was distributed throughout the assessment area, and loans were made within geographies of all income categories. Strong performance was demonstrated in home purchase loans for the majority of the review period, as bank made excellent penetration of geographies of all income-levels throughout the assessment area during 2022 and 2024. Multifamily loans in 2022 also achieved outstanding penetration; however, distribution of home refinance loans in 2022 was generally adequate.

#### *Home Purchase Loans*

The geographic distribution of home purchase loans is generally excellent. FMLB's 2022 and 2024 lending demonstrated strong performance in penetrating low- and moderate-income census tracts in the assessment area, significantly exceeding both aggregate lenders and the percentages of owner-occupied units in those areas. In 2023, home purchase lending reflected good penetration of all assessment areas, as loans in low- and moderate-income census tracts were consistent with the percentages of households in those areas, as well as the performance of aggregate lenders.

#### *Multifamily Loans*

The evaluation of FMLB's geographic distribution of multifamily loans was driven by the bank's performance in 2022, as loans extended in 2023 and 2024 were too few to produce meaningful analysis. In 2022, the bank demonstrated outstanding performance in penetrating low- and moderate-income census tracts in the assessment area with lending levels that exceeded the percentages of owner-occupied units in those areas, as well as the performance of aggregate lenders.

#### *Home Refinance Loans*

The evaluation of FMLB's geographic distribution of home refinance loans was driven by the bank's performance in 2022, as loans extended in 2023 and 2024 were too few to produce meaningful analysis. In 2022, the bank demonstrated adequate performance in penetrating low- and moderate-income census tracts in the assessment area, as lending in those areas fell below both aggregate lenders and the percentages of owner-occupied units in those areas.

## Small Business Lending

The geographic distribution of small business lending is good. As shown in Tables 4 and 5 in Appendix B, small business lending occurred in geographies of all income levels throughout the assessment area. Small business lending in low-income and moderate-income census tracts was particularly strong in 2022, as lending exceeded the concentration of businesses in those areas during those years, particularly due to strong performance in moderate-income geographies. Small business lending in during that timeframe also exceeded the performance of aggregate lenders. Geographic distribution of small business loans in 2023 and 2024 achieved good penetration, as percentages of loans in low- and moderate-income geographies were comparable to the concentration of businesses in those areas, as well as performance of aggregate lenders.

### ***Lending Distribution by Borrower Income and Business Revenue***

Overall, the bank's lending distributions by borrower income and business profile are adequate. Home mortgage lending demonstrated generally strong performance, with outstanding penetration among borrowers of different income levels for home purchases. However, this performance was offset by poor performance in small business lending to businesses of different revenue sizes. Because HMDA and small business loan volumes were comparable during the review period, both categories received equal weight in the overall rating for lending distribution by borrower income and business revenue.

## Home Mortgage Lending

Overall distribution of credit among borrowers of different income levels is good, with particularly strong performance demonstrated in home purchase lending. As depicted in Tables 6 and 7 in Appendix B, distribution of home purchase loans to low- and moderate-income borrowers for all three years of the review period exceeded the percentage of low- and moderate-income families in the assessment area, as well as performance of lending to low- and moderate-income borrowers by aggregate lenders. Refinance loans during the review period was good, with a focus of loans originated or purchased in 2022.

### ***Home Purchase Loans***

Distribution of home purchase loans among borrowers of different income levels is outstanding. The bank extended 28.2 percent, 19.6 percent, and 30.4 percent of home purchase loans to low- and moderate-income borrowers in 2022, 2023, and 2024, respectively. This performance substantially exceeded the percentage of owner-occupied units in low- and moderate-income geographies at 18.5 percent, 18.6 percent, and 18.6 percent in 2022, 2023, and 2024, respectively, as well as the performance of aggregate lenders, who extended 18.9 percent, 19.6 percent, and 20.3 percent of home purchase loans to low- and moderate-income borrowers during that same timeframe.

### ***Home Refinance Loans***

Distribution of home refinance loans by borrower profile is good. In 2022, the bank demonstrated adequate performance, extending 14 percent of home refinance lending to low- and moderate-income borrowers in the assessment area. At that time, 18.5 percent of owner-occupied units were low- or moderate-income households. In contrast of the bank's performance, aggregate lenders made

18.9 percent of home refinance loans to low- or moderate-income borrowers in the assessment area during that timeframe.

### Small Business Lending

Distribution of credit among borrowers of different revenue sizes is poor. While adequate performance was demonstrated in 2022, the bank demonstrated poor penetration of businesses with gross annual revenues of \$1 million or less in both 2023 and 2024. As shown in Tables 8 and 9 in Appendix B, the bank's small business lending to businesses of this profile represented 45.6 percent of all small business loans in 2022. This compared poorly to the 91.8 percent of small businesses within this category operating in the assessment area; however, the bank's performance was generally comparable to the performance of aggregate lenders, who made 51.9 percent of small business loans to businesses with gross annual revenues of \$1 million or less. FMLB's performance declined in subsequent years of the review period, with the bank extending or purchasing just 30.2 percent and 28 percent of small business loans to businesses with less than \$1 million in gross annual revenue in 2023 and 2024, respectively. During this same period, aggregate lenders increased their lending to borrowers of this profile to 53.8 percent and 54 percent in 2023 and 2024, respectively. This disparity became more pronounced, as the percentage of small businesses in this category inside the assessment area increased to 92.1 percent by 2024.

FMLB also extended a significantly lower percentage of small dollar small business loans compared to aggregate lenders over the course of the review period. In 2022, only 21.8 of the bank's small business loans were in amounts of \$250,000 or less, which compared poorly to 98.4 percent for aggregate lenders. FMLB's performance improved slightly in subsequent years but remained poor, with 22.9 percent and 30.6 percent of small business loans made in amounts of \$250,000 or less in 2023 and 2024, respectively. During that same time period, aggregate lenders made 98.6 and 98.7 percent of their small business loans in smaller-dollar amounts. This performance gap is particularly significant, as small dollar lending is a critical need for small businesses throughout the assessment area.

### ***Community Development Lending***

FMLB made a relatively high level of community development loans in the assessment area during the review period. In total, the bank made 119 community development loans amounting to \$371 million in the Los Angeles-Orange assessment area. These loans provided funding for 2,324 units of affordable housing and helped create or retain 634 jobs for low- or moderate-income individuals.

A majority of the community development loans helped stabilize and revitalize low- and moderate-income areas in Los Angeles and Orange counties. Community development lending also helped address the need for affordable housing and services for low- and moderate-income populations.

The following are examples of FMLB's community development lending:

- A \$16 million loan in a low-income census tract that helped to revitalize and stabilize the geography by financing the acquisition and redevelopment of a business park, serving to attract new businesses to the area.

- A \$30 million loan in a moderate-income helped to revitalize and stabilize the geography by supporting the construction of a large-scale warehouse on a vacant property to be used as new commercial space and serving to attract new businesses to the area.
- A \$1 million loan to an organization that provides housing to low- and moderate- income housing for low-income families and seniors. Serves low- and moderate-income individuals by providing housing
- A \$1.6 million loan to help finance the development of a 27-unit affordable housing complex reserved for low-income households in the assessment area.
- A \$5.1 million loan that helped to serve low- and moderate-income individuals and households by supporting financing to a school of the arts located in a low-income census tract.

## Investment Test

FMLB's performance under the investment test is rated low satisfactory. The bank made a significant level of qualified community development investments and donations; however, rarely from in a position of leadership. While the bank makes rare use of innovative or complex to support community development initiatives, qualified investments on the bank's books reflect excellent responsiveness to the credit and community development needs of the assessment area.

As seen on Table 18 in Appendix B, FMLB maintained a community development investment portfolio with a book value of \$62 million that directly benefited the Los Angeles-Orange assessment area. This includes \$2.2 million in a current period investment and \$59.8 million in prior period investments that remained on the bank's books at the time of the examination. Investments on the bank's books include low-income housing tax credits, Municipal Bonds, and New Market Tax Credits, often benefiting a broader statewide or regional area. These investments were responsive to assessment area needs as identified by community contacts, which include financing for affordable housing development and grants for small businesses.

In addition to qualified investments, FMLB made 960 community development grants and donations that totaled \$3.8 million in the assessment area during the review period. Qualified grants and donations were given to a variety of organizations that help to address community development needs. The bank also provided 7 donations totaling \$60,000 in the broader statewide or regional area that includes the assessment areas.

The following are examples of notable investments and donations in the assessment area:

- A \$20.8 million investment in a new market tax credit that benefitted the broader statewide or regional area that included the bank's assessment area. A total of \$2.2 million benefitted the assessment area, while 18.6 million benefitted the broader statewide or regional area.
- An investment into several low-income housing tax credit projects with a book value of \$14.9 million at the time of the examination. A total of \$6.6 million benefitted the assessment area, and \$8.3 million benefitted the broader statewide or regional area.

- An investment into a mortgage-backed security where the underlying mortgages were made to low- or moderate-income borrowers. The investment had a book value of \$11.8 million at the time of the examination.
- A \$10,000 donation to an organization focused on serving moderate, low-income, very-low-income, and special-needs populations by offering financial education, home ownership opportunities and resources in the assessment area.
- A \$10,000 donation to an organization that provides afterschool support and scholarship opportunities to students from low- and moderate-income families in the assessment area.
- A \$2,500 donation to an organization with a primary purpose of providing critical services to pregnant women and their children struggling with homelessness in the assessment area.

## **Service Test**

FMLB's performance under the service test is rated high satisfactory. Delivery systems are accessible to the bank's geographies and individuals of different income levels across the assessment area. The bank's record of opening and closing of branches during the review period increased the accessibility of its delivery systems, and branch hours and services do not vary in a way that inconveniences any parts of its assessment areas, particularly low- and moderate-income geographies and individuals. Bank employees provided a relatively high level of community development services.

### ***Retail Banking Services***

FMLB's delivery systems are accessible to all geographies and individuals of different income levels within the assessment area. During the review period, the bank operated 26 offices in the assessment area consisting of 11 full-service branches in Los Angeles County and 15 full-service branches in Orange County. The bank's branch network in the assessment area included six offices, or 23.1 percent, located in low- and moderate-income census tracts. FMLB opened two locations since the prior examination; one in a low-income census tract, and one in a middle-income census tract. Additionally, one branch relocation occurred where an office located in a middle-income census tract was relocated to a moderate-income census tract. This branching activity served to increase the accessibility of delivery systems, particularly for low- and moderate-income individuals and geographies.

Many FMLB branches include ATMs, drive-through teller service, and night-drop deposit service. Additionally, many locations offer Saturday hours. Differences in hours and services between offices do not vary in a way that inconveniences its assessment area, particularly to low- and moderate-income individuals or geographies.

FMLB's other delivery systems, including telephone banking, online, text and mobile banking and remote deposit capture, provide access to banking after normal business hours. Many bank staff speak languages that are reflective of its branch communities and thereby provide greater access to banking services for customers who may not speak English. Specifically, there are 368 multilingual bank employees who can assist customers in 42 different languages, including but not limited to Spanish, Tagalog, Korean, Chinese, Japanese, Vietnamese, and Cambodian.

### ***Community Development Services***

Bank employees provided a relatively high level of community development services that were responsive to community development needs throughout the assessment area. Specifically, bank employees supported 146 organizations by providing a total of 3,845 qualified service hours. Most service hours promoted services to low- and moderate-income individuals, followed by economic development for small businesses. Lastly, a significant number of service hours provided by FMLB were in leadership positions as board and committee members.

The following are notable examples of community development services provided by FMLB employees:

- A total of 239 hours providing technical expertise to a nonprofit organization focused on serving low- and moderate-income individuals and families by transforming affordable senior, family, and intergenerational housing communities into integrated centers of learning, wellness, and creativity.
- A total of 180 hours proving technical expertise by serving on a finance committee for an organization focused on driving initiatives that help provide small businesses and entrepreneurs with access to capital in the assessment area.
- A total of 164 hours of providing financial literacy training and workshops through various organizations for low- and moderate-students and adults across the assessment area.
- A total of 108 community development service hours provided to a nonprofit organization focused on helping low- and moderate-income individuals and families achieve homeownership within the assessment area.
- A total of 49 hours providing assisting low- and moderate-income individuals and families file taxes through the Volunteer Income Tax Assistance program.

## LIMITED-SCOPE ASSESSMENT AREA CONCLUSIONS

Farmers and Merchant Bank of Long Beach's performance in the assessment areas receiving a limited review is generally the performance in the assessment area receiving a full-scope review. Due to the bank's smaller presence in this market and lower percentages of loans and deposits, the limited-scope assessment area received less weight than the full-scope assessment area. Performance in this area did not materially affect the bank's overall lending, investment, and service test performance assessments. FMLB operates one branch located in an upper-income census tract in Santa Barbara, California. Facts and data reviewed, including performance and demographic information, can be found in the tables accompanying this report.

| EXHIBIT 9<br>LIMITED-SCOPE ASSESSMENT AREA CONCLUSIONS |              |                 |              |
|--------------------------------------------------------|--------------|-----------------|--------------|
| ASSESSMENT AREA                                        | LENDING TEST | INVESTMENT TEST | SERVICE TEST |
| Santa Barbara County                                   | Consistent   | Below           | Below        |

During the review period, FMLB originated four community development loans totaling \$18.6 million in the Santa Barbara assessment area. In addition, one investment of \$1.3 million and 38 grants and donations totaling \$62,750 were provided in Santa Barbara County. FMLB bank employees also providing a total of 98 community development service hours the assessment area.

## APPENDIX A

### GLOSSARY OF TERMS

**Aggregate lending:** The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

**Census tract:** A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

**Community development:** All Agencies have adopted the following language. Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize:

- (i) Low- or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on:
  - a. Rates of poverty, unemployment, and population loss; or
  - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

**Consumer loan(s):** A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

**Family:** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is

further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

**Full-scope review:** Performance under the lending and community development tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, responsiveness).

**Geography:** A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

**Home Mortgage Disclosure Act (HMDA):** The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

**Home mortgage loans:** Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

**Household:** Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

**Limited-scope review:** Performance under the lending and community development tests is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

**Low-income:** Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

**Market share:** The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

**Metropolitan area (MA):** A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

**Middle-income:** Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography.

**Moderate-income:** Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

**Multifamily:** Refers to a residential structure that contains five or more units.

**Other products:** Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

**Owner-occupied units:** Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

**Qualified investment:** A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

**Rated area:** A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

**Small loan(s) to business(es):** A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial loans.

**Small loan(s) to farm(s):** A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

**Upper-income:** Individual income that is more than 120 percent of the area median income, or a median family income that is more than 120 percent, in the case of a geography.

## APPENDIX B

### CRA CORE TABLES

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| Table 1 – Lending Volume of Reported Loans                                        |                       |            |           |                      |           |                             |           |                      |           |                          |
|-----------------------------------------------------------------------------------|-----------------------|------------|-----------|----------------------|-----------|-----------------------------|-----------|----------------------|-----------|--------------------------|
| Retail Lending Evaluation Period: January 1, 2022, to December 31, 2024           |                       |            |           |                      |           |                             |           |                      |           |                          |
| Community Development Lending Evaluation Period: August 30, 2022, to May 18, 2026 |                       |            |           |                      |           |                             |           |                      |           |                          |
| Assessment Areas                                                                  | % of Rated Area Loans | HMDA Loans |           | Small Business Loans |           | Community Development Loans |           | Total Reported Loans |           | % of Rated Area Deposits |
|                                                                                   |                       | #          | \$(000's) | #                    | \$(000's) | #                           | \$(000's) | #                    | \$(000's) |                          |
| Full Scope                                                                        |                       |            |           |                      |           |                             |           |                      |           |                          |
| Los Angeles-Orange                                                                | 94.8                  | 355        | 356,799   | 364                  | 185,987   | 119                         | 371,035   | 813                  | 913,821   | 99.1                     |
| Limited Scope                                                                     |                       |            |           |                      |           |                             |           |                      |           |                          |
| Santa Barbara                                                                     | 5.2                   | 23         | 35,816    | 18                   | 7,309     | 4                           | 18,639    | 45                   | 61,764    | 0.9                      |
| Statewide/Regional                                                                | -                     | -          | -         | -                    | -         | 187                         | 175,585   | 187                  | 175,585   | -                        |

| Table 2 – Distribution of 2022 Home Mortgage Lending By Income Level of Geography |                          |       |       |         |       |       |                        |
|-----------------------------------------------------------------------------------|--------------------------|-------|-------|---------|-------|-------|------------------------|
| Assessment Area: Los Angeles-Orange                                               |                          |       |       |         |       |       |                        |
| Geographic Income Level                                                           | Bank And Aggregate Loans |       |       |         |       |       | Owner Occupied Units % |
|                                                                                   | Bank                     |       | Agg   | Bank    |       | Agg   |                        |
|                                                                                   | #                        | ##    | ##    | \$(000) | \$%   | \$%   |                        |
| Home Purchase Loans                                                               |                          |       |       |         |       |       |                        |
| Low                                                                               | 1                        | 2.6   | 1.8   | 355     | 1.2   | 1.3   | 1.4                    |
| Moderate                                                                          | 10                       | 25.6  | 17.2  | 3,862   | 13.5  | 11.5  | 17.1                   |
| Middle                                                                            | 8                        | 20.5  | 30.7  | 4,248   | 14.8  | 24.1  | 31.6                   |
| Upper                                                                             | 20                       | 51.3  | 49.7  | 20,217  | 70.5  | 62.4  | 49.6                   |
| Unknown                                                                           | 0                        | 0.0   | 0.6   | 0       | 0.0   | 0.7   | 0.3                    |
| Tract-Unk                                                                         | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                        |
| Total                                                                             | 39                       | 100.0 | 100.0 | 28,682  | 100.0 | 100.0 | 100.0                  |
| Refinance Loans                                                                   |                          |       |       |         |       |       |                        |
| Low                                                                               | 3                        | 2.2   | 1.7   | 2,024   | 1.8   | 1.2   | 1.4                    |
| Moderate                                                                          | 16                       | 11.8  | 17.7  | 9,890   | 8.8   | 12.0  | 17.1                   |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

|                                  |     |       |       |         |       |       |                               |
|----------------------------------|-----|-------|-------|---------|-------|-------|-------------------------------|
| <b>Middle</b>                    | 30  | 22.1  | 31.2  | 19,328  | 17.2  | 23.2  | 31.6                          |
| <b>Upper</b>                     | 85  | 62.5  | 49.0  | 79,070  | 70.4  | 63.2  | 49.6                          |
| <b>Unknown</b>                   | 2   | 1.5   | 0.4   | 1,975   | 1.8   | 0.4   | 0.3                           |
| <b>Tract-Unk</b>                 | 0   | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                               |
| <b>Total</b>                     | 136 | 100.0 | 100.0 | 112,287 | 100.0 | 100.0 | 100.0                         |
| <b>Home Improvement Loans</b>    |     |       |       |         |       |       |                               |
| <b>Low</b>                       | 0   | 0.0   | 0.8   | 0       | 0.0   | 0.7   | 1.4                           |
| <b>Moderate</b>                  | 0   | 0.0   | 11.0  | 0       | 0.0   | 8.1   | 17.1                          |
| <b>Middle</b>                    | 1   | 33.3  | 29.8  | 157     | 32.6  | 23.0  | 31.6                          |
| <b>Upper</b>                     | 2   | 66.7  | 58.2  | 325     | 67.4  | 67.8  | 49.6                          |
| <b>Unknown</b>                   | 0   | 0.0   | 0.3   | 0       | 0.0   | 0.4   | 0.3                           |
| <b>Tract-Unk</b>                 | 0   | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                               |
| <b>Total</b>                     | 3   | 100.0 | 100.0 | 482     | 100.0 | 100.0 | 100.0                         |
| <b>Multifamily Loans</b>         |     |       |       |         |       |       | <b>Multi-family Units %</b>   |
| <b>Low</b>                       | 6   | 12.8  | 11.1  | 6,522   | 5.8   | 7.9   | 8.8                           |
| <b>Moderate</b>                  | 16  | 34.0  | 37.9  | 29,810  | 26.3  | 29.9  | 30.7                          |
| <b>Middle</b>                    | 9   | 19.1  | 24.8  | 34,856  | 30.8  | 27.8  | 27.1                          |
| <b>Upper</b>                     | 16  | 34.0  | 24.0  | 41,972  | 37.1  | 32.0  | 30.5                          |
| <b>Unknown</b>                   | 0   | 0.0   | 2.2   | 0       | 0.0   | 2.4   | 2.9                           |
| <b>Tract-Unk</b>                 | 0   | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                               |
| <b>Total</b>                     | 47  | 100.0 | 100.0 | 113,160 | 100.0 | 100.0 | 100.0                         |
| <b>Total Home Mortgage Loans</b> |     |       |       |         |       |       | <b>Owner Occupied Units %</b> |
| <b>Low</b>                       | 10  | 4.0   | 1.8   | 8,901   | 3.2   | 2.0   | 1.4                           |
| <b>Moderate</b>                  | 48  | 19.1  | 16.9  | 46,358  | 16.8  | 13.6  | 17.1                          |
| <b>Middle</b>                    | 53  | 21.1  | 30.4  | 61,051  | 22.2  | 23.8  | 31.6                          |
| <b>Upper</b>                     | 138 | 55.0  | 50.4  | 157,277 | 57.1  | 59.8  | 49.6                          |
| <b>Unknown</b>                   | 2   | 0.8   | 0.5   | 1,975   | 0.7   | 0.8   | 0.3                           |
| <b>Tract-Unk</b>                 | 0   | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                               |
| <b>Total</b>                     | 251 | 100.0 | 100.0 | 275,562 | 100.0 | 100.0 | 100.0                         |

Source: 2022 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| Table 3 – Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography |                                  |       |       |         |       |       |      |       |       |         |       |       |                              |
|--------------------------------------------------------------------------------------------|----------------------------------|-------|-------|---------|-------|-------|------|-------|-------|---------|-------|-------|------------------------------|
| Assessment Area: Los Angeles-Orange                                                        |                                  |       |       |         |       |       |      |       |       |         |       |       |                              |
| Geographic<br>Income Level                                                                 | Bank And Aggregate Loans By Year |       |       |         |       |       |      |       |       |         |       |       | Owner<br>Occupied<br>Units % |
|                                                                                            | 2023                             |       |       |         |       |       | 2024 |       |       |         |       |       |                              |
|                                                                                            | Bank                             |       | Agg   | Bank    |       | Agg   | Bank |       | Agg   | Bank    |       | Agg   |                              |
|                                                                                            | #                                | ##    | ##    | \$(000) | ­%    | ­%    | #    | ##    | ##    | \$(000) | ­%    | ­%    |                              |
| Home Purchase Loans                                                                        |                                  |       |       |         |       |       |      |       |       |         |       |       |                              |
| Low                                                                                        | 1                                | 4.0   | 1.7   | 273     | 1.5   | 1.2   | 0    | 0.0   | 1.8   | 0       | 0.0   | 1.3   | 1.4                          |
| Moderate                                                                                   | 3                                | 12.0  | 17.8  | 1,644   | 9.2   | 11.8  | 7    | 30.4  | 18.6  | 2,058   | 9.6   | 12.8  | 17.1                         |
| Middle                                                                                     | 9                                | 36.0  | 30.8  | 3,584   | 20.0  | 23.8  | 7    | 30.4  | 31.3  | 2,217   | 10.4  | 25.6  | 31.6                         |
| Upper                                                                                      | 12                               | 48.0  | 49.0  | 12,417  | 69.3  | 62.4  | 9    | 39.1  | 47.8  | 17,144  | 80.0  | 59.8  | 49.6                         |
| Unknown                                                                                    | 0                                | 0.0   | 0.7   | 0       | 0.0   | 0.7   | 0    | 0.0   | 0.6   | 0       | 0.0   | 0.5   | 0.3                          |
| Tract-Unk                                                                                  | 0                                | 0.0   | 0.0   | 0       | 0.0   | 0.0   | 0    | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                              |
| Total                                                                                      | 25                               | 100.0 | 100.0 | 17,918  | 100.0 | 100.0 | 23   | 100.0 | 100.0 | 21,419  | 100.0 | 100.0 | 100.0                        |
| Refinance Loans                                                                            |                                  |       |       |         |       |       |      |       |       |         |       |       |                              |
| Low                                                                                        | 0                                | 0.0   | 1.9   | 0       | 0.0   | 1.0   | 0    | 0.0   | 1.8   | 0       | 0.0   | 1.6   | 1.4                          |
| Moderate                                                                                   | 0                                | 0.0   | 17.3  | 0       | 0.0   | 13.8  | 1    | 11.1  | 17.4  | 163     | 4.9   | 14.8  | 17.1                         |
| Middle                                                                                     | 6                                | 40.0  | 28.7  | 2,728   | 37.9  | 20.2  | 2    | 22.2  | 32.1  | 417     | 12.7  | 25.1  | 31.6                         |
| Upper                                                                                      | 9                                | 60.0  | 51.6  | 4,475   | 62.1  | 64.7  | 6    | 66.7  | 48.3  | 2,714   | 82.4  | 58.1  | 49.6                         |
| Unknown                                                                                    | 0                                | 0.0   | 0.5   | 0       | 0.0   | 0.3   | 0    | 0.0   | 0.4   | 0       | 0.0   | 0.5   | 0.3                          |
| Tract-Unk                                                                                  | 0                                | 0.0   | 0.0   | 0       | 0.0   | 0.0   | 0    | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                              |
| Total                                                                                      | 15                               | 100.0 | 100.0 | 7,203   | 100.0 | 100.0 | 9    | 100.0 | 100.0 | 3,294   | 100.0 | 100.0 | 100.0                        |
| Home Improvement Loans                                                                     |                                  |       |       |         |       |       |      |       |       |         |       |       |                              |
| Low                                                                                        | 0                                | 0.0   | 0.8   | 0       | 0.0   | 0.8   | 0    | 0.0   | 1.2   | 0       | 0.0   | 1.1   | 1.4                          |
| Moderate                                                                                   | 0                                | 0.0   | 13.4  | 0       | 0.0   | 9.8   | 0    | 0.0   | 14.8  | 0       | 0.0   | 10.9  | 17.1                         |
| Middle                                                                                     | 2                                | 66.7  | 30.4  | 430     | 68.3  | 23.7  | 0    | 0.0   | 32.8  | 0       | 0.0   | 26.6  | 31.6                         |
| Upper                                                                                      | 1                                | 33.3  | 55.1  | 200     | 31.7  | 65.4  | 2    | 100.0 | 51.0  | 110     | 100.0 | 61.0  | 49.6                         |
| Unknown                                                                                    | 0                                | 0.0   | 0.3   | 0       | 0.0   | 0.4   | 0    | 0.0   | 0.2   | 0       | 0.0   | 0.4   | 0.3                          |
| Tract-Unk                                                                                  | 0                                | 0.0   | 0.0   | 0       | 0.0   | 0.0   | 0    | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                              |
| Total                                                                                      | 3                                | 100.0 | 100.0 | 630     | 100.0 | 100.0 | 2    | 100.0 | 100.0 | 110     | 100.0 | 100.0 | 100.0                        |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| Multifamily Loans         |    |       |       |        |       |       |    |       |       |        |       |       | Multi-family Units %   |
|---------------------------|----|-------|-------|--------|-------|-------|----|-------|-------|--------|-------|-------|------------------------|
| Low                       | 0  | 0.0   | 11.9  | 0      | 0.0   | 10.0  | 0  | 0.0   | 10.7  | 0      | 0.0   | 4.6   | 8.8                    |
| Moderate                  | 0  | 0.0   | 36.7  | 0      | 0.0   | 24.6  | 0  | 0.0   | 39.8  | 0      | 0.0   | 30.8  | 30.7                   |
| Middle                    | 1  | 20.0  | 24.8  | 800    | 6.1   | 33.9  | 1  | 50.0  | 25.9  | 1,760  | 52.1  | 28.9  | 27.1                   |
| Upper                     | 4  | 80.0  | 24.3  | 12,400 | 93.9  | 29.2  | 1  | 50.0  | 20.9  | 1,620  | 47.9  | 33.7  | 30.5                   |
| Unknown                   | 0  | 0.0   | 2.2   | 0      | 0.0   | 2.3   | 0  | 0.0   | 2.7   | 0      | 0.0   | 2.0   | 2.9                    |
| Tract-Unk                 | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   |                        |
| Total                     | 5  | 100.0 | 100.0 | 13,200 | 100.0 | 100.0 | 2  | 100.0 | 100.0 | 3,380  | 100.0 | 100.0 | 100.0                  |
| Total Home Mortgage Loans |    |       |       |        |       |       |    |       |       |        |       |       | Owner Occupied Units % |
| Low                       | 2  | 3.2   | 1.8   | 473    | 0.9   | 1.9   | 0  | 0.0   | 1.8   | 0      | 0.0   | 1.7   | 1.4                    |
| Moderate                  | 6  | 9.5   | 17.0  | 2,794  | 5.5   | 13.2  | 8  | 19.5  | 17.6  | 2,221  | 7.3   | 14.8  | 17.1                   |
| Middle                    | 20 | 31.7  | 29.7  | 9,120  | 18.0  | 22.8  | 12 | 29.3  | 31.8  | 4,614  | 15.1  | 25.6  | 31.6                   |
| Upper                     | 35 | 55.6  | 50.9  | 38,272 | 75.5  | 61.4  | 21 | 51.2  | 48.4  | 23,743 | 77.6  | 57.2  | 49.6                   |
| Unknown                   | 0  | 0.0   | 0.6   | 0      | 0.0   | 0.7   | 0  | 0.0   | 0.5   | 0      | 0.0   | 0.7   | 0.3                    |
| Tract-Unk                 | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   |                        |
| Total                     | 63 | 100.0 | 100.0 | 50,659 | 100.0 | 100.0 | 41 | 100.0 | 100.0 | 30,578 | 100.0 | 100.0 | 100.0                  |

Source: 2024 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

| Table 4 – Distribution of 2022 Small Business Lending By Income Level of Geography |                          |      |      |         |      |      |                    |
|------------------------------------------------------------------------------------|--------------------------|------|------|---------|------|------|--------------------|
| Assessment Area: Los Angeles-Orange                                                |                          |      |      |         |      |      |                    |
| Geographic Income Level                                                            | Bank And Aggregate Loans |      |      |         |      |      | Total Businesses % |
|                                                                                    | Bank                     |      | Agg  | Bank    |      | Agg  |                    |
|                                                                                    | #                        | №%   | №%   | \$(000) | №%   | №%   |                    |
| Low                                                                                | 3                        | 1.6  | 3.3  | 1,995   | 1.9  | 3.9  | 3.5                |
| Moderate                                                                           | 52                       | 26.9 | 19.9 | 24,979  | 24.3 | 21.1 | 19.3               |
| Middle                                                                             | 46                       | 23.8 | 28.4 | 24,823  | 24.2 | 28.2 | 28.0               |
| Upper                                                                              | 82                       | 42.5 | 46.0 | 46,512  | 45.3 | 43.3 | 46.7               |

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|                  |     |       |       |         |       |       |       |
|------------------|-----|-------|-------|---------|-------|-------|-------|
| <b>Unknown</b>   | 10  | 5.2   | 2.2   | 4,310   | 4.2   | 3.4   | 2.5   |
| <b>Tract-Unk</b> | 0   | 0.0   | 0.3   | 0       | 0.0   | 0.1   |       |
| <b>Total</b>     | 193 | 100.0 | 100.0 | 102,619 | 100.0 | 100.0 | 100.0 |

Source: 2022 FFIEC Census Data

2022 Dun & Bradstreet Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

**Table 5 – Distribution of 2023 and 2024 Small Business Lending By Income Level of Geography**

**Assessment Area: Los Angeles-Orange**

| Geographic Income Level | Bank And Aggregate Loans By Year |       |       |         |       |       |      |       |       |         |       |       | Total<br>Businesses % |
|-------------------------|----------------------------------|-------|-------|---------|-------|-------|------|-------|-------|---------|-------|-------|-----------------------|
|                         | 2023                             |       |       |         |       |       | 2024 |       |       |         |       |       |                       |
|                         | Bank                             |       | Agg   | Bank    |       | Agg   | Bank |       | Agg   | Bank    |       | Agg   |                       |
|                         | #                                | ##    | ##    | \$(000) | \$%   | \$%   | #    | ##    | ##    | \$(000) | \$%   | \$%   |                       |
| Low                     | 2                                | 2.1   | 3.2   | 900     | 1.9   | 3.4   | 1    | 1.3   | 3.1   | 300     | 0.8   | 3.5   | 3.5                   |
| Moderate                | 23                               | 24.0  | 19.6  | 9,343   | 20.0  | 20.3  | 15   | 20.0  | 19.1  | 5,502   | 15.0  | 20.3  | 19.8                  |
| Middle                  | 30                               | 31.3  | 28.6  | 16,099  | 34.4  | 28.2  | 21   | 28.0  | 28.7  | 12,104  | 33.1  | 28.4  | 28.1                  |
| Upper                   | 38                               | 39.6  | 46.3  | 18,984  | 40.6  | 44.8  | 35   | 46.7  | 46.9  | 16,436  | 44.9  | 44.5  | 46.3                  |
| Unknown                 | 3                                | 3.1   | 2.1   | 1,450   | 3.1   | 3.3   | 3    | 4.0   | 2.1   | 2,250   | 6.1   | 3.2   | 2.2                   |
| Tract-Unk               | 0                                | 0.0   | 0.2   | 0       | 0.0   | 0.1   | 0    | 0.0   | 0.2   | 0       | 0.0   | 0.1   |                       |
| Total                   | 96                               | 100.0 | 100.0 | 46,776  | 100.0 | 100.0 | 75   | 100.0 | 100.0 | 36,592  | 100.0 | 100.0 | 100.0                 |

Source: 2022 FFIEC Census Data

2022 Dun & Bradstreet Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

**Table 6 – Distribution of 2022 Home Mortgage Lending By Borrower Income Level**

**Assessment Area: Los Angeles-Orange**

| Borrower Income Level | Bank And Aggregate Loans |      |     |         |     |     | Families by Family Income % |
|-----------------------|--------------------------|------|-----|---------|-----|-----|-----------------------------|
|                       | Bank                     |      | Agg | Bank    |     | Agg |                             |
|                       | #                        | ##   | ##  | \$(000) | \$% | \$% |                             |
| Home Purchase Loans   |                          |      |     |         |     |     |                             |
| Low                   | 2                        | 5.1  | 1.4 | 867     | 3.0 | 1.0 | 23.7                        |
| Moderate              | 6                        | 15.4 | 3.6 | 1,450   | 5.1 | 1.5 | 16.5                        |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

|                                  |     |       |       |         |       |       |       |
|----------------------------------|-----|-------|-------|---------|-------|-------|-------|
| <b>Middle</b>                    | 3   | 7.7   | 12.1  | 1,453   | 5.1   | 6.8   | 17.9  |
| <b>Upper</b>                     | 17  | 43.6  | 63.8  | 15,352  | 53.5  | 71.3  | 41.9  |
| <b>Unknown</b>                   | 11  | 28.2  | 19.1  | 9,560   | 33.3  | 19.5  | 0.0   |
| <b>Total</b>                     | 39  | 100.0 | 100.0 | 28,682  | 100.0 | 100.0 | 100.0 |
| <b>Refinance Loans</b>           |     |       |       |         |       |       |       |
| <b>Low</b>                       | 8   | 5.9   | 7.6   | 4,047   | 3.6   | 5.2   | 23.7  |
| <b>Moderate</b>                  | 9   | 6.6   | 11.3  | 2,875   | 2.6   | 6.1   | 16.5  |
| <b>Middle</b>                    | 13  | 9.6   | 18.2  | 7,431   | 6.6   | 12.1  | 17.9  |
| <b>Upper</b>                     | 87  | 64.0  | 46.9  | 87,392  | 77.8  | 57.5  | 41.9  |
| <b>Unknown</b>                   | 19  | 14.0  | 16.1  | 10,542  | 9.4   | 19.1  | 0.0   |
| <b>Total</b>                     | 136 | 100.0 | 100.0 | 112,287 | 100.0 | 100.0 | 100.0 |
| <b>Home Improvement Loans</b>    |     |       |       |         |       |       |       |
| <b>Low</b>                       | 0   | 0.0   | 2.4   | 0       | 0.0   | 2.6   | 23.7  |
| <b>Moderate</b>                  | 1   | 33.3  | 6.5   | 75      | 15.6  | 3.6   | 16.5  |
| <b>Middle</b>                    | 0   | 0.0   | 16.5  | 0       | 0.0   | 10.6  | 17.9  |
| <b>Upper</b>                     | 2   | 66.7  | 68.8  | 407     | 84.4  | 74.3  | 41.9  |
| <b>Unknown</b>                   | 0   | 0.0   | 5.7   | 0       | 0.0   | 8.9   | 0.0   |
| <b>Total</b>                     | 3   | 100.0 | 100.0 | 482     | 100.0 | 100.0 | 100.0 |
| <b>Total Home Mortgage Loans</b> |     |       |       |         |       |       |       |
| <b>Low</b>                       | 13  | 6.4   | 4.4   | 5,822   | 3.6   | 2.8   | 23.7  |
| <b>Moderate</b>                  | 17  | 8.3   | 7.4   | 4,730   | 2.9   | 3.4   | 16.5  |
| <b>Middle</b>                    | 19  | 9.3   | 15.3  | 10,017  | 6.2   | 9.0   | 17.9  |
| <b>Upper</b>                     | 124 | 60.8  | 56.8  | 121,071 | 74.6  | 65.6  | 41.9  |
| <b>Unknown</b>                   | 31  | 15.2  | 16.2  | 20,762  | 12.8  | 19.2  | 0.0   |
| <b>Total</b>                     | 204 | 100.0 | 100.0 | 162,402 | 100.0 | 100.0 | 100.0 |

Source: 2022 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Multifamily loans are not included in the borrower distribution analysis.

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| Table 7 – Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level |                                  |       |       |         |       |       |      |       |       |         |       |       |                                   |
|----------------------------------------------------------------------------------------|----------------------------------|-------|-------|---------|-------|-------|------|-------|-------|---------|-------|-------|-----------------------------------|
| Assessment Area: Los Angeles-Orange                                                    |                                  |       |       |         |       |       |      |       |       |         |       |       |                                   |
| Borrower<br>Income Level                                                               | Bank And Aggregate Loans By Year |       |       |         |       |       |      |       |       |         |       |       | Families by<br>Family Income<br>% |
|                                                                                        | 2023                             |       |       |         |       |       | 2024 |       |       |         |       |       |                                   |
|                                                                                        | Bank                             |       | Agg   | Bank    |       | Agg   | Bank |       | Agg   | Bank    |       | Agg   |                                   |
|                                                                                        | #                                | ##    | ##    | \$(000) | %     | %     | #    | ##    | ##    | \$(000) | %     | %     |                                   |
| Home Purchase Loans                                                                    |                                  |       |       |         |       |       |      |       |       |         |       |       |                                   |
| Low                                                                                    | 0                                | 0.0   | 1.6   | 0       | 0.0   | 1.0   | 0    | 0.0   | 2.7   | 0       | 0.0   | 1.9   | 23.7                              |
| Moderate                                                                               | 6                                | 24.0  | 2.8   | 1,186   | 6.6   | 1.0   | 8    | 34.8  | 2.9   | 5,253   | 24.5  | 1.2   | 16.5                              |
| Middle                                                                                 | 5                                | 20.0  | 10.2  | 1,979   | 11.0  | 5.3   | 5    | 21.7  | 9.0   | 1,600   | 7.5   | 4.6   | 17.9                              |
| Upper                                                                                  | 8                                | 32.0  | 56.2  | 6,817   | 38.0  | 59.1  | 7    | 30.4  | 62.4  | 8,091   | 37.8  | 68.1  | 41.9                              |
| Unknown                                                                                | 6                                | 24.0  | 29.2  | 7,936   | 44.3  | 33.5  | 3    | 13.0  | 23.1  | 6,475   | 30.2  | 24.1  | 0.0                               |
| Total                                                                                  | 25                               | 100.0 | 100.0 | 17,918  | 100.0 | 100.0 | 23   | 100.0 | 100.0 | 21,419  | 100.0 | 100.0 | 100.0                             |
| Refinance Loans                                                                        |                                  |       |       |         |       |       |      |       |       |         |       |       |                                   |
| Low                                                                                    | 2                                | 13.3  | 5.5   | 210     | 2.9   | 1.5   | 1    | 11.1  | 5.3   | 400     | 12.1  | 3.8   | 23.7                              |
| Moderate                                                                               | 0                                | 0.0   | 7.5   | 0       | 0.0   | 1.4   | 1    | 11.1  | 7.0   | 32      | 1.0   | 3.1   | 16.5                              |
| Middle                                                                                 | 3                                | 20.0  | 13.4  | 728     | 10.1  | 3.0   | 0    | 0.0   | 13.6  | 0       | 0.0   | 6.9   | 17.9                              |
| Upper                                                                                  | 9                                | 60.0  | 39.3  | 5,920   | 82.2  | 16.9  | 3    | 33.3  | 54.3  | 1,819   | 55.2  | 58.6  | 41.9                              |
| Unknown                                                                                | 1                                | 6.7   | 34.3  | 345     | 4.8   | 77.1  | 4    | 44.4  | 19.8  | 1,043   | 31.7  | 27.5  | 0.0                               |
| Total                                                                                  | 15                               | 100.0 | 100.0 | 7,203   | 100.0 | 100.0 | 9    | 100.0 | 100.0 | 3,294   | 100.0 | 100.0 | 100.0                             |
| Home Improvement Loans                                                                 |                                  |       |       |         |       |       |      |       |       |         |       |       |                                   |
| Low                                                                                    | 0                                | 0.0   | 3.1   | 0       | 0.0   | 2.2   | 0    | 0.0   | 3.0   | 0       | 0.0   | 2.0   | 23.7                              |
| Moderate                                                                               | 2                                | 66.7  | 8.5   | 430     | 68.3  | 4.6   | 2    | 100.0 | 8.1   | 110     | 100.0 | 4.2   | 16.5                              |
| Middle                                                                                 | 0                                | 0.0   | 18.1  | 0       | 0.0   | 11.1  | 0    | 0.0   | 18.2  | 0       | 0.0   | 11.4  | 17.9                              |
| Upper                                                                                  | 1                                | 33.3  | 60.0  | 200     | 31.7  | 63.9  | 0    | 0.0   | 62.4  | 0       | 0.0   | 65.9  | 41.9                              |
| Unknown                                                                                | 0                                | 0.0   | 10.3  | 0       | 0.0   | 18.2  | 0    | 0.0   | 8.4   | 0       | 0.0   | 16.5  | 0.0                               |
| Total                                                                                  | 3                                | 100.0 | 100.0 | 630     | 100.0 | 100.0 | 2    | 100.0 | 100.0 | 110     | 100.0 | 100.0 | 100.0                             |
| Total Home Mortgage Loans                                                              |                                  |       |       |         |       |       |      |       |       |         |       |       |                                   |
| Low                                                                                    | 2                                | 3.4   | 2.9   | 210     | 0.6   | 1.3   | 2    | 5.1   | 3.6   | 460     | 1.7   | 2.5   | 23.7                              |
| Moderate                                                                               | 9                                | 15.5  | 5.0   | 1,670   | 4.5   | 1.3   | 11   | 28.2  | 5.3   | 5,395   | 19.8  | 1.9   | 16.5                              |
| Middle                                                                                 | 11                               | 19.0  | 12.2  | 3,841   | 10.3  | 4.5   | 5    | 12.8  | 12.2  | 1,600   | 5.9   | 5.6   | 17.9                              |

## FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California

|                |    |       |       |        |       |       |    |       |       |        |       |       |       |
|----------------|----|-------|-------|--------|-------|-------|----|-------|-------|--------|-------|-------|-------|
| <b>Upper</b>   | 28 | 48.3  | 50.8  | 22,957 | 61.3  | 41.8  | 13 | 33.3  | 59.4  | 12,065 | 44.4  | 65.1  | 41.9  |
| <b>Unknown</b> | 8  | 13.8  | 29.0  | 8,781  | 23.4  | 51.1  | 8  | 20.5  | 19.5  | 7,678  | 28.2  | 24.9  | 0.0   |
| <b>Total</b>   | 58 | 100.0 | 100.0 | 37,459 | 100.0 | 100.0 | 39 | 100.0 | 100.0 | 27,198 | 100.0 | 100.0 | 100.0 |

Source: 2024 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Multifamily loans are not included in the borrower distribution analysis.

| Table 8 – Distribution of 2022 Small Business Lending By Revenue Size of Businesses |                          |       |       |         |       |       |                    |  |  |  |  |  |
|-------------------------------------------------------------------------------------|--------------------------|-------|-------|---------|-------|-------|--------------------|--|--|--|--|--|
| Assessment Area: Los Angeles-Orange                                                 |                          |       |       |         |       |       |                    |  |  |  |  |  |
|                                                                                     | Bank And Aggregate Loans |       |       |         |       |       | Total Businesses % |  |  |  |  |  |
|                                                                                     | Bank                     |       | Agg   | Bank    |       | Agg   |                    |  |  |  |  |  |
|                                                                                     | #                        | ##    | ##    | \$(000) | \$%   | \$%   |                    |  |  |  |  |  |
| By Revenue                                                                          |                          |       |       |         |       |       |                    |  |  |  |  |  |
| \$1 Million or Less                                                                 | 88                       | 45.6  | 51.9  | 51,762  | 50.4  | 32.4  | 91.8               |  |  |  |  |  |
| Over \$1 Million                                                                    | 86                       | 44.6  |       | 42,004  | 40.9  |       | 7.6                |  |  |  |  |  |
| Revenue Unknown                                                                     | 19                       | 9.8   |       | 8,853   | 8.6   |       | 0.6                |  |  |  |  |  |
| Total                                                                               | 193                      | 100.0 |       | 102,619 | 100.0 |       | 100.0              |  |  |  |  |  |
| By Loan Size                                                                        |                          |       |       |         |       |       |                    |  |  |  |  |  |
| \$100,000 or Less                                                                   | 14                       | 7.3   | 96.1  | 1,068   | 1.0   | 50.9  |                    |  |  |  |  |  |
| \$100,001 - \$250,000                                                               | 28                       | 14.5  | 2.3   | 5,455   | 5.3   | 14.1  |                    |  |  |  |  |  |
| \$250,001 - \$1 Million                                                             | 151                      | 78.2  | 1.6   | 96,096  | 93.6  | 35.1  |                    |  |  |  |  |  |
| Total                                                                               | 193                      | 100.0 | 100.0 | 102,619 | 100.0 | 100.0 |                    |  |  |  |  |  |
| By Loan Size and Revenues \$1 Million or Less                                       |                          |       |       |         |       |       |                    |  |  |  |  |  |
| \$100,000 or Less                                                                   | 4                        | 4.5   |       | 233     | 0.5   |       |                    |  |  |  |  |  |
| \$100,001 - \$250,000                                                               | 8                        | 9.1   |       | 1,780   | 3.4   |       |                    |  |  |  |  |  |
| \$250,001 - \$1 Million                                                             | 76                       | 86.4  |       | 49,749  | 96.1  |       |                    |  |  |  |  |  |
| Total                                                                               | 88                       | 100.0 |       | 51,762  | 100.0 |       |                    |  |  |  |  |  |

Source: 2022 FFIEC Census Data

2022 Dun & Bradstreet Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

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| Table 9 – Distribution of 2023 and 2024 Small Business Lending By Revenue Size of Businesses |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
|----------------------------------------------------------------------------------------------|----------------------------------|-------|-------|---------|-------|-------|------|-------|-------|---------|-------|-------|-----------------------|
| Assessment Area: Los Angeles-Orange                                                          |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
|                                                                                              | Bank And Aggregate Loans By Year |       |       |         |       |       |      |       |       |         |       |       | Total<br>Businesses % |
|                                                                                              | 2023                             |       |       |         |       |       | 2024 |       |       |         |       |       |                       |
|                                                                                              | Bank                             |       | Agg   | Bank    |       | Agg   | Bank |       | Agg   | Bank    |       | Agg   |                       |
|                                                                                              | #                                | ##    | ##    | \$(000) | \$%   | \$%   | #    | ##    | ##    | \$(000) | \$%   | \$%   |                       |
| By Revenue                                                                                   |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
| \$1 Million or Less                                                                          | 29                               | 30.2  | 53.8  | 12,227  | 26.1  | 33.1  | 21   | 28.0  | 54.0  | 11,863  | 32.4  | 34.4  | 92.1                  |
| Over \$1 Million                                                                             | 59                               | 61.5  |       | 31,023  | 66.3  |       | 51   | 68.0  |       | 23,602  | 64.5  |       | 7.3                   |
| Revenue Unknown                                                                              | 8                                | 8.3   |       | 3,526   | 7.5   |       | 3    | 4.0   |       | 1,127   | 3.1   |       | 0.6                   |
| Total                                                                                        | 96                               | 100.0 |       | 46,776  | 100.0 |       | 75   | 100.0 |       | 36,592  | 100.0 |       | 100.0                 |
| By Loan Size                                                                                 |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
| \$100,000 or Less                                                                            | 9                                | 9.4   | 96.5  | 719     | 1.5   | 54.1  | 7    | 9.3   | 96.6  | 533     | 1.5   | 55.6  |                       |
| \$100,001 - \$250,000                                                                        | 13                               | 13.5  | 2.1   | 2,607   | 5.6   | 13.7  | 16   | 21.3  | 2.1   | 3,450   | 9.4   | 13.7  |                       |
| \$250,001 - \$1 Million                                                                      | 74                               | 77.1  | 1.4   | 43,450  | 92.9  | 32.2  | 52   | 69.3  | 1.4   | 32,609  | 89.1  | 30.7  |                       |
| Total                                                                                        | 96                               | 100.0 | 100.0 | 46,776  | 100.0 | 100.0 | 75   | 100.0 | 100.0 | 36,592  | 100.0 | 100.0 |                       |
| By Loan Size and Revenues \$1 Million or Less                                                |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
| \$100,000 or Less                                                                            | 5                                | 17.2  |       | 345     | 2.8   |       | 1    | 4.8   |       | 50      | 0.4   |       |                       |
| \$100,001 - \$250,000                                                                        | 4                                | 13.8  |       | 847     | 6.9   |       | 4    | 19.0  |       | 760     | 6.4   |       |                       |
| \$250,001 - \$1 Million                                                                      | 20                               | 69.0  |       | 11,035  | 90.3  |       | 16   | 76.2  |       | 11,053  | 93.2  |       |                       |
| Total                                                                                        | 29                               | 100.0 |       | 12,227  | 100.0 |       | 21   | 100.0 |       | 11,863  | 100.0 |       |                       |

Source: 2024 FFIEC Census Data

2024 Dun & Bradstreet Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| Table 10 – Distribution of 2022 Home Mortgage Lending By Income Level of Geography |                          |       |       |         |       |       |                        |
|------------------------------------------------------------------------------------|--------------------------|-------|-------|---------|-------|-------|------------------------|
| Assessment Area: Santa Barbara                                                     |                          |       |       |         |       |       |                        |
| Geographic Income Level                                                            | Bank And Aggregate Loans |       |       |         |       |       | Owner Occupied Units % |
|                                                                                    | Bank                     |       | Agg   | Bank    |       | Agg   |                        |
|                                                                                    | #                        | ##    | ##    | \$(000) | \$%   | \$%   |                        |
| Home Purchase Loans                                                                |                          |       |       |         |       |       |                        |
| Low                                                                                | 0                        | 0.0   | 2.4   | 0       | 0.0   | 1.2   | 1.3                    |
| Moderate                                                                           | 0                        | 0.0   | 23.4  | 0       | 0.0   | 14.7  | 16.7                   |
| Middle                                                                             | 0                        | 0.0   | 35.8  | 0       | 0.0   | 25.1  | 36.0                   |
| Upper                                                                              | 3                        | 100.0 | 38.3  | 3,421   | 100.0 | 59.0  | 46.1                   |
| Unknown                                                                            | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   | 0.0                    |
| Tract-Unk                                                                          | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                        |
| Total                                                                              | 3                        | 100.0 | 100.0 | 3,421   | 100.0 | 100.0 | 100.0                  |
| Refinance Loans                                                                    |                          |       |       |         |       |       |                        |
| Low                                                                                | 0                        | 0.0   | 2.7   | 0       | 0.0   | 1.5   | 1.3                    |
| Moderate                                                                           | 2                        | 14.3  | 19.6  | 1,379   | 5.9   | 11.2  | 16.7                   |
| Middle                                                                             | 4                        | 28.6  | 33.6  | 8,168   | 35.0  | 21.9  | 36.0                   |
| Upper                                                                              | 8                        | 57.1  | 44.1  | 13,776  | 59.1  | 65.4  | 46.1                   |
| Unknown                                                                            | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   | 0.0                    |
| Tract-Unk                                                                          | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                        |
| Total                                                                              | 14                       | 100.0 | 100.0 | 23,323  | 100.0 | 100.0 | 100.0                  |
| Home Improvement Loans                                                             |                          |       |       |         |       |       |                        |
| Low                                                                                | 0                        | 0.0   | 1.2   | 0       | 0.0   | 0.5   | 1.3                    |
| Moderate                                                                           | 0                        | 0.0   | 13.0  | 0       | 0.0   | 8.2   | 16.7                   |
| Middle                                                                             | 0                        | 0.0   | 28.1  | 0       | 0.0   | 18.6  | 36.0                   |
| Upper                                                                              | 0                        | 0.0   | 57.7  | 0       | 0.0   | 72.7  | 46.1                   |
| Unknown                                                                            | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   | 0.0                    |
| Tract-Unk                                                                          | 0                        | 0.0   | 0.0   | 0       | 0.0   | 0.0   |                        |
| Total                                                                              | 0                        | 0.0   | 100.0 | 0       | 0.0   | 100.0 | 100.0                  |
| Multifamily Loans                                                                  |                          |       |       |         |       |       | Multi-family Units %   |
| Low                                                                                | 2                        | 100.0 | 21.9  | 4,463   | 100.0 | 21.5  | 14.7                   |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

|                                  |    |       |       |        |       |       |                               |
|----------------------------------|----|-------|-------|--------|-------|-------|-------------------------------|
| <b>Moderate</b>                  | 0  | 0.0   | 28.6  | 0      | 0.0   | 23.4  | 33.2                          |
| <b>Middle</b>                    | 0  | 0.0   | 25.7  | 0      | 0.0   | 37.3  | 23.7                          |
| <b>Upper</b>                     | 0  | 0.0   | 23.8  | 0      | 0.0   | 17.8  | 28.3                          |
| <b>Unknown</b>                   | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   | 0.1                           |
| <b>Tract-Unk</b>                 | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   |                               |
| <b>Total</b>                     | 2  | 100.0 | 100.0 | 4,463  | 100.0 | 100.0 | 100.0                         |
| <b>Total Home Mortgage Loans</b> |    |       |       |        |       |       | <b>Owner Occupied Units %</b> |
| <b>Low</b>                       | 2  | 9.5   | 2.5   | 4,463  | 13.5  | 2.3   | 1.3                           |
| <b>Moderate</b>                  | 2  | 9.5   | 20.0  | 1,379  | 4.2   | 12.3  | 16.7                          |
| <b>Middle</b>                    | 4  | 19.0  | 33.4  | 8,168  | 24.6  | 22.4  | 36.0                          |
| <b>Upper</b>                     | 13 | 61.9  | 44.1  | 19,147 | 57.7  | 63.0  | 46.1                          |
| <b>Unknown</b>                   | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   | 0.0                           |
| <b>Tract-Unk</b>                 | 0  | 0.0   | 0.0   | 0      | 0.0   | 0.0   |                               |
| <b>Total</b>                     | 21 | 100.0 | 100.0 | 33,157 | 100.0 | 100.0 | 100.0                         |

Source: 2022 FFIEC Census Data  
2016 - 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

| Table 11 – Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography |                                  |     |       |         |     |       |      |     |       |         |     |       |                              |
|---------------------------------------------------------------------------------------------|----------------------------------|-----|-------|---------|-----|-------|------|-----|-------|---------|-----|-------|------------------------------|
| Assessment Area: Santa Barbara                                                              |                                  |     |       |         |     |       |      |     |       |         |     |       |                              |
| Geographic<br>Income Level                                                                  | Bank And Aggregate Loans By Year |     |       |         |     |       |      |     |       |         |     |       | Owner<br>Occupied<br>Units % |
|                                                                                             | 2023                             |     |       |         |     |       | 2024 |     |       |         |     |       |                              |
|                                                                                             | Bank                             |     | Agg   | Bank    |     | Agg   | Bank |     | Agg   | Bank    |     | Agg   |                              |
|                                                                                             | #                                | ##  | ##    | \$(000) | \$% | \$%   | #    | ##  | ##    | \$(000) | \$% | \$%   |                              |
| Home Purchase Loans                                                                         |                                  |     |       |         |     |       |      |     |       |         |     |       |                              |
| Low                                                                                         | 0                                | 0.0 | 2.5   | 0       | 0.0 | 1.3   | 0    | 0.0 | 2.6   | 0       | 0.0 | 1.5   | 1.3                          |
| Moderate                                                                                    | 0                                | 0.0 | 19.8  | 0       | 0.0 | 11.4  | 0    | 0.0 | 22.4  | 0       | 0.0 | 14.8  | 16.7                         |
| Middle                                                                                      | 0                                | 0.0 | 35.3  | 0       | 0.0 | 23.2  | 0    | 0.0 | 39.0  | 0       | 0.0 | 29.4  | 36.0                         |
| Upper                                                                                       | 0                                | 0.0 | 42.4  | 0       | 0.0 | 64.2  | 0    | 0.0 | 36.0  | 0       | 0.0 | 54.2  | 46.1                         |
| Unknown                                                                                     | 0                                | 0.0 | 0.0   | 0       | 0.0 | 0.0   | 0    | 0.0 | 0.0   | 0       | 0.0 | 0.0   | 0.0                          |
| Tract-Unk                                                                                   | 0                                | 0.0 | 0.0   | 0       | 0.0 | 0.0   | 0    | 0.0 | 0.0   | 0       | 0.0 | 0.0   |                              |
| Total                                                                                       | 0                                | 0.0 | 100.0 | 0       | 0.0 | 100.0 | 0    | 0.0 | 100.0 | 0       | 0.0 | 100.0 | 100.0                        |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| Refinance Loans           |   |       |       |       |       |       |   |       |       |     |       |       |                        |
|---------------------------|---|-------|-------|-------|-------|-------|---|-------|-------|-----|-------|-------|------------------------|
| Low                       | 0 | 0.0   | 3.1   | 0     | 0.0   | 2.0   | 0 | 0.0   | 2.3   | 0   | 0.0   | 1.4   | 1.3                    |
| Moderate                  | 0 | 0.0   | 19.8  | 0     | 0.0   | 8.1   | 0 | 0.0   | 22.0  | 0   | 0.0   | 14.1  | 16.7                   |
| Middle                    | 0 | 0.0   | 27.3  | 0     | 0.0   | 16.8  | 0 | 0.0   | 35.0  | 0   | 0.0   | 25.0  | 36.0                   |
| Upper                     | 0 | 0.0   | 49.8  | 0     | 0.0   | 73.1  | 0 | 0.0   | 40.7  | 0   | 0.0   | 59.5  | 46.1                   |
| Unknown                   | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   | 0.0                    |
| Tract-Unk                 | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   |                        |
| Total                     | 0 | 0.0   | 100.0 | 0     | 0.0   | 100.0 | 0 | 0.0   | 100.0 | 0   | 0.0   | 100.0 | 100.0                  |
| Home Improvement Loans    |   |       |       |       |       |       |   |       |       |     |       |       |                        |
| Low                       | 0 | 0.0   | 1.1   | 0     | 0.0   | 1.0   | 0 | 0.0   | 2.0   | 0   | 0.0   | 1.5   | 1.3                    |
| Moderate                  | 0 | 0.0   | 17.6  | 0     | 0.0   | 10.1  | 0 | 0.0   | 19.7  | 0   | 0.0   | 14.6  | 16.7                   |
| Middle                    | 0 | 0.0   | 30.7  | 0     | 0.0   | 18.0  | 0 | 0.0   | 34.3  | 0   | 0.0   | 27.3  | 36.0                   |
| Upper                     | 0 | 0.0   | 50.6  | 0     | 0.0   | 70.9  | 0 | 0.0   | 44.0  | 0   | 0.0   | 56.7  | 46.1                   |
| Unknown                   | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   | 0.0                    |
| Tract-Unk                 | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   |                        |
| Total                     | 0 | 0.0   | 100.0 | 0     | 0.0   | 100.0 | 0 | 0.0   | 100.0 | 0   | 0.0   | 100.0 | 100.0                  |
| Multifamily Loans         |   |       |       |       |       |       |   |       |       |     |       |       | Multi-family Units %   |
| Low                       | 0 | 0.0   | 2.9   | 0     | 0.0   | 12.5  | 0 | 0.0   | 15.6  | 0   | 0.0   | 16.9  | 14.7                   |
| Moderate                  | 0 | 0.0   | 55.9  | 0     | 0.0   | 24.8  | 0 | 0.0   | 37.8  | 0   | 0.0   | 34.5  | 33.2                   |
| Middle                    | 0 | 0.0   | 20.6  | 0     | 0.0   | 44.3  | 0 | 0.0   | 22.2  | 0   | 0.0   | 14.2  | 23.7                   |
| Upper                     | 0 | 0.0   | 20.6  | 0     | 0.0   | 18.4  | 1 | 100.0 | 24.4  | 400 | 100.0 | 34.4  | 28.3                   |
| Unknown                   | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   | 0.1                    |
| Tract-Unk                 | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   |                        |
| Total                     | 0 | 0.0   | 100.0 | 0     | 0.0   | 100.0 | 1 | 100.0 | 100.0 | 400 | 100.0 | 100.0 | 100.0                  |
| Total Home Mortgage Loans |   |       |       |       |       |       |   |       |       |     |       |       | Owner Occupied Units % |
| Low                       | 0 | 0.0   | 2.3   | 0     | 0.0   | 1.8   | 0 | 0.0   | 2.5   | 0   | 0.0   | 2.0   | 1.3                    |
| Moderate                  | 0 | 0.0   | 19.3  | 0     | 0.0   | 9.8   | 0 | 0.0   | 21.5  | 0   | 0.0   | 14.7  | 16.7                   |
| Middle                    | 0 | 0.0   | 31.0  | 0     | 0.0   | 19.9  | 0 | 0.0   | 36.8  | 0   | 0.0   | 26.5  | 36.0                   |
| Upper                     | 1 | 100.0 | 47.4  | 2,259 | 100.0 | 68.5  | 1 | 100.0 | 39.3  | 400 | 100.0 | 56.7  | 46.1                   |

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|                  |   |       |       |       |       |       |   |       |       |     |       |       |       |
|------------------|---|-------|-------|-------|-------|-------|---|-------|-------|-----|-------|-------|-------|
| <b>Unknown</b>   | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   | 0.0   |
| <b>Tract-Unk</b> | 0 | 0.0   | 0.0   | 0     | 0.0   | 0.0   | 0 | 0.0   | 0.0   | 0   | 0.0   | 0.0   |       |
| <b>Total</b>     | 1 | 100.0 | 100.0 | 2,259 | 100.0 | 100.0 | 1 | 100.0 | 100.0 | 400 | 100.0 | 100.0 | 100.0 |

Source: 2024 FFIEC Census Data  
2016 - 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

| <b>Table 12 – Distribution of 2022 Small Business Lending By Income Level of Geography</b> |                                 |           |            |                |            |            |                           |
|--------------------------------------------------------------------------------------------|---------------------------------|-----------|------------|----------------|------------|------------|---------------------------|
| <b>Assessment Area: Santa Barbara</b>                                                      |                                 |           |            |                |            |            |                           |
| <b>Geographic Income Level</b>                                                             | <b>Bank And Aggregate Loans</b> |           |            |                |            |            | <b>Total Businesses %</b> |
|                                                                                            | <b>Bank</b>                     |           | <b>Agg</b> | <b>Bank</b>    |            | <b>Agg</b> |                           |
|                                                                                            | <b>#</b>                        | <b>#%</b> | <b>#%</b>  | <b>\$(000)</b> | <b>\$%</b> | <b>\$%</b> |                           |
| <b>Low</b>                                                                                 | 0                               | 0.0       | 2.3        | 0              | 0.0        | 1.8        | 3.3                       |
| <b>Moderate</b>                                                                            | 1                               | 12.5      | 18.5       | 1,000          | 19.9       | 19.6       | 19.5                      |
| <b>Middle</b>                                                                              | 1                               | 12.5      | 28.6       | 590            | 11.8       | 26.0       | 28.3                      |
| <b>Upper</b>                                                                               | 6                               | 75.0      | 49.0       | 3,425          | 68.3       | 51.6       | 48.4                      |
| <b>Unknown</b>                                                                             | 0                               | 0.0       | 0.5        | 0              | 0.0        | 0.5        | 0.5                       |
| <b>Tract-Unk</b>                                                                           | 0                               | 0.0       | 1.2        | 0              | 0.0        | 0.4        |                           |
| <b>Total</b>                                                                               | 8                               | 100.0     | 100.0      | 5,015          | 100.0      | 100.0      | 100.0                     |

Source: 2022 FFIEC Census Data  
2022 Dun & Bradstreet Data  
2016 - 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

| <b>Table 13 – Distribution of 2023 and 2024 Small Business Lending By Income Level of Geography</b> |                                         |           |            |                |            |            |             |           |            |                |            |            |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------|-----------|------------|----------------|------------|------------|-------------|-----------|------------|----------------|------------|------------|
| <b>Assessment Area: Santa Barbara</b>                                                               |                                         |           |            |                |            |            |             |           |            |                |            |            |
| <b>Geographic Income Level</b>                                                                      | <b>Bank And Aggregate Loans By Year</b> |           |            |                |            |            |             |           |            |                |            |            |
|                                                                                                     | <b>2023</b>                             |           |            |                |            |            | <b>2024</b> |           |            |                |            |            |
|                                                                                                     | <b>Bank</b>                             |           | <b>Agg</b> | <b>Bank</b>    |            | <b>Agg</b> | <b>Bank</b> |           | <b>Agg</b> | <b>Bank</b>    |            | <b>Agg</b> |
|                                                                                                     | <b>#</b>                                | <b>#%</b> | <b>#%</b>  | <b>\$(000)</b> | <b>\$%</b> | <b>\$%</b> | <b>#</b>    | <b>#%</b> | <b>#%</b>  | <b>\$(000)</b> | <b>\$%</b> | <b>\$%</b> |
| <b>Low</b>                                                                                          | 0                                       | 0.0       | 2.4        | 0              | 0.0        | 2.9        | 0           | 0.0       | 2.4        | 0              | 0.0        | 1.9        |
| <b>Moderate</b>                                                                                     | 1                                       | 50.0      | 18.8       | 510            | 91.1       | 20.1       | 2           | 25.0      | 17.8       | 283            | 16.3       | 18.3       |
| <b>Middle</b>                                                                                       | 0                                       | 0.0       | 28.2       | 0              | 0.0        | 25.7       | 1           | 12.5      | 28.6       | 220            | 12.7       | 27.8       |

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|                  |   |       |       |     |       |       |   |       |       |       |       |       |       |
|------------------|---|-------|-------|-----|-------|-------|---|-------|-------|-------|-------|-------|-------|
| <b>Upper</b>     | 1 | 50.0  | 49.2  | 50  | 8.9   | 50.4  | 5 | 62.5  | 50.0  | 1,231 | 71.0  | 51.2  | 48.7  |
| <b>Unknown</b>   | 0 | 0.0   | 0.4   | 0   | 0.0   | 0.6   | 0 | 0.0   | 0.4   | 0     | 0.0   | 0.6   | 0.5   |
| <b>Tract-Unk</b> | 0 | 0.0   | 0.9   | 0   | 0.0   | 0.3   | 0 | 0.0   | 0.8   | 0     | 0.0   | 0.2   |       |
| <b>Total</b>     | 2 | 100.0 | 100.0 | 560 | 100.0 | 100.0 | 8 | 100.0 | 100.0 | 1,734 | 100.0 | 100.0 | 100.0 |

Source: 2024 FFIEC Census Data

2024 Dun & Bradstreet Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

| Table 14 – Distribution of 2022 Home Mortgage Lending By Borrower Income Level |                          |       |       |         |       |       |                             |
|--------------------------------------------------------------------------------|--------------------------|-------|-------|---------|-------|-------|-----------------------------|
| Assessment Area: Santa Barbara                                                 |                          |       |       |         |       |       |                             |
| Borrower Income Level                                                          | Bank And Aggregate Loans |       |       |         |       |       | Families by Family Income % |
|                                                                                | Bank                     |       | Agg   | Bank    |       | Agg   |                             |
|                                                                                | #                        | #%    | #%    | \$(000) | \$%   | \$%   |                             |
| Home Purchase Loans                                                            |                          |       |       |         |       |       |                             |
| Low                                                                            | 0                        | 0.0   | 0.8   | 0       | 0.0   | 0.7   | 22.0                        |
| Moderate                                                                       | 0                        | 0.0   | 8.1   | 0       | 0.0   | 3.1   | 18.1                        |
| Middle                                                                         | 0                        | 0.0   | 21.0  | 0       | 0.0   | 11.8  | 18.4                        |
| Upper                                                                          | 1                        | 33.3  | 54.0  | 798     | 23.3  | 64.5  | 41.5                        |
| Unknown                                                                        | 2                        | 66.7  | 16.0  | 2,623   | 76.7  | 20.0  | 0.0                         |
| Total                                                                          | 3                        | 100.0 | 100.0 | 3,421   | 100.0 | 100.0 | 100.0                       |
| Refinance Loans                                                                |                          |       |       |         |       |       |                             |
| Low                                                                            | 0                        | 0.0   | 7.5   | 0       | 0.0   | 5.4   | 22.0                        |
| Moderate                                                                       | 1                        | 7.1   | 14.5  | 2,140   | 9.2   | 7.0   | 18.1                        |
| Middle                                                                         | 0                        | 0.0   | 16.9  | 0       | 0.0   | 9.4   | 18.4                        |
| Upper                                                                          | 11                       | 78.6  | 45.0  | 14,103  | 60.5  | 56.6  | 41.5                        |
| Unknown                                                                        | 2                        | 14.3  | 16.1  | 7,080   | 30.4  | 21.6  | 0.0                         |
| Total                                                                          | 14                       | 100.0 | 100.0 | 23,323  | 100.0 | 100.0 | 100.0                       |
| Home Improvement Loans                                                         |                          |       |       |         |       |       |                             |
| Low                                                                            | 0                        | 0.0   | 2.6   | 0       | 0.0   | 1.7   | 22.0                        |
| Moderate                                                                       | 0                        | 0.0   | 7.9   | 0       | 0.0   | 3.2   | 18.1                        |
| Middle                                                                         | 0                        | 0.0   | 16.2  | 0       | 0.0   | 8.9   | 18.4                        |

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|                                  |    |       |       |        |       |       |       |
|----------------------------------|----|-------|-------|--------|-------|-------|-------|
| <b>Upper</b>                     | 0  | 0.0   | 65.2  | 0      | 0.0   | 73.0  | 41.5  |
| <b>Unknown</b>                   | 0  | 0.0   | 8.2   | 0      | 0.0   | 13.2  | 0.0   |
| <b>Total</b>                     | 0  | 0.0   | 100.0 | 0      | 0.0   | 100.0 | 100.0 |
| <b>Total Home Mortgage Loans</b> |    |       |       |        |       |       |       |
| <b>Low</b>                       | 0  | 0.0   | 4.3   | 0      | 0.0   | 2.8   | 22.0  |
| <b>Moderate</b>                  | 1  | 5.3   | 10.9  | 2,140  | 7.5   | 4.5   | 18.1  |
| <b>Middle</b>                    | 0  | 0.0   | 18.1  | 0      | 0.0   | 9.7   | 18.4  |
| <b>Upper</b>                     | 14 | 73.7  | 51.5  | 16,851 | 58.7  | 61.2  | 41.5  |
| <b>Unknown</b>                   | 4  | 21.1  | 15.2  | 9,703  | 33.8  | 21.7  | 0.0   |
| <b>Total</b>                     | 19 | 100.0 | 100.0 | 28,694 | 100.0 | 100.0 | 100.0 |

Source: 2022 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Multifamily loans are not included in the borrower distribution analysis.

| Table 15 – Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level |                                  |     |       |         |     |       |      |     |       |         |     |       |                                |
|-----------------------------------------------------------------------------------------|----------------------------------|-----|-------|---------|-----|-------|------|-----|-------|---------|-----|-------|--------------------------------|
| Assessment Area: Santa Barbara                                                          |                                  |     |       |         |     |       |      |     |       |         |     |       |                                |
| Borrower<br>Income Level                                                                | Bank And Aggregate Loans By Year |     |       |         |     |       |      |     |       |         |     |       | Families by Family<br>Income % |
|                                                                                         | 2023                             |     |       |         |     |       | 2024 |     |       |         |     |       |                                |
|                                                                                         | Bank                             |     | Agg   | Bank    |     | Agg   | Bank |     | Agg   | Bank    |     | Agg   |                                |
|                                                                                         | #                                | ##  | ##    | \$(000) | \$% | \$%   | #    | ##  | ##    | \$(000) | \$% | \$%   |                                |
| Home Purchase Loans                                                                     |                                  |     |       |         |     |       |      |     |       |         |     |       |                                |
| Low                                                                                     | 0                                | 0.0 | 0.8   | 0       | 0.0 | 0.3   | 0    | 0.0 | 1.0   | 0       | 0.0 | 0.5   | 22.0                           |
| Moderate                                                                                | 0                                | 0.0 | 5.1   | 0       | 0.0 | 1.8   | 0    | 0.0 | 6.5   | 0       | 0.0 | 2.6   | 18.1                           |
| Middle                                                                                  | 0                                | 0.0 | 16.5  | 0       | 0.0 | 8.1   | 0    | 0.0 | 19.6  | 0       | 0.0 | 11.8  | 18.4                           |
| Upper                                                                                   | 0                                | 0.0 | 50.7  | 0       | 0.0 | 50.7  | 0    | 0.0 | 54.6  | 0       | 0.0 | 67.5  | 41.5                           |
| Unknown                                                                                 | 0                                | 0.0 | 26.9  | 0       | 0.0 | 39.0  | 0    | 0.0 | 18.3  | 0       | 0.0 | 17.5  | 0.0                            |
| Total                                                                                   | 0                                | 0.0 | 100.0 | 0       | 0.0 | 100.0 | 0    | 0.0 | 100.0 | 0       | 0.0 | 100.0 | 100.0                          |
| Refinance Loans                                                                         |                                  |     |       |         |     |       |      |     |       |         |     |       |                                |
| Low                                                                                     | 0                                | 0.0 | 5.0   | 0       | 0.0 | 1.9   | 0    | 0.0 | 7.2   | 0       | 0.0 | 4.5   | 22.0                           |
| Moderate                                                                                | 0                                | 0.0 | 9.4   | 0       | 0.0 | 2.2   | 0    | 0.0 | 12.7  | 0       | 0.0 | 5.1   | 18.1                           |
| Middle                                                                                  | 0                                | 0.0 | 14.1  | 0       | 0.0 | 4.3   | 0    | 0.0 | 16.9  | 0       | 0.0 | 8.4   | 18.4                           |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

|                                  |   |       |       |       |       |       |   |     |       |   |     |       |       |
|----------------------------------|---|-------|-------|-------|-------|-------|---|-----|-------|---|-----|-------|-------|
| <b>Upper</b>                     | 0 | 0.0   | 31.3  | 0     | 0.0   | 24.2  | 0 | 0.0 | 41.7  | 0 | 0.0 | 48.5  | 41.5  |
| <b>Unknown</b>                   | 0 | 0.0   | 40.3  | 0     | 0.0   | 67.5  | 0 | 0.0 | 21.5  | 0 | 0.0 | 33.5  | 0.0   |
| <b>Total</b>                     | 0 | 0.0   | 100.0 | 0     | 0.0   | 100.0 | 0 | 0.0 | 100.0 | 0 | 0.0 | 100.0 | 100.0 |
| <b>Home Improvement Loans</b>    |   |       |       |       |       |       |   |     |       |   |     |       |       |
| <b>Low</b>                       | 0 | 0.0   | 3.8   | 0     | 0.0   | 2.6   | 0 | 0.0 | 3.6   | 0 | 0.0 | 2.6   | 22.0  |
| <b>Moderate</b>                  | 0 | 0.0   | 10.8  | 0     | 0.0   | 4.9   | 0 | 0.0 | 13.3  | 0 | 0.0 | 8.2   | 18.1  |
| <b>Middle</b>                    | 0 | 0.0   | 19.2  | 0     | 0.0   | 8.8   | 0 | 0.0 | 20.7  | 0 | 0.0 | 12.4  | 18.4  |
| <b>Upper</b>                     | 0 | 0.0   | 48.3  | 0     | 0.0   | 54.9  | 0 | 0.0 | 54.6  | 0 | 0.0 | 67.8  | 41.5  |
| <b>Unknown</b>                   | 0 | 0.0   | 17.9  | 0     | 0.0   | 28.7  | 0 | 0.0 | 7.8   | 0 | 0.0 | 9.0   | 0.0   |
| <b>Total</b>                     | 0 | 0.0   | 100.0 | 0     | 0.0   | 100.0 | 0 | 0.0 | 100.0 | 0 | 0.0 | 100.0 | 100.0 |
| <b>Total Home Mortgage Loans</b> |   |       |       |       |       |       |   |     |       |   |     |       |       |
| <b>Low</b>                       | 0 | 0.0   | 2.7   | 0     | 0.0   | 0.9   | 0 | 0.0 | 3.6   | 0 | 0.0 | 1.8   | 22.0  |
| <b>Moderate</b>                  | 0 | 0.0   | 6.8   | 0     | 0.0   | 1.8   | 0 | 0.0 | 9.5   | 0 | 0.0 | 3.4   | 18.1  |
| <b>Middle</b>                    | 0 | 0.0   | 15.2  | 0     | 0.0   | 6.0   | 0 | 0.0 | 18.8  | 0 | 0.0 | 10.4  | 18.4  |
| <b>Upper</b>                     | 1 | 100.0 | 43.0  | 2,259 | 100.0 | 40.2  | 0 | 0.0 | 49.9  | 0 | 0.0 | 60.7  | 41.5  |
| <b>Unknown</b>                   | 0 | 0.0   | 32.3  | 0     | 0.0   | 51.1  | 0 | 0.0 | 18.1  | 0 | 0.0 | 23.7  | 0.0   |
| <b>Total</b>                     | 1 | 100.0 | 100.0 | 2,259 | 100.0 | 100.0 | 0 | 0.0 | 100.0 | 0 | 0.0 | 100.0 | 100.0 |

Source: 2024 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Multifamily loans are not included in the borrower distribution analysis.

**Table 16 – Distribution of 2022 Small Business Lending By Revenue Size of Businesses**

**Assessment Area: Santa Barbara**

|                     | Bank And Aggregate Loans |       |      |         |       |      | Total Businesses % |
|---------------------|--------------------------|-------|------|---------|-------|------|--------------------|
|                     | Bank                     |       | Agg  | Bank    |       | Agg  |                    |
|                     | #                        | %     | %    | \$(000) | %     | %    |                    |
| By Revenue          |                          |       |      |         |       |      |                    |
| \$1 Million or Less | 6                        | 75.0  | 50.2 | 3,233   | 64.5  | 33.5 | 92.0               |
| Over \$1 Million    | 2                        | 25.0  |      | 1,782   | 35.5  |      | 7.4                |
| Revenue Unknown     | 0                        | 0.0   |      | 0       | 0.0   |      | 0.6                |
| Total               | 8                        | 100.0 |      | 5,015   | 100.0 |      | 100.0              |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| By Loan Size                                  |          |              |              |              |              |              |  |
|-----------------------------------------------|----------|--------------|--------------|--------------|--------------|--------------|--|
| \$100,000 or Less                             | 1        | 12.5         | 94.8         | 70           | 1.4          | 44.2         |  |
| \$100,001 - \$250,000                         | 0        | 0.0          | 3.0          | 0            | 0.0          | 16.6         |  |
| \$250,001 - \$1 Million                       | 7        | 87.5         | 2.3          | 4,945        | 98.6         | 39.2         |  |
| <b>Total</b>                                  | <b>8</b> | <b>100.0</b> | <b>100.0</b> | <b>5,015</b> | <b>100.0</b> | <b>100.0</b> |  |
| By Loan Size and Revenues \$1 Million or Less |          |              |              |              |              |              |  |
| \$100,000 or Less                             | 1        | 16.7         |              | 70           | 2.2          |              |  |
| \$100,001 - \$250,000                         | 0        | 0.0          |              | 0            | 0.0          |              |  |
| \$250,001 - \$1 Million                       | 5        | 83.3         |              | 3,163        | 97.8         |              |  |
| <b>Total</b>                                  | <b>6</b> | <b>100.0</b> |              | <b>3,233</b> | <b>100.0</b> |              |  |

Source: 2022 FFIEC Census Data

2022 Dun & Bradstreet Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

| Table 17 – Distribution of 2023 and 2024 Small Business Lending By Revenue Size of Businesses |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
|-----------------------------------------------------------------------------------------------|----------------------------------|-------|-------|---------|-------|-------|------|-------|-------|---------|-------|-------|-----------------------|
| Assessment Area: Santa Barbara                                                                |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
|                                                                                               | Bank And Aggregate Loans By Year |       |       |         |       |       |      |       |       |         |       |       | Total<br>Businesses % |
|                                                                                               | 2023                             |       |       |         |       |       | 2024 |       |       |         |       |       |                       |
|                                                                                               | Bank                             |       | Agg   | Bank    |       | Agg   | Bank |       | Agg   | Bank    |       | Agg   |                       |
|                                                                                               | #                                | #%    | #%    | \$(000) | \$%   | \$%   | #    | #%    | #%    | \$(000) | \$%   | \$%   |                       |
| By Revenue                                                                                    |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
| \$1 Million or Less                                                                           | 1                                | 50.0  | 53.0  | 50      | 8.9   | 32.4  | 4    | 50.0  | 52.9  | 771     | 44.5  | 31.9  | 92.3                  |
| Over \$1 Million                                                                              | 1                                | 50.0  |       | 510     | 91.1  |       | 1    | 12.5  |       | 220     | 12.7  |       | 7.2                   |
| Revenue Unknown                                                                               | 0                                | 0.0   |       | 0       | 0.0   |       | 3    | 37.5  |       | 743     | 42.8  |       | 0.5                   |
| Total                                                                                         | 2                                | 100.0 |       | 560     | 100.0 |       | 8    | 100.0 |       | 1,734   | 100.0 |       | 100.0                 |
| By Loan Size                                                                                  |                                  |       |       |         |       |       |      |       |       |         |       |       |                       |
| \$100,000 or Less                                                                             | 1                                | 50.0  | 95.5  | 50      | 8.9   | 50.3  | 2    | 25.0  | 94.9  | 133     | 7.7   | 47.4  |                       |
| \$100,001 - \$250,000                                                                         | 0                                | 0.0   | 2.8   | 0       | 0.0   | 16.8  | 4    | 50.0  | 3.4   | 703     | 40.5  | 19.8  |                       |
| \$250,001 - \$1 Million                                                                       | 1                                | 50.0  | 1.7   | 510     | 91.1  | 32.9  | 2    | 25.0  | 1.7   | 898     | 51.8  | 32.8  |                       |
| Total                                                                                         | 2                                | 100.0 | 100.0 | 560     | 100.0 | 100.0 | 8    | 100.0 | 100.0 | 1,734   | 100.0 | 100.0 |                       |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| By Loan Size and Revenues \$1 Million or Less |   |       |  |    |       |  |   |       |  |     |       |  |  |
|-----------------------------------------------|---|-------|--|----|-------|--|---|-------|--|-----|-------|--|--|
| \$100,000 or Less                             | 1 | 100.0 |  | 50 | 100.0 |  | 0 | 0.0   |  | 0   | 0.0   |  |  |
| \$100,001 - \$250,000                         | 0 | 0.0   |  | 0  | 0.0   |  | 3 | 75.0  |  | 483 | 62.6  |  |  |
| \$250,001 - \$1 Million                       | 0 | 0.0   |  | 0  | 0.0   |  | 1 | 25.0  |  | 288 | 37.4  |  |  |
| Total                                         | 1 | 100.0 |  | 50 | 100.0 |  | 4 | 100.0 |  | 771 | 100.0 |  |  |

Source: 2024 FFIEC Census Data  
2024 Dun & Bradstreet Data  
2016 - 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

| Table 18 - Qualified Investments<br>Evaluation Period: August 30, 2022, to May 18, 2026 |                           |             |                            |            |                   |             |            |                        |            |
|-----------------------------------------------------------------------------------------|---------------------------|-------------|----------------------------|------------|-------------------|-------------|------------|------------------------|------------|
|                                                                                         | Prior Period Investments* |             | Current Period Investments |            | Total Investments |             |            | Unfunded Commitments** |            |
| Assessment Areas                                                                        |                           |             |                            |            |                   |             |            |                        |            |
|                                                                                         | #                         | \$ (000's)  | #                          | \$ (000's) | #                 | \$ (000's)  | % of Total | #                      | \$ (000's) |
| <i>Full Scope</i>                                                                       |                           |             |                            |            |                   |             |            |                        |            |
| Los Angeles-Orange                                                                      | 37                        | 71,118,654  | 1                          | 2,163,541  | 38                | 73,282,195  | 32.7       | -                      | -          |
| Statewide/Regional                                                                      | 46                        | 130,050,389 | 1                          | 18,639,735 | 47                | 148,690,124 | 66.9       | -                      | -          |
| <i>Limited Scope</i>                                                                    |                           |             |                            |            |                   |             |            |                        |            |
| Santa Barbara                                                                           | 1                         | 1,310,847   | 0                          | 0          | 1                 | 1,310,847   | 0.6        | -                      | -          |

**FARMERS AND MERCHANTS BANK OF LONG BEACH, Long Beach, California**

| Table 19 – Distribution of Branch Delivery System and Branch Openings/Closings<br>Evaluation Period: August 30, 2022, to May 18, 2026 |                                            |                       |                                            |                                                             |      |      |       |                            |                            |                                                |     |     |     |                                          |      |      |      |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------|--------------------------------------------|-------------------------------------------------------------|------|------|-------|----------------------------|----------------------------|------------------------------------------------|-----|-----|-----|------------------------------------------|------|------|------|
| Assessment<br>Areas                                                                                                                   | Deposits                                   | Branches              |                                            |                                                             |      |      |       | Branch Openings / Closings |                            |                                                |     |     |     | Populati<br>on                           |      |      |      |
|                                                                                                                                       | % of<br>Rated<br>Area<br>Deposits<br>in AA | # of Bank<br>Branches | % of<br>Rated<br>Area<br>Branches<br>in AA | Location of Branches by<br>Income Level of<br>Geography (%) |      |      |       | # of<br>Branch<br>Openings | # of<br>Branch<br>Closings | Net Change in Location of<br>Branches (+ or -) |     |     |     | % of Population within each<br>Geography |      |      |      |
|                                                                                                                                       |                                            |                       |                                            | Low                                                         | Mod  | Mid  | Upp   |                            |                            | Low                                            | Mod | Mid | Upp | Low                                      | Mod  | Mid  | Upp  |
| Full Scope                                                                                                                            |                                            |                       |                                            |                                                             |      |      |       |                            |                            |                                                |     |     |     |                                          |      |      |      |
| Los Angeles-Orange                                                                                                                    | 99.1                                       | 26                    | 96.3                                       | 7.7                                                         | 15.4 | 42.3 | 34.6  | 3                          | 1                          | 1                                              | 1   | 1   | 0   | 4.8                                      | 26.8 | 30.7 | 37.2 |
| Limited Scope                                                                                                                         |                                            |                       |                                            |                                                             |      |      |       |                            |                            |                                                |     |     |     |                                          |      |      |      |
| Santa Barbara                                                                                                                         | 0.9                                        | 1                     | 3.7                                        | 0                                                           | 0    | 0    | 100.0 | 0                          | 0                          | 0                                              | 0   | 0   | 0   | 4.6                                      | 25.9 | 33.0 | 36.5 |

## **APPENDIX C**

### **LIMITED-SCOPE ASSESSMENT AREA**

### **MARKET PROFILES**

Demographic and economic information in this appendix originates from one of the following sources:

U.S. Census Bureau, QuickFacts, Population Estimates July 1, 2025; available from:  
<https://www.census.gov/programs-surveys/popest/technicaldocumentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-countiestotal.html>.

Federal Deposit Insurance Corporation, Deposit Market Share Report, June 30, 2025; available from: <https://banks.data.fdic.gov/bankfind-suite/SOD>.

## ***Santa Barbara Assessment Area***

The Santa Barbara assessment area consists of Santa Barbara County, which comprises the Santa Maria-Santa Barbara Metropolitan Statistical Area. Santa Barbara County is located along the Pacific Coast in Southern California, south of San Luis Obispo County, and West of Ventura County. As of July 2025, the assessment area was estimated to be home to 442,065 people.

FMLB maintains a small presence with one full-service branch located in Santa Barbara County. As of June 30, 2025, there were 18 financial institutions operating 85 branches in the assessment area with \$14.2 billion in total deposits. According to that same data, FMLB ranked 14th with 0.55 percent of the deposit market share. The table on the following page presents key demographic and business information concerning the assessment area.

Exhibit 10 of the next page presents key demographic and business information concerning the assessment area.

| Exhibit 10<br>Assessment Area Demographics<br>Santa Barbara Assessment Area |                           |                       |                                    |           |                                                    |           |                           |           |
|-----------------------------------------------------------------------------|---------------------------|-----------------------|------------------------------------|-----------|----------------------------------------------------|-----------|---------------------------|-----------|
| Income Categories                                                           | Tract Distribution        |                       | Families by Tract Income           |           | Families < Poverty Level as % of Families by Tract |           | Families by Family Income |           |
|                                                                             | #                         | %                     | #                                  | %         | #                                                  | %         | #                         | %         |
| Low                                                                         | 7                         | 6.4                   | 4,486                              | 4.6       | 869                                                | 19.4      | 21,467                    | 22.0      |
| Moderate                                                                    | 28                        | 25.7                  | 25,189                             | 25.9      | 3,162                                              | 12.6      | 17,654                    | 18.1      |
| Middle                                                                      | 30                        | 27.5                  | 32,178                             | 33.0      | 1,628                                              | 5.1       | 17,892                    | 18.4      |
| Upper                                                                       | 38                        | 34.9                  | 35,513                             | 36.5      | 1,292                                              | 3.6       | 40,384                    | 41.5      |
| Unknown                                                                     | 6                         | 5.5                   | 31                                 | 0.0       | 0                                                  | 0.0       | 0                         | 0.0       |
| Total AA                                                                    | 109                       | 100.0                 | 97,397                             | 100.0     | 6,951                                              | 7.1       | 97,397                    | 100.0     |
|                                                                             | Housing Units by Tract    | Housing Type by Tract |                                    |           |                                                    |           |                           |           |
|                                                                             |                           | Owner-occupied        |                                    |           | Rental                                             |           | Vacant                    |           |
|                                                                             |                           | #                     | % by tract                         | % by unit | #                                                  | % by unit | #                         | % by unit |
| Low                                                                         | 9,342                     | 1,020                 | 1.3                                | 10.9      | 7,820                                              | 83.7      | 502                       | 5.4       |
| Moderate                                                                    | 39,189                    | 12,906                | 16.7                               | 32.9      | 24,324                                             | 62.1      | 1,959                     | 5.0       |
| Middle                                                                      | 49,210                    | 27,871                | 36.0                               | 56.6      | 18,174                                             | 36.9      | 3,165                     | 6.4       |
| Upper                                                                       | 61,424                    | 35,707                | 46.1                               | 58.1      | 20,405                                             | 33.2      | 5,312                     | 8.6       |
| Unknown                                                                     | 152                       | 0                     | 0.0                                | 0.0       | 82                                                 | 53.9      | 70                        | 46.1      |
| Total AA                                                                    | 159,317                   | 77,504                | 100.0                              | 48.6      | 70,805                                             | 44.4      | 11,008                    | 6.9       |
|                                                                             | Total Businesses by Tract |                       | Businesses by Tract & Revenue Size |           |                                                    |           |                           |           |
|                                                                             |                           |                       | Less Than or = \$1 Million         |           | Over \$1 Million                                   |           | Revenue Not Reported      |           |
|                                                                             | #                         | %                     | #                                  | %         | #                                                  | %         | #                         | %         |
| Low                                                                         | 656                       | 3.2                   | 622                                | 3.3       | 32                                                 | 2.2       | 2                         | 2.0       |
| Moderate                                                                    | 3,936                     | 19.1                  | 3,599                              | 18.9      | 311                                                | 21.0      | 26                        | 25.5      |
| Middle                                                                      | 5,863                     | 28.5                  | 5,431                              | 28.5      | 406                                                | 27.5      | 26                        | 25.5      |
| Upper                                                                       | 10,044                    | 48.7                  | 9,294                              | 48.9      | 702                                                | 47.5      | 48                        | 47.1      |
| Unknown                                                                     | 106                       | 0.5                   | 79                                 | 0.4       | 27                                                 | 1.8       | 0                         | 0.0       |
| Total AA                                                                    | 20,605                    | 100.0                 | 19,025                             | 100.0     | 1,478                                              | 100.0     | 102                       | 100.0     |
| Percentage of Total Businesses:                                             |                           |                       |                                    | 92.3      |                                                    | 7.2       |                           | 0.5       |
|                                                                             | Total Farms by Tract      |                       | Farms by Tract & Revenue Size      |           |                                                    |           |                           |           |
|                                                                             |                           |                       | Less Than or = \$1 Million         |           | Over \$1 Million                                   |           | Revenue Not Reported      |           |
|                                                                             | #                         | %                     | #                                  | %         | #                                                  | %         | #                         | %         |
| Low                                                                         | 12                        | 2.2                   | 7                                  | 1.4       | 5                                                  | 8.5       | 0                         | 0.0       |

|                                   |            |              |            |              |           |              |          |            |
|-----------------------------------|------------|--------------|------------|--------------|-----------|--------------|----------|------------|
| <b>Moderate</b>                   | 88         | 15.9         | 78         | 15.8         | 10        | 16.9         | 0        | 0.0        |
| <b>Middle</b>                     | 185        | 33.5         | 162        | 32.9         | 23        | 39.0         | 0        | 0.0        |
| <b>Upper</b>                      | 266        | 48.2         | 245        | 49.7         | 21        | 35.6         | 0        | 0.0        |
| <b>Unknown</b>                    | 1          | 0.2          | 1          | 0.2          | 0         | 0.0          | 0        | 0.0        |
| <b>Total AA</b>                   | <b>552</b> | <b>100.0</b> | <b>493</b> | <b>100.0</b> | <b>59</b> | <b>100.0</b> | <b>0</b> | <b>0.0</b> |
| <b>Percentage of Total Farms:</b> |            |              |            | <b>89.3</b>  |           | <b>10.7</b>  |          | <b>0.0</b> |

Source: 2024 FFIEC Census Data

2016 - 2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Data regarding FMLB deposits, loans, investments, and branches may be found in the Core Tables.