

FEDERAL DEPOSIT INSURANCE CORPORATION**Washington, D.C., 20429****FORM 10-K**

(Mark one)

☒ **ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**For the fiscal year ended **December 31, 2020****OR**☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from _____ to _____

Commission File Number:

FDIC Certificate No. 90211**HINGHAM INSTITUTION FOR SAVINGS**

(Exact name of registrant as specified in its charter)

Massachusetts(State or other jurisdiction of
incorporation or organization)**04-1442480**(I.R.S. Employer
Identification No.)**55 Main Street, Hingham, Massachusetts**

(Address of principal offices)

02043

(Zip Code)

(781) 749-2200(Registrant's telephone number, including area code)
Securities Registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$1.00 par value per share	HIFS	NASDAQ Stock Market, LLC

Securities registered under Section 12(g) of the Act: **None**Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes ☐ No ☒Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes ☐ No ☒Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer ☐Non-accelerated filer ☐Accelerated filer ☒Smaller reporting company ☒Emerging Growth Company ☐If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes ☐ No ☒

The aggregate market value of voting stock held by non-affiliates as of June 30, 2020, was \$246,142,823 based on a closing sales price of \$167.78.

The number of shares outstanding of each of the registrant's common stock, \$1.00 par value per share, outstanding as of March 3, 2021 was 2,137,900.

Documents Incorporated by Reference

Portions of the registrant's Proxy Statement for the Annual Meeting of Stockholders to be held on April 29, 2021 are incorporated by reference into Part III of this Form 10-K.

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Cautionary Note Regarding Forward-Looking Statements

This Annual Report on Form 10-K contains “forward-looking statements” within the meaning of the U.S. Private Securities Litigation Reform Act of 1995, which are subject to a number of risks and uncertainties. All statements other than statements of historical facts contained in this Annual Report on Form 10-K, including statements regarding our future results of operations and financial condition, business strategy, plans and objectives of management for future operations and capital requirements are forward-looking statements. Without limiting the foregoing, the words “anticipates,” “believes,” “could,” “estimates,” “expects,” “intends,” “may,” “plans,” “seeks” and other similar language, whether in the negative or affirmative, are intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. Actual results could differ materially from those anticipated in these forward-looking statements as a result of various factors. The Bank therefore cautions you against relying on any of these forward-looking statements. Important factors that could cause actual results to differ materially from those in these forward-looking statements are discussed in Item 1A., “Risk Factors” of Part I and Items 7 and 7A., “Management’s Discussion and Analysis of Financial Condition and Results of Operations” and “Quantitative and Qualitative Disclosures About Market Risk,” respectively, of Part II of this Annual Report on Form 10-K. Any forward-looking statement made in this Annual Report on Form 10-K speaks only as of the date on which this Form 10-K was first filed. The Bank undertakes no obligation to publicly update any forward-looking statements, whether as a result of new information, future developments or otherwise.

PART I

Item 1. Business.

General

Hingham Institution for Savings (the “Bank”) is a Massachusetts-chartered savings bank headquartered in Hingham, Massachusetts. The Bank was originally chartered in 1834. It is the only financial institution headquartered in Hingham, and is one of the oldest banks in the United States. In addition to its main office and drive-up facility in Hingham, banking offices are located in South Hingham, Hull, Cohasset, Norwell, Boston and Nantucket. The Bank also has a commercial lending office located in the Washington D.C. metropolitan area (“WMA”). At December 31, 2020, the Bank had total assets of \$2.857 billion, total deposits of \$2.139 billion and total stockholders' equity of \$292.9 million.

The Bank is principally engaged in the business of commercial and residential real estate mortgage lending, funded by retail and commercial deposits, wholesale deposits and borrowings. At December 31, 2020, the loan portfolio was \$2.495 billion, or 87% of total assets.

At December 31, 2020, 26% of the Bank’s total loan portfolio was invested in residential mortgage loans - including home equity lines of credit (“HELOCs”), 68% in commercial real estate (including multi-family housing), 6% in residential and commercial construction loans, and less than 1% in commercial business loans and consumer loans. The Bank focuses on the origination of commercial and residential real estate loans in its primary market area. In its residential lending business, the Bank originates both qualified mortgage loans and non-qualified mortgage loans, as defined in the regulations of the Consumer Financial Protection Bureau (“CFPB”).

Market Area and Competition

The Bank's primary market area is eastern Massachusetts, with the significant majority of deposit funding and mortgage lending in close proximity to its branches in Boston, the South Shore, and on the island of Nantucket. This market is attractive and the Bank faces considerable competition for loans and deposits from both traditional competitors (banks and credit unions), as well as non-traditional competitors (insurance companies, Internet-based direct banks, financial technology companies and non-bank lenders).

Competition for real estate loans is based primarily on interest rate, fees, and quality of service provided to borrowers and real estate brokers. Speed of decision and execution are important competitive differentiators, particularly in competition for commercial mortgage loans.

Competition for deposits comes from other banks, credit unions, money market funds, and non-bank investment alternatives (including equity and fixed income markets). Competitive differentiators include rates of return, convenience of branch locations and hours of operation, personalized customer service, and online and mobile banking access. Customers with significant balances, including but not limited to institutions, municipalities, and fiduciaries, also consider the financial strength, stability, and reputation of the Bank in establishing and maintaining relationships. Furthermore, the Bank has a significant advantage with these customers as it offers unlimited excess deposit insurance above Federal Deposit Insurance Corporation (“FDIC”) limits through the Massachusetts Depositors Insurance Fund (“DIF”). The DIF is only available to Massachusetts savings banks and is not available to commercial banks or trust companies.

The Bank began lending to commercial real estate borrowers in the WMA in November 2016, after two years of research and preparation. In 2019, the Bank opened a commercial lending office on a temporary location and hired a commercial real estate lender. In February 2020, the Bank acquired a property in the Georgetown neighborhood of Washington, D.C. and began working with its architects to renovate the property in anticipation of opening this permanent commercial banking office in late 2021. The Bank also utilizes existing staff in its Commercial Real Estate Group and Specialized Deposit Group (“SDG”) with experience in the WMA, on a

fly-away basis from our main office.

The Bank identified the WMA as an attractive opportunity for three reasons. First, the region has favorable economic characteristics that will support long-term investments in commercial real estate. It is the capital of the world's largest economy, it is an international economic gateway, it has the highest household median income of any of the nation's major metropolitan areas, and it has a relatively high concentration of young people. Second, the commercial real estate product in the market bears significant similarity to Boston, characterized by high density, urban infill development, transit-oriented multifamily, and scarcity imposed by land supply and restrictions on vertical development. Third, we believe that the banking market in Washington, D.C. has experienced a level of consolidation and disruption that has left smaller and mid-sized real estate investors underserved as compared to the Boston market. Although we are relatively new to this marketplace, we believe that our history as one of America's oldest banks and our family management team provide stability and surety of execution that is valued by our customers. After three years of operation in the market, we have gained increasing confidence in this thesis. We view this as an attractive opportunity for internal capital allocation and superior to geographically proximate, product-adjacent businesses like wealth management, insurance, or commercial-industrial lending in our home marketplace. The Bank is not currently originating any residential owner-occupied or commercial construction loans in the WMA, but may do so in the future. The Bank originated \$160.0 million and \$114.7 million in commercial real estate loans in the WMA in 2019 and 2020, respectively, and at December 31, 2019 and 2020, \$261.6 million and \$371.7 million were outstanding, respectively.

All WMA underwriting and approval processes are identical to those utilized in the Boston marketplace and all loans are reviewed and approved by the Bank's Executive Committee and when larger than \$1.5 million, by the Bank's full Board of Directors. A member of the Executive Committee performs a site visit for every collateral property and the full Executive Committee performs collateral site visits at least twice annually. During the novel coronavirus ("COVID-19") pandemic, some site visits may follow origination if the asset and the built environment around the asset are well-known to the Bank. The Bank uses one Arlington, VA-based law firm to advise on all of its transactional needs, with oversight on each individual transaction by the Bank's primary real estate counsel in Boston. The Bank uses the same environmental assessment firm in Boston and Washington, D.C. to ensure quality of execution and manage risk. Once closed, these loans are subject to all of the Bank's regular quality control and portfolio management processes.

The Bank approaches prospective borrowers directly via advertising programs, and indirectly via intermediaries such as attorneys, accountants and mortgage brokers. The Bank also has existing Boston-based customers with real estate investment holdings in both the Massachusetts and WMA markets.

The Bank has made initial inroads into developing deposit relationships with WMA borrowers and services these customers remotely through the Bank's SDG in Hingham. The SDG is now servicing WMA deposit customers that do not have a lending relationship with the Bank and has a full-time relationship manager in the WMA.

Lending Activities

General. At December 31, 2020, the Bank's net loan portfolio totaled \$2.495 billion, representing 87% of its total assets. The Bank's principal focus is real estate mortgage lending, with well over 99% of the loan portfolio secured by real estate mortgage loans. The portfolio is primarily composed of commercial real estate, residential owner-occupied real estate, and loans for the construction of residential real estate. The loan portfolio is the Bank's primary earning asset. Commercial and industrial loans and consumer loans represent less than 1% of the loan portfolio and are not a focus of the Bank's origination program. The Bank's lending activities are generally conducted in the Massachusetts market and as of December 31, 2020, over 85% of the loan portfolio was secured by properties in the Commonwealth of Massachusetts.

Commercial Real Estate Loans. The Bank originates mortgage loans for the refinancing, acquisition, or renovation of existing commercial real estate properties such as apartments, offices, manufacturing and industrial complexes, small retail properties, various special purpose properties, and land. Although terms vary, commercial real estate loans generally have maturities of 15 years or less, with an initial fixed rate period and subsequent adjustments with a margin to a designated interest rate. The initial fixed-rate period is generally five years, with a limited volume of loans with longer initial fixed-rate periods. These loans are generally underwritten with floors near the initial rate at time of underwriting. The Bank generally amortizes commercial real estate mortgage loans over a 35-year period, with a balloon payment at 10 or 15 years. The Bank generally underwrites commercial real estate mortgage loans with "step-down" prepayment fees in the event the loan pays off prior to maturity; these fees are generally stated as a percentage of the face amount of the note. Generally, loan amounts do not exceed 75% of the lesser of the Bank estimate of value or independent appraised value of the collateral. At December 31, 2020, commercial mortgage loans totaled \$1.693 billion and represented 68% of the Bank's total loan portfolio.

Construction Loans. As of December 31, 2020, there were \$153.0 million in construction loans, net of unadvanced amounts, which represented 6% of the Bank's total loan portfolio and consisted primarily of residential real estate for owner-occupants, speculative sale, and long-term investment (the latter categories are referred to as "commercial construction loans" below). Although the Bank has financed the construction of commercial purpose properties (e.g. retail, industrial, office, or special purpose), this is not the focus of the Bank's construction loan program. Residential construction loans are offered on both a fixed rate and an adjustable rate basis, with a six to twelve month interest only period that converts to an amortizing loan. Commercial construction loans are generally underwritten as eighteen month interest only notes, with a balloon payment at maturity or conversion to permanent, amortizing financing. Commercial construction loans are generally structured with origination fees in addition to the note rate of interest. All disbursements on construction loans are paid in arrears for work completed, subject to on-site inspection by a member of the

Executive Committee of the Board of Directors, the Vice President of Facilities, or a Bank engineer, and approved by the Chief Executive Officer or the President.

Residential Real Estate Loans. The Bank originates a full range of qualified and non-qualified mortgage loans on one-to-four-family residential properties. The Bank generally holds all residential real estate loans in portfolio and consequently enjoys greater latitude in structuring and executing transactions in support of its customers' needs. Loans are originated on both an adjustable rate and fixed rate basis. Qualified mortgage loans are generally originated with loan to value ratios up to 80% of a property's appraised value, with mortgage insurance required for those loans exceeding 80%. Non-qualified mortgage loans, including but not limited to super jumbo loans in excess of \$1.5 million, co-operative loans, non-warrantable condominium loans, loans to foreign nationals, owner-occupant loans to irrevocable trusts and limited liability corporations, vacation and seasonal properties, and loans underwritten using alternative verification of the ability to repay, are generally originated up to 65% of the lesser of a Bank estimate of value or a third-party appraisal and they are generally underwritten with a premium to the Bank's conforming rates. The Bank also originates HELOCs in both first and second lien positions, generally at variable rates indexed to the Wall Street Journal Prime Rate, with floors near the origination rate. The maximum loan amount is generally \$250,000, subject to 60% of the appraised value of the collateral less the first mortgage loan or \$150,000, subject to 70% of the appraised value of the collateral, less the first mortgage loan. As of December 31, 2020, residential mortgage loans, including HELOCs and second mortgage loans, were \$656.2 million and represented 26% of the Bank's total loan portfolio.

Consumer/Commercial Lending. The Bank offers business overdraft lines of credit and passbook loans. In 2017, the Bank discontinued the origination of personal loans and personal overdraft lines of credit, although the legacy book remains in place and continues to run off over time. The Bank originates business overdraft lines of credit to local businesses in its market area generally on a secured basis with personal guarantees from the principals of any borrowing entity. The Bank generally also has deposit and commercial real estate relationships with such borrowers. Such lines are generally written at a fixed rate of interest. Consumer and commercial lending is not the focus of the Bank's origination program. This segment includes loans originated under the Small Business Administration's ("SBA") Paycheck Protection Program ("PPP"). At December 31, 2020, consumer and commercial loans totaled \$7.4 million and represented less than 1% of the Bank's total loan portfolio. This amount included \$6.9 million of PPP loans.

Origination of Loans. Applications for residential real estate and consumer loans are taken at all of the Bank's offices. Processing of all loan applications is centralized at the Bank's main office in Hingham, Massachusetts. Loan applications come from a number of sources, including depositors, existing borrowers, walk-in customers, the Internet and others responding to the Bank's advertising program.

Commercial real estate, construction and residential mortgage loans are reviewed and approved by the Executive Committee of the Board of Directors, which takes an active role in managing risk for the Bank. The Executive Committee meets at least twice monthly or more often as needed. No lenders or officers of the Bank have the authority to make these types of loans. The Chief Executive Officer or the President may approve HELOCs up to \$250,000. Additionally, all loans above \$1.5 million and all loans to credit relationships with aggregate exposure of \$6 million, inclusive of the subject transaction and regardless of size, are reviewed and approved by the full Board of Directors. Consequently, all of our commercial real estate exposure has been reviewed and approved on an individual credit basis by the Board of Directors or a committee thereof. In accordance with governing banking laws, the Bank is permitted to make loans and commitments to any one borrower, including related entities, in the aggregate amount of not more than 20% of the Bank's stockholders equity, or \$58.6 million, at December 31, 2020, which is the Bank's legal lending limit. The Bank's largest relationship as of December 31, 2020, consisted of three loans with an outstanding balance of \$34.0 million and unfunded commitments of \$10.0 million, secured by a collection of mixed-use buildings in Harvard Square in Cambridge, MA. The credit has always performed as agreed.

In November 1993, the Bank adopted a policy providing that the Bank will not originate loans (excluding passbook loans) to Directors and Officers of the Bank, Principal Stockholders, their related interests, or any entities in which Directors, Officers or Principal Stockholders have a significant financial interest. This policy was informed by the experience of the Directors at that time as private investors in New England banks and thrifts, including the Bank, that suffered significant losses because of poor controls over insider lending. The Board believes this policy has been validated by bank failures in which insider lending contributed to significant losses. The Board strongly believes that insider lending, even when well-intentioned and subject to strong internal controls, poses an unacceptable risk to the Bank. Through this policy, the Bank seeks to eliminate the risks associated with insider lending rather than manage them.

Loan Rates and Fees. Interest rates and fees charged by the Bank on its loan products are based upon the type of loan, the degree of risk, competitive market rates, and the underlying collateral. The Bank generally does not charge origination fees on commercial and residential mortgage loans. Fees are subject to the limitations imposed by the regulations of the Massachusetts Commissioner of Banks ("Commissioner of Banks"). Loan origination and commitment fees, net of direct loan origination costs, are deferred and are recognized as adjustments to loan interest income. The Bank amortizes these amounts over the contractual life of the related loans using the level-yield method. Exit fees and prepayment fees are recognized in full at the time of receipt.

Asset Quality. The Bank evaluates its loan portfolio regularly so as to recognize potential problem loans at an early stage and minimize losses. Given the leverage inherent in banking, maintaining good asset quality is critical to the Bank's business. The Bank commences collection procedures on commercial real estate loans once a loan payment is more than 10 days past due and on residential loans once a loan payment is 15 days past due. The Executive Committee of the Board of Directors reviews a list of all

loans two payments past due every two weeks, as well as all loans in technical default due to bankruptcy, delinquent payment of real estate taxes, insurance, condo/homeowners association fees, or any other breach of loan covenants. The Committee also reviews the status of any collection-related legal proceedings every two weeks. The Board of Directors reviews a detailed list of all loans two or more payments past due at each monthly meeting.

The accrual of interest on mortgage and commercial loans is discontinued at the time a loan is 90 days past due unless the credit is well-secured and in the process of collection. Personal loans are typically charged off no later than becoming 180 days past due. Past due status is based on contractual terms of the loan. In all cases, loans are placed on non-accrual or charged off at an earlier date if collection of principal or interest is considered doubtful.

Section 4013 of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") stipulated that a financial institution may elect to not apply Generally Accepted Accounting Principles ("GAAP") requirements to loan modifications related to the COVID-19 pandemic that would otherwise be categorized as a troubled debt restructuring ("TDR"), and suspended the determination of loan modifications related to the COVID-19 pandemic from being treated as TDRs through December 31, 2020. On January 3, 2021, the President signed into law the Consolidated Appropriations Act, 2021 (the "Act"). As a result of the Act, the suspension of TDR accounting has been extended to the earlier of January 1, 2022, or the date that is 60 days after the date on which the national emergency concerning the COVID-19 pandemic declared by the President terminates. The requirements that the modified loan have been not more than 30 days past due as of December 31, 2019 is still applicable. Modifications within the scope of the suspension include forbearance agreements, interest-rate modifications, repayment plans, and any other similar arrangements that defer or delay payments of principal or interest. In accordance with this statute, the Bank has elected not to apply GAAP requirements to such loan modifications. The Bank is also aware that some financial institutions may opt to recognize income on an accrual basis on loans for which they are not collecting interest pursuant to extended forbearance agreements. Unless such contracts are modified by legislative action that mandates the deferral of interest without regard to need, the Bank does not believe such an approach is appropriate.

The Bank conducts three mutually supporting programs to maintain and monitor the credit quality of the portfolio:

- **Internal Quality Control:** The Bank's internal Quality Control Group reviews all originated and non-originated commercial and residential mortgage loan files for compliance with the Bank's policies and procedures in the areas of origination, underwriting, processing, servicing, and legal settlement. Issues are addressed at the working level immediately and reviewed with the Chief Executive Officer, the President, and legal counsel on a quarterly basis.
- **Independent Loan Review:** The Bank has also retained an independent third-party to conduct ongoing loan review and credit risk rating. Loans are assigned an initial risk rating by the Bank at origination. An independent third party reviews all commercial real estate relationships with exposure in excess of \$850,000, all new credits in excess of \$500,000, and all loans on the Bank's Watch List on a rolling quarterly basis. Watch List loans are those loans that are more than two payments past due at the end of the quarter, loans for which the borrowing entity or sponsor has filed bankruptcy, loans rated four or higher using our internal rating system in a previous review, loans past contractual maturity, impaired loans, or loans identified as troubled debt restructures. The independent third party reviews updated financial information on borrowing entities and principals, as well as updated statements of income and expense for collateral properties, and recalculates debt service coverage ratios for commercial properties based on the most recent financial information. Results of the review are reported to the Bank's Audit Committee and the full Board of Directors on a quarterly basis and serve as a mechanism for monitoring the overall credit quality of the portfolio.
- **Stress Testing:** The Bank conducts scenario analysis for the entire loan portfolio every quarter using a third-party probability of default/loss given default model. This model incorporates instrument level data from the Bank's loan portfolio and allows the Bank to project loan and portfolio performance using base case scenarios, as well as scenarios based on the Federal Reserve's Dodd Frank Act Stress Testing (DFAST) program. The Bank also uses proprietary third-party scenarios. The results from this review are reported to the Bank's Audit Committee on a quarterly basis.

Investment Activities

The Bank's investment portfolio is composed primarily of overnight cash at the Federal Reserve Bank of Boston ("FRBB") and other correspondent banks and common equity investments. The Bank occasionally invests in other short-term fixed income investments, such as U.S. Treasury debt securities, U.S. Government-sponsored enterprise ("US GSE") debt securities, and FDIC insured certificates of deposit. The Bank also has a significant investment in the stock of the Federal Home Loan Bank of Boston ("FHLB"), held to secure the Bank's borrowing relationship, and an investment in the Community Reinvestment Act ("CRA") Fund, a mutual fund which invests in securities which qualify under the CRA securities test. The Bank's investment portfolio is managed by the Bank's senior officers in accordance with the investment policy approved by the Board of Directors. At December 31, 2020 and 2019, the Bank's investment portfolio totaled \$312.4 million and \$315.2 million, which represented 11% and 12% of the Bank's total assets, respectively.

Cash and Fixed Income. Cash and short-duration fixed-income investments are primarily a source of liquidity to fund the Bank's real estate lending operation and absorb any volatility in the Bank's funding position. As of December 31, 2020, the Bank held \$226.8 million in cash at the FRBB and \$6,000 in US GSE debt securities. In total, these investments amounted to 8% of total assets. US GSE debt securities are recorded at fair value with any unrealized gains or losses, net of taxes, reported as a component of stockholders' equity. The Bank occasionally purchases certificates of deposit issued by FDIC insured banks. Each certificate is purchased in an amount not to exceed \$250,000 per issuing bank and is carried at cost. Certificates of deposit are reported separately

from the Bank's securities portfolio. At December 31, 2020 and 2019, the Bank did not hold certificates of deposit.

Equity Investments. Utilizing its authorities under FDIC regulations and Massachusetts law, the Bank makes investments in marketable public common equity securities. These investments are not viewed as a source of liquidity and are managed to produce superior returns on capital over a longer time horizon. The Bank's process is focused on identifying businesses with strong returns on capital, owner-oriented management teams, good reinvestment opportunities or capital discipline, and reasonable valuations. At December 31, 2020, the Bank held \$56.3 million in common equity investments. The portfolio is concentrated in a relatively small number of investees in the financial services and technology areas.

The Bank receives two sources of advantageous tax treatment through these investments. First, dividend distributions from these companies to the Bank are partially excluded from the Bank's taxable income due to the dividends received deduction. Second, to the extent that these companies are capable of internal reinvestment at high rates of return or capital deployment via tax-advantaged repurchases, the deferred tax liability associated with any long-term unrealized gains on our investments constitutes an interest-free source of financing.

The Bank also derives important intangible returns from these investments by studying high-performance companies with long track records of operational excellence and superior returns on capital. We study these companies to understand what we are doing well and where we might improve. Even if we cannot generate immediately actionable equity investment ideas, this process exposes our Board of Directors and our management team to new operational concepts that may help us to improve the returns in our core business.

The Bank may also, from time to time, make private equity investments directly in other banks or financial services companies. During the fourth quarter of 2019, the Bank made a \$1.5 million investment in the common stock of Founders Bank, a de novo bank organization in Washington, D.C. Founders Bank received all required regulatory approvals and opened in April 2020. During the first quarter of 2020, the Bank received back \$470,000 of this investment, which resulted in a proportional decrease in the number of shares purchased. The Bank remained the largest shareholder after this transaction. This investment represents a non-marketable equity security and is included in other assets on the Consolidated Balance Sheets.

CRA Investments. The Bank also makes investments to satisfy its obligations under the CRA. At December 31, 2020, the Bank had three such investments:

- The Bank's equity securities included a \$9.6 million investment in the CRA Fund, a mutual fund which invests in fixed-income securities which qualify under the CRA investment test. This has been a long-standing investment for the Bank.
- The Bank held a \$1.0 million long-term subordinated debt investment in the BlueHub Community Loan Fund (formerly Boston Community Loan Fund). This has been a long-standing investment for the Bank and is accounted for in other assets, included in the Consolidated Balance Sheets.
- The Bank has a commitment to make a \$1.0 million investment in the Washington Housing Initiative Impact Pool LLC, an investment vehicle that provides low cost loans to acquire and develop affordable workforce housing in Washington D.C. As of December 31, 2020, \$135,000 of this commitment had been called by the Investment Manager. This investment is accounted for in other assets, included in the Consolidated Balance Sheets.

Federal Home Loan Bank Stock. The Bank holds FHLB stock which, at December 31, 2020, totaled \$19.3 million. As a member of the FHLB, the Bank is required to maintain an investment in FHLB stock that approximates 5% of FHLB advances.

Bank-Owned Life Insurance. The Bank has an investment in bank-owned life insurance ("BOLI") which insures the life of a current Bank officer. At December 31, 2020, the policies had a cash surrender value of \$12.7 million.

Sources of Funds

General. Deposit accounts of all types have historically constituted the primary source of funds for the Bank's lending and investment activities. To a lesser extent, the Bank also derives funds from borrowings from the FHLB, amortization and prepayment of loans and mortgage-backed securities, and sales of loans and securities. Additionally, the Bank has registered with the FRBB to access its discount window. The Bank has pledged the bulk of its home equity portfolio to secure borrowings from the discount window and may increase availability by pledging additional assets. The availability of funds is influenced by prevailing interest rates, competition, and other market conditions.

Deposits. At December 31, 2020, the Bank had \$2.139 billion in savings accounts, demand accounts, negotiable order of withdrawal ("NOW") accounts, money market accounts and certificates of deposit. Certificates have maturities ranging in terms from sixty days to five years. Included among these deposit products are individual retirement account certificates. The Bank also accepts deposits through its on-premises ATMs and is a member of other ATM networks. Beginning in 2019, the Bank opens deposit accounts, including checking accounts, money market accounts, and certificates of deposit, directly online for personal customers. The Bank accepts term certificates of deposit through Internet listing services and through approved brokers (together "wholesale time deposits"). The Bank's cost of funds, and its ability to attract and maintain deposits, have been, and will continue to be, significantly affected by economic and competitive conditions. The Bank offers a variety of deposit accounts to individuals and commercial customers. The Bank's deposits are insured by the FDIC, up to \$250,000 per separately insured depositor and up to \$250,000 for retirement accounts. The DIF insures the portion of deposits in excess of these amounts.

Borrowings. At December 31, 2020, the Bank had \$408.0 million in borrowings from the FHLB. The Bank can borrow up to

approximately \$1.296 billion, in total, based on the Bank's qualified collateral, which includes certain residential mortgage loans, first mortgage loans on non-owner occupied residential property, first mortgage loans on multi-family residential property, certain securities, and pledged commercial mortgage loans. Upon specific approval from the FHLB, the Bank may also pledge other mortgage loans to secure additional borrowings.

Personnel and Human Capital Resources

At December 31, 2020, the Bank had 83 full-time employees and 4 part-time employees. The Bank provides its full-time employees with a comprehensive suite of employee benefit programs, including a 401(k) plan, life, health, short- and long-term disability insurance and a stock option plan for employees and directors as the Nominating and Personnel Committee of the Board of Directors may determine. We are committed to the continuous growth and improvement of our team through an active recruiting process utilizing our senior management rather than third party recruiters, a performance management process focused on objectives and key results, internal training programs, and sponsored external educational programs. Our culture has always prioritized performance - not presence - and even prior to the onset of the COVID-19 pandemic many of our staff worked remotely. Our ongoing investments in our cloud-first infrastructure already supported mobile, remote, and collaborative work. We anticipate many of our staff will continue working remotely on a permanent basis following COVID-19. We also anticipate leveraging these technological and cultural investments in remote work to build a more geographically diverse workforce, targeting lower cost labor markets or individuals with specialized skills. None of the employees of the Bank are represented by a labor union or other collective bargaining group and management believes that its employee relationships are excellent.

Supervision and Regulation

As a Massachusetts-chartered savings bank, the Bank is subject to regulation, supervision and examination by the Massachusetts Commissioner of Banks. The Bank is an insured depository institution the deposits of which are insured to the extent provided by law by the FDIC. As a result, the Bank is also subject to regulation, supervision and examination by the FDIC. While the Bank is not a member of the Federal Reserve System, it is nonetheless subject to certain provisions of the Federal Reserve Act and regulations issued thereunder. The description of certain laws and regulations below and elsewhere in this report does not purport to be complete and is qualified in its entirety by reference to applicable laws and regulations.

Examinations and Supervision. The FDIC and the Commissioner of Banks regularly examine the Bank's condition and operations, including, among other things, its capital adequacy, reserves, loans, investments, earnings, liquidity, compliance with laws and regulations, record of performance under the federal CRA and equivalent requirements under Massachusetts law and management practices. In addition, the Bank is required to furnish quarterly and annual reports of income and condition to the FDIC and periodic reports to the Commissioner of Banks. The enforcement authority of the FDIC includes the power to impose civil money penalties; terminate insurance coverage; remove officers and directors; issue cease-and-desist orders to prevent unsafe or unsound practices or violations of laws or regulations; and impose additional restrictions and requirements with respect to banks that do not satisfy applicable regulatory capital requirements. The Commissioner of Banks possesses similar enforcement authority.

Community Reinvestment Act Regulations. The CRA requires each bank to delineate an assessment area which generally consists of the communities served by the bank's deposit-taking facilities, and it requires that the bank's primary federal regulator, which is the FDIC in the case of the Bank, take into account the bank's record of performance in meeting the credit needs of the entire community served, including low and moderate-income neighborhoods, in terms of (1) making loans in its assessment areas, (2) investing in community development projects, affordable housing and programs benefiting low - or moderate - income individuals and small businesses in its assessment areas, and (3) delivering services through its branches, ATMs and other offices. Failure of a bank to receive at least a "satisfactory" rating could inhibit a bank from undertaking certain activities, including acquisitions of other financial institutions and establishment of branches, which require regulatory approval based, in part, on the bank's record of performance under the CRA. Massachusetts has enacted a CRA with similar requirements applicable to banking institutions chartered by that state, including the Bank. In its most recent CRA examination, the Bank received a CRA rating of "Outstanding," the highest possible rating.

Acquisitions and Branching. Prior approval from the Commissioner of Banks and the FDIC is required in order for the Bank to acquire another bank or establish a new branch office. Well capitalized and well managed banks may acquire other banks in any state, subject to certain deposit concentration limits and other conditions, pursuant to the Riegle-Neal Interstate Banking and Branching Efficiency Act of 1994, as amended by the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Dodd-Frank Act"). In addition, the Dodd-Frank Act authorizes a state-chartered bank, such as the Bank, to establish new branches on an interstate basis to the same extent a bank chartered by the host state may establish branches.

Activities and Investments. Section 24 of the Federal Deposit Insurance Act (the "FDIA") generally limits the types of equity investments an FDIC-insured state-chartered bank, such as the Bank, may make and the kinds of activities in which such a bank may engage, as a principal, to those that are permissible for national banks. Further, the Gramm-Leach-Bliley Act of 1999 ("GLBA") permits national banks and state banks, to the extent permitted under state law, to engage via financial subsidiaries in certain activities that are permissible for subsidiaries of a financial holding company. In order to form a financial subsidiary, a state-chartered bank must be "well capitalized," and such banks must comply with certain capital deduction, risk management and affiliate transaction rules, among other requirements.

Lending Restrictions. Federal law limits a bank's authority to extend credit to its directors, executive officers and 10% or more stockholders, as well as to entities controlled by such persons. Among other things, extensions of credit to insiders are required to be

made on terms that are substantially the same as, and follow credit underwriting procedures that are not less stringent than, those prevailing for comparable transactions with unaffiliated persons. Also, the terms of such extensions of credit may not involve more than the normal risk of repayment or present other unfavorable features and may not exceed certain limitations on the amount of credit extended to such persons, individually and in the aggregate, which limits are based, in part, on the amount of the Bank's capital. In addition, asset purchase and sale transactions with insiders must be on market terms, and if the transaction represents more than 10% of the capital and surplus of the Bank, be approved by the majority of the disinterested directors of the Bank.

Brokered Deposits. The FDIA and FDIC regulations generally limit the ability of an insured depository institution to accept, renew or roll over any brokered deposit unless the institution's capital category is "well capitalized" or, with the FDIC's approval, "adequately capitalized." Depository institutions that have brokered deposits in excess of 10% of total assets are subject to increased FDIC deposit insurance premium assessments.

Deposit Insurance. Deposits obligations of the Bank are insured by the FDIC's Deposit Insurance Fund ("FDIC DIF") to the legal maximum of \$250,000 for each insured depositor for deposits held by such depositor in the same right and capacity. The FDIA, as amended by the Federal Deposit Insurance Reform Act and the Dodd-Frank Act, required the FDIC to take steps as may be necessary to cause the ratio of deposit insurance reserves to estimated insured deposits - the designated reserve ratio - to reach 1.35% by September 30, 2020, and it mandated that the reserve ratio designated by the FDIC for any year thereafter may not be less than 1.35%. Further, the Dodd-Frank Act required that, in setting assessments, the FDIC offset the effect of the increase in the minimum reserve ratio from 1.15% to 1.35% on banks with less than \$10 billion in assets. To satisfy these requirements, in 2016, the FDIC's Board of Directors approved a final rule to increase the FDIC DIF's reserve ratio to the statutorily required minimum ratio of 1.35% of estimated insured deposits. On September 30, 2018, the FDIC DIF reserve ratio reached 1.36%. Small banks, which are generally banks with less than \$10 billion in assets, were awarded assessment credits for the portion of their assessments that contributed to the growth in the reserve ratio from 1.15% to 1.35%. After the reserve ratio reached 1.35%, the FDIC automatically applied a small bank's credit to reduce its regular assessment up to the entire amount of the assessment for each period when the ratio was at or above 1.35%. At June 30, September 30 and December 31, 2019, the reserve ratio exceeded the 1.35% level. Therefore, the credits were applied to the payments pertaining to the second, third and fourth quarter assessments periods of 2019. At December 31, 2020, there was no remaining balance of credits to be applied to future periods.

Deposit insurance premiums are based on assets. In 2016, the FDIC's Board of Directors adopted a final rule that changed the manner in which deposit insurance assessment rates are calculated for established small banks, generally those banks with less than \$10 billion of assets that have been insured for at least five years. Under this method, each of seven financial ratios and a weighted average of CAMELS composite ratings are multiplied by a corresponding pricing multiplier. The sum of these products is added to a uniform amount, with the resulting sum being an institution's initial base assessment rate (subject to minimum or maximum assessment rates based on a bank's CAMELS composite rating). This method takes into account various measures, including an institution's leverage ratio, brokered deposit ratio, one year asset growth, the ratio of net income before taxes to total assets and considerations related to asset quality. Under the small bank pricing rule, where the FDIC DIF's reserve ratio has reached 1.15%, assessments for established small banks with a CAMELS rating of 1 or 2 will range from 1.5 to 16 basis points after adjustments, while assessment rates for established small institutions with a CAMELS composite rating of 4 or 5 may range from 11 to 30 basis points, after adjustment. Assessments for established banks with a CAMELS rating of 3 will range from 3 to 30 basis points.

The FDIC has the authority to adjust deposit insurance assessment rates at any time. In addition, under the FDIA, the FDIC may terminate deposit insurance upon a finding that the institution has engaged in unsafe and unsound practices; is in an unsafe or unsound condition to continue operations; or has violated any applicable law, regulation, rule, order or condition imposed by the FDIC.

Deposit balances in excess of those insured by the FDIC are insured in full by the DIF.

Dividends. Payments of dividends by the Bank are subject to banking law restrictions such as:

- The FDIC's authority to prevent a bank from paying dividends if such payment would constitute an unsafe or unsound banking practice or reduce a bank's capital below safe and sound levels;
- Federal legislation which prohibits FDIC-insured depository institutions from paying dividends or making capital distributions that would cause the institution to fail to meet minimum capital requirements or if it is already undercapitalized; and
- Massachusetts banking law restrictions which require dividends to be paid from net profits for the current and two previous years, and which preclude a Massachusetts bank from paying dividends if its capital is, or would become, impaired.

Consumer Protection Regulation

The Bank is subject to federal and state laws designed to protect consumers and prohibit unfair or deceptive business practices including the Equal Credit Opportunity Act, Fair Housing Act, Home Ownership Protection Act, Fair Credit Reporting Act, as amended by the Fair and Accurate Credit Transactions Act of 2003 ("FACT Act"), the GLBA, the Truth in Lending Act, CRA, the Home Mortgage Disclosure Act, Real Estate Settlement Procedures Act, National Flood Insurance Act and various state law counterparts. These laws and regulations mandate certain disclosure requirements and regulate the manner in which financial institutions must interact with customers when taking deposits, making loans, collecting loans and providing other services. Further, the CFPB also has a broad mandate to prohibit unfair, deceptive or abusive acts and practices and is specifically empowered to require certain disclosures to consumers and draft model disclosure forms. Failure to comply with consumer protection laws and regulations

can subject financial institutions to enforcement actions, fines and other penalties. The FDIC examines the Bank for compliance with CFPB rules and enforces CFPB rules with respect to the Bank.

Mortgage Reform. The Dodd-Frank Act prescribes certain standards that mortgage lenders must consider before making a residential mortgage loan, including verifying a borrower's ability to repay such mortgage loan and allows borrowers to assert violations of certain provisions of the Truth in Lending Act as a defense to foreclosure proceedings. Under the Dodd-Frank Act, prepayment penalties are prohibited for certain mortgage transactions and creditors are prohibited from financing insurance policies in connection with a residential mortgage loan or HELOC. In addition, the Dodd-Frank Act prohibits mortgage originators from receiving compensation based on the terms of residential mortgage loans and generally limits the ability of a mortgage originator to be compensated by others if compensation is received from a consumer. The Dodd-Frank Act requires mortgage lenders to make additional disclosures prior to the extension of credit, and in each billing statement and for negative amortization loans and hybrid adjustable rate mortgages. Additionally, CFPB's qualified mortgage rule requires creditors, such as the Bank, to make a reasonable good faith determination of a consumer's ability to repay any consumer credit transaction secured by a dwelling.

Privacy and Customer Information Security. The GLBA requires financial institutions to implement policies and procedures regarding the disclosure of nonpublic personal information about consumers to nonaffiliated third parties. In general, the Bank must provide its customers with an initial and annual disclosure that explains its policies and procedures regarding the disclosure of such nonpublic personal information, and, except as otherwise required or permitted by law, the Bank is prohibited from disclosing such information except as provided in such policies and procedures. However, an annual disclosure is not required to be provided by a financial institution if the financial institution only discloses information under exceptions from GLBA that do not require an opt out to be provided and if there has been no change in its privacy policies and procedures since its most recent disclosure provided to consumers. The GLBA also requires that the Bank develop, implement and maintain a comprehensive written information security program designed to ensure the security and confidentiality of customer information (as defined under GLBA), to protect against anticipated threats or hazards to the security or integrity of such information; and to protect against unauthorized access to or use of such information that could result in substantial harm or inconvenience to any customer. The Bank is also required to send a notice to customers whose sensitive information has been compromised if unauthorized use of the information is reasonably possible. Most states, including the states where the Bank has customers, have enacted legislation concerning breaches of data security and the duties of the Bank in response to a data breach. Congress continues to consider federal legislation that would require consumer notice of data security breaches. In addition, Massachusetts has promulgated data security regulations with respect to personal information of Massachusetts residents. Pursuant to the FACT Act, the Bank had to develop and implement a written identity theft prevention program to detect, prevent, and mitigate identity theft in connection with the opening of certain accounts or certain existing accounts. Additionally, the FACT Act amends the Fair Credit Reporting Act to generally prohibit a person from using information received from an affiliate to make a solicitation for marketing purposes to a consumer, unless the consumer is given notice and a reasonable opportunity and method to opt out of the making of such solicitations.

Anti-Money Laundering

The Bank Secrecy Act. Under the Bank Secrecy Act ("BSA"), a financial institution is required to have systems in place to detect certain transactions, based on the size and nature of the transaction. Financial institutions are generally required to report to the U.S. Treasury any cash transactions involving more than \$10,000. In addition, financial institutions are required to file suspicious activity reports for any transaction or series of transactions that involve at least \$5,000 and which the financial institution knows, suspects or has reason to suspect involves illegal funds, is designed to evade the requirements of the BSA or has no lawful purpose. The Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (the "USA PATRIOT Act"), which amended the BSA, together with implementing regulations of various federal regulatory agencies, has caused financial institutions, such as the Bank, to adopt and implement additional policies or amend existing policies and procedures with respect to, among other things, anti-money laundering compliance, suspicious activity, currency transaction reporting, customer identity verification and customer risk analysis. In evaluating an application under the Bank Merger Act to merge banks or effect a purchase of assets and assumption of deposits and other liabilities, the applicable federal banking regulator must consider the anti-money laundering compliance record of both the applicant and the target. In addition, under the USA PATRIOT Act financial institutions are required to take steps to monitor their correspondent banking and private banking relationships as well as, if applicable, their relationships with "shell banks."

OFAC. The U.S. has imposed economic sanctions that affect transactions with designated foreign countries, nationals and others. These sanctions, which are administered by the U.S. Treasury's Office of Foreign Assets Control ("OFAC"), take many different forms. Generally, however, they contain one or more of the following elements: (i) restrictions on trade with or investment in a sanctioned country, including prohibitions against direct or indirect imports from and exports to a sanctioned country and prohibitions on "U.S. persons" engaging in financial or other transactions relating to a sanctioned country or with certain designated persons and entities; (ii) a blocking of assets in which the government or specially designated nationals of the sanctioned country have an interest, by prohibiting transfers of property subject to U.S. jurisdiction (including property in the possession or control of U.S. persons); and (iii) restrictions on transactions with or involving certain persons or entities. Blocked assets (for example, property and bank deposits) cannot be paid out, withdrawn, set off or transferred in any manner without a license from OFAC. Failure to comply with these sanctions could have serious legal and reputational consequences for the Bank.

Capital Requirements. The FDIC has established guidelines with respect to the maintenance of appropriate levels of capital by state chartered FDIC-insured banks that are not members of the Federal Reserve System. If a bank's capital levels fall below the minimum

requirements established by these guidelines, the bank will be expected to develop and implement a plan, acceptable to the FDIC, to achieve adequate levels of capital within a reasonable period, and may be denied approval to acquire or establish additional bank or non-bank businesses, merge with other institutions or open branch facilities until those capital levels are achieved. Federal legislation requires federal bank regulators to take “prompt corrective action” with respect to banks or bank holding companies that fail to satisfy minimum capital requirements and imposes significant restrictions on those institutions.

In particular, FDIC guidelines and regulations and the Federal Deposit Insurance Corporation Improvement Act of 1991 include, among other things:

- minimum leverage capital ratios or Tier 1 capital to total assets ratios;
- minimum capital levels measured as a percentage of a bank’s risk-adjusted assets;
- as noted above, requirements that federal banking regulators take “prompt corrective action” with respect to, and impose significant restrictions on, any bank that fails to satisfy its applicable minimum capital requirements;
- assignment of a bank by the FDIC to capital categories consisting of (1) well capitalized, (2) adequately capitalized, (3) undercapitalized, (4) significantly undercapitalized, and (5) critically undercapitalized;
- restrictions on the ability of a bank to accept brokered deposits;
- authorization of the FDIC to appoint itself as conservator or receiver for a state chartered bank under certain circumstances and expansion of the grounds for its appointment as conservator or receiver;
- adoption of uniform real estate lending standards;
- standards for safety and soundness related to, internal controls, information systems and internal audit systems, loan documentation, credit underwriting, interest rate risk exposure, asset growth, asset quality, earnings, stock valuation and compensation, fees and benefits, and such other operational and managerial standards as the agencies deem appropriate;
- restrictions on the activities and investments of state-chartered banks; and
- consumer protection provisions.

In July 2013, federal banking regulators approved final rules that implement changes to the regulatory capital framework for U.S. banks. The regulation requires a minimum ratio of common equity Tier 1 capital to risk-weighted assets of 4.5%, a minimum ratio of Tier 1 capital to risk-weighted assets of 6.0%, a minimum ratio of total capital to risk-weighted assets of 8.0%, and a minimum leverage ratio of 4.0% for all banking organizations. Additionally, community banking institutions must maintain a capital conservation buffer of common equity Tier 1 capital in an amount greater than 2.5% of total risk-weighted assets to avoid being subject to limitations on capital distributions and discretionary bonus payments to executive officers. At December 31, 2020, the Bank exceeded all capital requirements necessary to be considered well capitalized.

Section 201 of the Economic Growth, Regulatory Relief, and Consumer Protection Act directs the federal bank regulatory agencies to establish a Community Bank Leverage Ratio (“CBLR”) of tangible capital to average total consolidated assets of not less than 8.0% or more than 10.0%. Under the final rule issued by the federal banking agencies, effective January 1, 2020, depository institutions and depository institution holding companies that have less than \$10 billion in total consolidated assets and meet other qualifying criteria, including a leverage ratio (equal to Tier 1 capital divided by average total consolidated assets) of greater than 9.0%, will be eligible to opt into the CBLR framework. A community banking organization that elects to use the CBLR framework and that maintains a leverage ratio of greater than 9.0% will be considered to have satisfied the generally applicable risk-based and leverage capital requirements in the banking agencies’ generally applicable capital rules and, if applicable, will be considered to have met the well-capitalized ratio requirements for purposes of Section 38 of the Federal Deposit Insurance Act. The final rule includes a two-quarter grace period during which a qualifying banking organization that temporarily fails to meet any of the qualifying criteria, including the greater than 9.0% leverage ratio requirement, generally would still be deemed well-capitalized so long as the banking organization maintains a leverage ratio greater than 8.0%. At the end of the grace period, the banking organization must meet all qualifying criteria to remain in the CBLR framework or otherwise must comply with and report under the generally applicable rule. As required by Section 4012 of the CARES Act, the federal banking agencies temporarily lowered the CBLR, issuing two interim final rules to set the CBLR at 8.0% and then gradually re-establish it at 9.0%. Under the interim final rules, the CBLR was set at 8.0% beginning in the second quarter of 2020 through the end of the year. Community banks that have a leverage ratio of 8.0% or greater and meet certain other criteria may elect to use the CBLR framework. Beginning in 2021, the CBLR will increase to 8.5% for the calendar year. Community banks will have until January 1, 2022, before the leverage ratio requirement to use the CBLR framework will return to 9.0%. The Bank has not elected to adopt the CBLR framework.

COVID-19 Pandemic Response

Participation in the Paycheck Protection Program

The CARES Act appropriated \$349 billion for “paycheck protection loans” through the SBA’s PPP. The amount appropriated for the PPP was subsequently increased to \$659 billion. Loans under the PPP that meet SBA requirements may be forgiven in certain circumstances, and are 100% guaranteed by SBA. Additionally, the Economic Aid Act, enacted on December 27, 2020, provides for a second round of PPP loans. PPP loans are fully guaranteed by the U.S. government, have an initial term of up to five years and earn

interest at a rate of 1%. We currently expect a significant portion of the PPP loans will ultimately be forgiven by the SBA in accordance with the terms of the program. In conjunction with the PPP, the FRBB has created a lending facility for qualified financial institutions.

Troubled Debt Restructuring Relief

From March 1, 2020 through the earlier of January 1, 2022 or 60 days after the termination date of the national emergency, a financial institution may elect to suspend the requirements under accounting principles generally accepted in the U.S. for loan modifications related to the COVID-19 pandemic that would otherwise be categorized as a troubled debt restructured, including impairment accounting. This troubled debt restructuring relief applies for the term of the loan modification that occurs during the applicable period for a loan that was not more than 30 days past due as of December 31, 2019. Financial institutions are required to maintain records of the volume of loans involved in modifications to which troubled debt restructuring relief is applicable.

Available Information

The Annual Report on Form 10-K is available to the public at the main office and each branch office of the Bank. The Annual Report on Form 10-K and all quarterly reports on Form 10-Q are also available free of charge through the Bank's website www.hinghamavings.com once such material is filed with, or furnished to, the FDIC. Information found on this website is not part of this report or any other report the Bank files with or furnishes to the FDIC. A copy of the Bank's Annual Report on Form 10-K, as well as the Bank's Summary Annual Report and all quarterly reports on Form 10-Q and current reports on Form 8-K and any amendments to such reports, may be obtained without charge, by any stockholder of the Bank upon written request addressed to Robert H. Gaughen, Jr., Chief Executive Officer, Hingham Institution for Savings, 55 Main Street, Hingham, MA 02043, telephone (781) 749-2200. Information is also available for inspection at the FDIC, Accounting and Securities Disclosure Section, Division of Supervision and Consumer Protection, at 550 17th Street, N.W. Washington, D.C. 20429.

RISKS RELATED TO OUR BUSINESS AND INDUSTRY

A downturn in local economic conditions could negatively impact the Bank's business. The Bank primarily serves individuals and small businesses located in eastern Massachusetts and adjoining areas. The Bank also lends to commercial real estate borrowers and services deposit customers in the greater WMA. At December 31, 2020, the substantial majority of the Bank's loans and deposits came from the eastern Massachusetts area. Local events and the economic conditions in the area could have a material adverse impact on the ability of the Bank to attract deposits, the ability of the Bank's borrowers to repay their loans and on the value of the collateral securing these loans.

At December 31, 2020, approximately all of the Bank's loan portfolio outstanding consisted of real estate related loans, including mortgage loans on commercial real estate (68%), owner-occupied residential real estate (26%) and construction loans (6%). At December 31, 2020, approximately 15% of the portfolio was secured by commercial real estate located in the greater WMA.

The Bank's commercial loans, with limited exceptions, are secured primarily by real estate (usually income producing residential and commercial properties). All of the Bank's residential mortgages and home equity lines of credit are secured by residential property in eastern Massachusetts. Consequently, the Bank's ability to continue to originate real estate loans may be impaired by adverse changes in local and regional real estate markets, including as a result of, among other things, natural disasters. Further, the value realized on the sales of foreclosed assets may be diminished by the volume of foreclosed assets being liquidated by other financial institutions. Although the Bank maintains a program to ensure its borrowers maintain appropriate hazard and flood insurance, as well as a mortgage impairment policy with a special rider for earthquake coverage, such coverage may be insufficient and the Bank may suffer losses in the event of a natural disaster.

Reliance on the Federal Home Loan Bank system may adversely affect our liquidity and/or capital position. The Bank is a member of the FHLB and the amount of its equity investment in the FHLB is based upon the amount of borrowed funds. FHLB decisions therefore directly impact the Bank's liquidity. Significant disruptions in the Federal Home Loan Bank's lending operations or significant disruptions in the Federal Home Loan Bank's access to capital markets could have a negative effect on the Bank's operations. Although the Bank maintains a borrowing relationship with the Federal Reserve Bank of Boston Discount Window, there is no guarantee that the Bank could obtain sufficient funding from the FRBB in the event that FHLB funding was not available. Impairment of the FHLB's assets could also negatively affect the value of the Bank's equity investment in the FHLB stock and the receipt of dividends on this investment. Furthermore, the FHLB could suspend the Bank's ability to redeem the portion of its equity investment in FHLB in excess of that required to support its borrowing position. Dividends on this investment are declared at the discretion of the FHLB board. At December 31, 2020, the Bank held \$19.3 million in FHLB stock, borrowed funds were \$408.0 million, and the Bank had \$887.7 million in unused available capacity (net of accrued interest on outstanding advances).

Fluctuations in interest rates may negatively impact the Bank's business. The Bank's main source of income from operations is net interest income, which is equal to the difference between the interest income received on interest-earning assets (usually loans and securities) and the interest expense incurred in connection with interest-bearing liabilities (usually deposits and borrowings). Residential mortgage borrowers can pre-pay their mortgage loans earlier than the stated maturity date, without penalty, in order to refinance at lower market rates. This could negatively impact the Bank's net interest income. Changes in relative interest rates may reduce the Bank's net interest income as the difference between interest income and interest expense decreases. The Bank has adopted asset and liability management policies that are intended to minimize the potential adverse effects of changes in interest rates on net interest income, primarily by altering the mix and maturity of loans, investments and funding sources. Nonetheless, the Bank cannot assure that an increase or a decrease in interest rates, especially a rapid change, will not negatively impact the Bank's results from operations or financial position. An increase in interest rates could also have a negative impact on the Bank's results from operations by reducing the ability of borrowers to repay their current loan obligations, which could not only result in increased loan defaults, foreclosures and write-offs, but also necessitate further increases to the Bank's allowance for loan losses.

Our funding sources may prove insufficient to replace deposits at maturity and support our future growth. We must maintain sufficient funds to respond to the needs of depositors and borrowers. As a part of our liquidity management, we maintain a significant level of overnight cash which is immediately accessible for liquidity. We combine this with the use of a number of funding sources including customer deposits, nationally marketed time deposits, brokered time deposits, FHLB borrowings and repayments and maturities of loans and investments. Adverse operating results or changes in industry conditions could lead to difficulty or an inability to access these funding sources. Moreover, if the Bank ceases to be categorized as "well capitalized" under banking regulations, it would be prohibited from accepting, renewing or rolling over brokered deposits except with a waiver from the FDIC. Our financial flexibility will be severely constrained if we are unable to maintain our access to funding or if adequate financing is not available to accommodate future growth at acceptable interest rates. If we are required to rely more heavily on more expensive funding sources to support future growth, our revenues may not increase proportionately to cover our costs. In this case, our operating margins and profitability would be adversely affected.

Environmental liability associated with commercial real estate lending could result in losses. In the course of business, we may acquire, through foreclosure or other similar proceedings, properties securing loans we have originated that are in default. Particularly in commercial real estate lending, there is a risk that material environmental violations could be discovered at these properties. In this event, we might be required to remedy these violations at the affected properties at our sole cost and expense. The cost of this

remedial action could substantially exceed the value of affected properties. We may not have adequate remedies against the prior owner or other responsible parties and could find it difficult or impossible to sell the affected properties as a result of their condition. Although the Bank seeks to mitigate these risks by conducting pre-origination environmental due diligence on commercial real estate, this due diligence may fail to discover environmental violations that exist at the time of origination. The Bank also generally acquires title to foreclosed real estate through special purpose entities designed to limit the Bank's liability. There can be no guarantee that such entities will successfully limit such liability. These events could have an adverse effect on our business, results of operations and financial condition.

The Bank's loan loss reserves may prove to be insufficient if future economic conditions deteriorate. The risk of credit losses on loans varies with, among other things, general economic conditions, the type of loans being made, the creditworthiness of the borrower over the term of the loan and, in the case of a collateralized loan, the value and marketability of the collateral for the loan. The Bank maintains an allowance for loan losses based upon, among other things, historical losses, loan-to-value ratios, underlying collateral values, payment history, the size of the loan portfolio and the risks associated with certain loan types, as well as other factors such as local economic trends, real estate market conditions and credit concentrations. Based upon such factors, the Bank makes various assumptions and judgments about the ultimate collectability of the loan portfolio and provides an allowance for loan losses based upon a percentage of the outstanding balances and for specific loans when their ultimate collectability is considered questionable. If the Bank's assumptions and judgments prove to be incorrect and the allowance for loan losses is inadequate to absorb inherent losses, the Bank's earnings and capital could be significantly and adversely affected. In addition, bank regulatory agencies periodically review the allowance for loan losses, and may require us to adjust the allowance based on their judgment about information available to them at the time of their examination. As of December 31, 2020, the allowance for loan losses was \$17.4 million, which represented 0.69% of total outstanding loans. At such a date, the Bank had \$4.0 million in non-accrual loans. Although the Bank believes that its allowance for loan losses is adequate, there can be no assurance that the allowance will prove sufficient to cover loan losses. See "Management's Discussion and Analysis of Financial Condition and Results of Operations – Provision for Loan Losses."

Competition from financial institutions and other financial service providers may adversely affect our growth and profitability. Competition in the banking and financial services industry is intense. We compete with commercial banks, savings institutions, mortgage brokerage firms, credit unions and finance companies operating locally and elsewhere. We are also increasingly competing with embedded financial solutions in payments. Larger banking institutions have substantially greater resources and lending limits and may offer certain services that we do not. Local competitors with excess capital may accept lower returns on new business. There is increased competition by out-of-market competitors through the Internet. Federal regulations and financial support programs may in some cases favor competitors or place us at an economic disadvantage. Our profitability depends on our continued ability to successfully compete and grow profitably in our market areas.

We could be adversely affected by the loss of one or more key employees or an inability to attract and retain qualified personnel. Our success depends on our ability to retain the services of our existing key employees and to attract and retain additional qualified personnel in the future. Competition for the best people can be intense, and we may not be able to hire or retain the employees that we depend upon for success, or the employees that we do hire may be restricted for a period of time in the activities that they may perform for us as a result of agreements with their previous employers. The unexpected loss of services of one or more of our key employees could jeopardize our relationships with our clients and lead to the loss of client accounts and relationships, causing an adverse impact on our business, due to the loss of employee skills, institutional knowledge, and client relationships. Frequently, we compete in the market for talent with entities that are not subject to comprehensive regulation, including with respect to the structure of incentive compensation. Our inability to attract new employees and retain and motivate our existing employees could adversely impact our business.

Damage to our reputation could significantly harm our business, including our competitive position and business prospects. We are dependent on our reputation within our market area, as a trusted and responsible financial company, for all aspects of our relationships with customers, employees, vendors, third-party service providers, and others, with whom we conduct business or potential future business. Our ability to attract and retain customers and employees could be adversely affected if our reputation is damaged. Our actual or perceived failure to address various issues could give rise to reputational risk that could cause harm to us and our business prospects. These issues also include, but are not limited to, legal and regulatory requirements; properly maintaining customer and employee personal information; record keeping; money-laundering; sales and trading practices; ethical issues; appropriately addressing potential conflicts of interest; and the proper identification of the legal, reputational, credit, liquidity and market risks inherent in our products. Failure to appropriately address any of these issues could also give rise to additional regulatory restrictions and legal risks, which could, among other consequences, increase the size and number of litigation claims and damages asserted or subject us to enforcement actions, fines and penalties and incur related costs and expenses.

We invest a portion of our stockholder capital in equity securities, which may result in significant variability in our investment results and may negatively impact stockholders' equity and reported earnings. Equity securities have historically produced higher returns than fixed-income investments; however, investing in equity securities may result in significant variability in investment returns from one period to the next. In volatile financial markets, we could experience significant declines in the fair value of our equity investment portfolio. Our equity portfolio is concentrated in particular companies and industries and, as a result, is exposed to more volatility from one period to the next. Net unrealized gains and losses on the Bank's equity securities portfolio are reflected in

the consolidated statements of net income, regardless of whether such gains and losses are realized, which can increase the variability of the Bank's earnings and regulatory capital.

Our business may be adversely affected if we fail to adapt our products and services to evolving industry standards and consumer preferences. The financial services industry is undergoing rapid technological changes with frequent introductions of new technology-driven products and services. The widespread adoption of new technologies could require substantial expenditures to modify or adapt our existing products and services as we grow and develop our internet banking and mobile banking channel strategies in addition to remote connectivity solutions. We might not be successful in developing or introducing new products and services, integrating new products or services into our existing offerings, responding or adapting to changes in consumer behavior, preferences, spending, investing and/or saving habits, achieving market acceptance of our products and services, reducing costs in response to pressures to deliver products and services at lower prices or sufficiently developing and maintaining loyal customers.

System failure or breaches of our network security could subject us to increase operating costs as well as possible liability and damage our reputation. Our computer systems and network infrastructure could be vulnerable to unforeseen problems. Our operations are dependent upon our ability to protect our computer equipment against damage from physical theft, fire, power loss, telecommunications failure or a similar catastrophic event, as well as from security breaches, denial of service attacks, viruses, worms and other disruptive problems caused by hackers. Any damage or failure that causes an interruption in our operations could have a material adverse effect on our financial condition and results of operations. Computer break-ins, phishing and other disruptions could also jeopardize the security of information stored in and transmitted through our computer systems and network infrastructure, which may result in significant liability to us and may cause existing and potential customers to refrain from doing business with us. Although we, with the help of third-party service providers, intend to continue to implement security technology and establish operational procedures to prevent such damage, our security measures may not be successful. In addition, advances in computer capabilities, new discoveries in the field of cryptography or other developments could result in a compromise or breach of the encryption we and third-party service providers use to protect customer transaction data. A failure of such security measures could have a material adverse effect on our financial condition and results of operations. It is possible that a significant amount of time and money may be spent to rectify the harm caused by a breach. While we have general liability insurance and cyber liability insurance, there are limitations on coverage as well as dollar amount. Furthermore, cyber incidents carry a greater risk of injury to our reputation. Finally, depending on the type of incident, banking regulators can impose restrictions on our business and consumer laws may require reimbursement of customer loss.

Our business is highly dependent on the successful and uninterrupted functioning of our information technology and telecommunications systems and third-party servicers. We outsource many of our major systems, such as data processing, loan servicing and deposit processing systems. In particular, we rely primarily on the Federal Reserve, Mastercard, Fiserv and Google for key information management and payment handling systems. The failure of these systems, or the termination of a third-party software license or service agreement on which any of these systems is based, could interrupt our operations. Because our information technology and telecommunications systems interface with and depend on third-party systems, we could experience service denials if demand for such services exceeds capacity or such third-party systems fail or experience interruptions. If sustained or repeated, a system failure or service denial could result in a deterioration of our ability to process new and renewal loans or gather deposits and provide customer service, compromise our ability to operate effectively, result in potential noncompliance with applicable laws or regulations, damage our reputation, result in a loss of customer business and/or subject us to additional regulatory scrutiny and possible financial liability, any of which could have a material adverse effect on our financial condition and results of operations.

Natural disasters, acts of terrorism, climate change, and other external events could harm our business. Natural disasters can disrupt our operations, result in damage to our properties, reduce or destroy the value of the collateral for our loans and negatively affect the economies in which we operate, which could have a material adverse effect on our results of operations and financial condition. A significant natural disaster, such as a tornado, hurricane, earthquake, fire or flood, could have a material adverse impact on our ability to conduct business, and our insurance coverage may be insufficient to compensate for losses that may occur. To the extent that certain types of natural disasters, particularly floods, may become more common as a result of climate change, our portfolio may be exposed to losses for which the Bank does not maintain insurance coverage. Acts of terrorism, war, civil unrest, or pandemics could cause disruptions to our business or the economy as a whole. Although the Bank increasingly requires certain borrowers obtain hazard policies that cover terrorism risk, such coverage may be insufficient and may cover only direct physical damage to our collateral. Given the concentration of the Bank's collateral in two high-profile urban environments, the Bank may suffer losses in the event of a terrorist attack. While we have established and regularly test disaster recovery procedures, the occurrence of any such event could have a material adverse effect on our business, operations and financial condition.

We rely on well-functioning civil and bankruptcy courts to exercise our remedies and access our collateral in the event of default. To the extent such courts are closed or limited to emergency matters, there may be a material adverse impact on our operations. We rely on such courts for a myriad of collections-related litigation, including foreclosure actions, contract suits, and small-claims actions. Although the Bank does not have and has not historically had a high volume of litigation, the Bank's very ability to exercise its remedies quickly and vigorously provides a strong incentive for performance on the part of the Bank's counterparties. To the extent that the prospect of such action is diminished by the perceived or real incapacity of courts, counterparties may be incentivized to delay or cease payment. As of December 31, 2020, federal and state courts in the Commonwealth of Massachusetts were operating normally.

Possible U.S. federal tax code changes could adversely affect us. The current administration has proposed significant changes to the Internal Revenue Code, including among other things changes to U.S. federal corporate income tax rates, to the dividends received deduction (“DRD”), and to Section 1031 of the Internal Revenue Code regarding qualifying exchanges of real property. There is substantial uncertainty regarding both the timing and the details of any such tax reform. The impact of any potential tax reform on our business is uncertain and could be materially adverse.

Changes in accounting standards can be difficult to predict and can materially impact how we record and report our financial condition and results of operations. Our accounting policies and methods are fundamental to how we record and report our financial condition and results of operations. From time to time, the Financial Accounting Standards Board (“FASB”) changes the financial accounting and reporting standards that govern the preparation of our financial statements. To the extent such changes may impact the level of the Bank’s regulatory capital, such changes could have a substantive effect on the Bank’s operations and growth.

RISKS RELATED TO OUR REGULATORY ENVIRONMENT

We operate in a highly regulated industry, and laws and regulations, or changes in them, could limit or restrict our activities and could have a material adverse effect on our operations. We are subject to extensive federal and state regulation and supervision. Federal and state laws and regulations govern numerous matters affecting us, including changes in the ownership or control of banks; maintenance of adequate capital and the financial condition of a financial institution; permissible types, amounts and terms of extensions of credit and investments; the manner in which we conduct mortgage banking activities; permissible non-banking activities; the level of reserves against deposits; and restrictions on dividend payments. The FDIC and the Commissioner of Banks have the power to issue consent orders to prevent or remedy unsafe or unsound practices or violations of law by banks subject to their regulation. These and other restrictions limit the manner in which we may conduct business and obtain financing. The laws, rules, regulations, and supervisory guidance and policies applicable to us are subject to regular modification and change. These changes could adversely and materially impact us. Failure to comply with laws, regulations, policies, or supervisory guidance could result in enforcement and other legal actions by federal and state authorities, including criminal and civil penalties, the loss of FDIC insurance, revocation of a banking charter, other sanctions by regulatory agencies, civil money penalties, and/or reputational damage, which could have a material adverse effect on our business, financial condition, and results of operations. See “Business-Supervision and Regulation.”

Although we are generally not subject to the provisions of the CARES Act that regulate the servicing of federally-backed mortgage loans, we may be subject to local legislative and regulatory changes that restrict our ability to foreclose when certain residential loans fall into default and may restrict our ability to impose late fees on such loans. Such legal changes may force the Bank to defer collection of interest, without penalty or fee, and without any showing of financial hardship or need by the borrower. Our operations may also be impacted by changes in laws or regulations governing the activities of multifamily and small business landlords to whom we have extended commercial mortgage loans. To the extent that such legal changes may allow tenants to avoid or defer rental payments, ongoing cash flow from properties that secure our mortgage loans may be reduced. Depending on the extent of such legal changes, the Bank may also re-evaluate its approach to new originations, particularly with respect to residential and small multifamily commercial loans. This could have a significant impact on the Bank’s ability to originate new loans that meet the Bank’s credit criteria and may have a negative impact on future growth, if any. To the extent that the Bank may view such legislation as unconstitutional and may challenge such legislation via litigation, either alone or in conjunction with other lenders, there is a risk of significantly elevated legal expense associated with such action. Finally, recent legislation has limited the ability of many lenders to provide accurate data to the credit reporting agencies with respect to delinquent payments by borrowers. To the extent that the Bank utilizes such data to assess borrower creditworthiness, particularly on residential owner-occupied loans, the absence of such data may negatively impact the Bank’s underwriting process.

We are subject to capital and liquidity standards that require banks and bank holding companies to maintain more and higher quality capital and greater liquidity than has historically been the case. We became subject to the new capital requirements in 2015. These standards, which are now fully phased-in, force bank holding companies and their bank subsidiaries to maintain substantially higher levels of capital as a percentage of their assets, with a greater emphasis on common equity as opposed to other components of capital. The need to maintain more and higher quality capital, as well as greater liquidity, and generally increased regulatory scrutiny with respect to capital levels, may at some point limit our business activities, including lending, and our ability to expand. It could also result in the Bank being required to take steps to increase regulatory capital and may dilute stockholder value or limit our ability to pay dividends or otherwise return capital to our investors through stock repurchases.

We are subject to numerous laws designed to protect consumers, including the CRA and fair lending laws, and failure to comply with these laws could lead to a wide variety of sanctions. The CRA, the Equal Credit Opportunity Act, the Fair Housing Act and other fair lending laws and regulations impose community investment and nondiscriminatory lending requirements on financial institutions. The CFPB, the Department of Justice and other federal agencies are responsible for enforcing these laws and regulations. A successful regulatory challenge to an institution’s performance under the CRA, the Equal Credit Opportunity Act, the Fair Housing Act or other fair lending laws and regulations could result in a wide variety of sanctions, including damages and civil money penalties, injunctive relief, restrictions on mergers and acquisitions, restrictions on expansion and restrictions on entering new business lines. Private parties may also have the ability to challenge an institution’s performance under fair lending laws in private class action litigation. Such actions could have a material adverse effect on our business, financial condition and results of operations.

RISKS RELATED TO THE COVID-19 PANDEMIC

The COVID-19 pandemic, and the measures taken to control its spread, will continue to adversely impact our employees, customers, business operations and financial results, and the ultimate impact will depend on future developments, which are highly uncertain and cannot be predicted. The COVID-19 pandemic has, and will likely continue to, severely impact the national economy and the regional and local markets in which we operate, create significant volatility and disruption in capital and debt markets, and increase unemployment levels. Our business operations may be disrupted if significant portions of our workforce are unable to work effectively, including because of illness, quarantines, government actions, or other restrictions in connection with the pandemic. The continued closures of many businesses and the institution of social distancing, shelter in place and stay home orders in the states and communities we serve, have reduced business activity. Government policies and directives relating to the pandemic response are subject to change as the effects and spread of the COVID-19 pandemic continue to evolve. The extent to which the COVID-19 pandemic will continue to impact our business, results of operations, and financial condition, as well as our regulatory capital and liquidity ratios, will depend on future developments, including the scope and duration of the pandemic, the success of ongoing vaccination efforts, and actions taken by governmental authorities and other third parties in response to the pandemic, as well as further actions we may take as may be required by government authorities or that we determine is in the best interests of our employees and customers. There is no certainty that such measures will be sufficient to mitigate the risks posed by the pandemic.

Item 1 B. Unresolved Staff Comments.

None.

Item 2. Properties.

At December 31, 2020, the Bank conducted its business through its main office and corporate offices located in Hingham, Massachusetts. In addition, the Bank owns four branch offices and leases two branch offices in Hingham, Hull, Cohasset, Boston, Norwell and Nantucket, Massachusetts. The Bank also owns a former branch property located in Weymouth, Massachusetts that it is currently marketing for sale or long-term lease and a property which is being renovated to open an office in Washington, D.C.

Item 3. Legal Proceedings.

Legal claims arise from time to time in the normal course of business, which, in the opinion of management, will have no material effect on the Bank's consolidated financial statements.

Item 4. Mine Safety Disclosures.

Not applicable.

PART II

Item 5. Market for the Registrant's Common Equity, Related Stockholder Matters and Issuer Purchases of Equity Securities.

The Bank's common shares trade on The NASDAQ Stock Market ("NASDAQ") under the symbol "HIFS." As of December 31, 2020, there were approximately 185 stockholders of record.

The following table presents the dividend declared by the Bank each quarter. The declaration and amount of future dividends are subject to the discretion of the Bank's Board of Directors and will depend on various factors, including the Bank's net earnings, financial condition, cash requirements, future prospects and other factors deemed relevant by the Bank's Board of Directors. A description of the restrictions on the payment of dividends by the Bank is included above in Part I, Item 1, "Business—Supervision—Dividends."

	<u>Dividend</u>
2019	
First Quarter	\$ 0.38
Second Quarter	0.39
Third Quarter	0.40
Fourth Quarter	1.01
2020	
First Quarter	\$ 0.42
Second Quarter	0.43
Third Quarter	0.45
Fourth Quarter	1.17

The closing sale price of the Bank's common stock at December 31, 2020 was \$216.00 per share.

Comparative Stock Performance Graph

The chart which appears below sets forth the percentage change, on an annual basis, in the cumulative total stockholder return on the Bank's Common Stock since December 31, 2015 through December 31, 2020. For comparative purposes, changes in the cumulative total stockholder return on the three indices of publicly traded stocks (the "Indices") are also set forth on the chart.

- The NASDAQ Composite Index reflects the total return of a group of stocks in a cross section of industries. Many of these stocks have substantially larger market capitalizations than the Bank.
- The SNL New England Thrift Index tracks a peer group of all publicly traded thrift institutions located in New England. The SNL Bank and Thrift Index, tracks a national group of publicly traded bank and thrift institutions. SNL Securities is a research and publishing firm specializing in the collection and dissemination of data on the banking, thrift, and financial services industries.

The chart begins with an equal base value of \$100 for the Bank's stock and for each of the Indices on December 31, 2015 and reflects year-end closing prices and dividends paid thereafter by the Bank and by the companies which comprise the Indices. The chart assumes full reinvestment of such dividends.

Information about the Indices has been obtained from sources believed to be reliable, but neither the accuracy nor the completeness of such information is guaranteed by the Bank.



Index	Year Ending					
	12/31/15	12/31/16	12/31/17	12/31/18	12/31/19	12/31/20
Hingham Institution for Savings	100.00	166.28	176.43	169.95	182.60	191.15
NASDAQ Composite	100.00	108.87	141.13	137.12	187.44	271.64
SNL New England Thrift	100.00	137.72	146.40	128.18	161.46	143.22
SNL Bank and Thrift	100.00	126.25	148.45	123.32	166.67	144.61

Item 6. Selected Financial Data.

The following information does not purport to be complete and is qualified in its entirety by the more detailed information contained elsewhere herein.

	At December 31,				
	2016	2017	2018	2019	2020
			(In Thousands)		
Balance Sheet Data:					
Total assets	\$ 2,014,599	\$ 2,284,599	\$ 2,408,587	\$ 2,590,346	\$ 2,857,093
Cash and cash equivalents	322,932	355,229	295,975	252,147	233,986
Securities available for sale	27,168	34,304	14	11	6
Equity securities	—	—	38,446	47,175	65,862
Loans:					
Residential loans	685,674	721,809	741,841	725,524	656,220
Commercial mortgage	796,063	998,567	1,150,535	1,327,126	1,693,215
Construction	131,778	122,715	127,274	186,094	153,020
Other *	678	701	542	782	7,438
Allowance for loan losses	11,030	12,537	13,808	15,376	17,404
Deposits	1,366,109	1,505,862	1,573,154	1,820,834	2,139,197
Federal Home Loan Bank advances	475,318	579,164	606,600	505,200	408,031
Stockholders' equity	161,024	186,158	212,576	247,223	292,943

* Includes \$6,874,000 in loans originated under the SBA PPP at December 31, 2020.

	At or For the Years Ended December 31,				
	2016	2017	2018	2019	2020
	(Dollars in Thousands, Except Per Share Amounts)				
Income Statement Data:					
Total interest and dividend income	\$ 71,769	\$ 81,059	\$ 94,169	\$ 106,952	\$ 106,362
Total interest expense	13,385	17,261	28,384	40,050	21,158
Net interest income	58,384	63,798	65,785	66,902	85,204
Provision for loan losses	1,135	1,505	1,270	1,567	2,288
Other income (loss)	1,735	1,410	(1,735)	8,828	9,192
Operating expenses	19,215	19,576	20,051	20,615	21,978
Income before income taxes	39,769	44,127	42,729	53,548	70,130
Income tax provision	16,346	18,370	12,330	14,621	19,359
Net income	\$ 23,423	\$ 25,757	\$ 30,399	\$ 38,927	\$ 50,771
Loss (gain) on equity securities, net	—	—	3,023	(7,608)	(7,916)
Gain on sale of available for sale securities, net	(344)	(77)	—	—	—
Related income tax provision (benefit)	123	28	(646)	1,677	1,745
Core net income **	\$ 23,202	\$ 25,708	\$ 32,776	\$ 32,996	\$ 44,600
Earnings per common share:					
Basic	\$ 10.99	\$ 12.08	\$ 14.25	\$ 18.24	\$ 23.76
Diluted	\$ 10.89	\$ 11.81	\$ 13.90	\$ 17.83	\$ 23.25

** Non-GAAP measurements that represent net income, return on average assets and return on average equity, excluding the after-tax gain (loss) on equity securities. Refer to Item 7, "Management's Discussion and Analysis of Financial Condition and Results of Operations."

Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations.

The following information should be read in conjunction with the Consolidated Financial Statements and Notes to the Consolidated Financial Statements contained in this report. Information pertaining to fiscal year 2018 was included in the Bank's Annual Report on Form 10-K for the year ended December 31, 2019 under Part II, Item 7, "Management's Discussion and Analysis of Financial Condition and Results of Operations," which was filed with the FDIC on March 3, 2020.

SIGNIFICANT ACCOUNTING POLICIES; CRITICAL EARNINGS ESTIMATES

The Bank's consolidated financial statements are prepared in conformity with US GAAP. The preparation of consolidated financial statements requires management to make judgments involving significant estimates and assumptions in the application of certain of its accounting policies about the effects of matters that are inherently uncertain. These estimates and assumptions, which may materially affect the reported amounts of certain assets, liabilities, revenues and expenses, are based on information available as of the date of the consolidated financial statements, and changes in this information over time could materially impact amounts reported in the consolidated financial statements as a result of the use of different estimates and assumptions. Certain accounting policies, by their nature, have a greater reliance on the use of estimates and assumptions and could produce results materially different from those originally reported.

Based on the sensitivity of financial statement amounts to the methods, estimates and assumptions underlying reported amounts, the most significant accounting policy followed by the Bank has been identified by management as the determination of the allowance for loan losses. This policy requires the most subjective and complex judgments and, as such, could be most subject to revision as new information becomes available. An understanding of the judgments, estimates and assumptions underlying this accounting policy is essential in order to understand the Bank's reported financial condition and results of operations. This accounting policy and its application in recent periods is described in more detail in the "Provision for Loan Losses" section of this discussion and analysis and in Notes 1 and 4 to the Consolidated Financial Statements contained in this Annual Report on Form 10-K. If management's assumptions and judgments prove to be incorrect and the allowance for loan losses is inadequate to absorb inherent losses, or if bank regulatory authorities require the Bank to increase the allowance for loan losses as a part of their examination process, the Bank's earnings and capital could be significantly and adversely affected.

Note on Core Net Income, Core Return on Average Equity and Core Return on Average Assets

Equity securities (except those accounted for under the equity method of accounting or those that result in consolidation of the investee) are measured at fair value with changes in fair value recognized in the Consolidated Statements of Net Income, regardless of whether such gains and losses are realized, and included in the other income (loss) category. This change affects the Bank's portfolio of marketable equity securities, which includes common equity securities and a mutual fund which invests in securities which qualify for the Community Reinvestment Act securities test. This portfolio primarily includes common equity investments, which the Bank views as long-term partnership interests in operating companies. Consequently the Bank does not view the quarterly fluctuation in fair value as indicative of the change in the intrinsic value of these portfolio holdings. The performance of these holdings should be evaluated on the basis of their contribution to growth in book value per share over time, not via quarterly adjustments to net income. Consistent with this view, "Management's Discussion and Analysis of Financial Condition and Results of Operations" incorporates core net income, core return on average equity and core return on average assets, which are non-GAAP measurements as presented in Item 6, "Selected Financial Data".

RESULTS OF OPERATIONS

COMPARISON OF THE YEARS 2020 AND 2019

For the year ended December 31, 2020, the Bank earned \$50.8 million, as compared to \$38.9 million in 2019. On a per-share basis, the Bank earned \$23.76 per share basic and \$23.25 per share diluted, as compared to \$18.24 per share basic and \$17.83 per share diluted in 2019. Core net income was \$44.6 million in 2020, as compared to \$33.0 million in 2019. This represents \$20.87 earnings per share basic and \$20.43 per share diluted for 2020, as compared to \$15.46 per share basic and \$15.12 per share diluted in 2019.

Net income for 2020 increased 30% as compared to 2019, due principally to an \$18.3 million increase in net interest income and a \$364,000 increase in other income, partially offset by a \$4.7 million increase in the income tax provision, a \$721,000 increase in the provision for loan losses and a \$1.4 million increase in operating expenses.

Total interest and dividend income decreased by \$590,000 in 2020 compared to 2019, due to a 32 basis point decline in the average yield on earning assets, partially offset by a \$184.6 million, or 7%, increase in average interest-earning assets. Interest expense decreased by \$18.9 million due to a 97 basis point decline in the average rate paid, partially offset by a \$101.4 million, or 5%, increase in average interest-bearing liabilities.

Other income is comprised of gain on equity securities, net, customer service fees on deposits, increases in the cash surrender value of bank-owned life insurance policies, gain on sale of fixed assets and miscellaneous income. Unrealized gains or losses resulting from changes in the fair value of the Bank's equity securities are recognized in other income, included in gain on equity securities, net. Other income increased by \$364,000 in 2020 compared to 2019 due to an increase in gain on equity securities, net and a gain on disposal of fixed assets recorded in 2020, partially offset by a decrease in income from bank-owned life insurance policies

and lower customer service fees from deposits.

Operating expenses include salaries and employee benefits, occupancy and equipment, data processing, deposit insurance, marketing, foreclosure and related, and other general and administrative expenses.

Operating expenses increased by \$1.4 million in 2020 compared to 2019 due to increases in salaries and employee benefits, occupancy and equipment, data processing, deposit insurance, foreclosure and related, and other general and administrative expenses, partially offset by a decrease in marketing expense. In 2020, salaries and employee benefits increased by \$329,000, or 3%, due to annual salary increases, partially offset by a reduction in the number of employees and lower employee benefit expenses resulting from COVID-19. Occupancy and equipment expenditures increased by \$41,000, or 2%, from 2019 to 2020 due to higher depreciation and lower rental income received in 2020, partially offset by lower utility, maintenance and rental expenses. Data processing expenses increased by \$323,000, or 20%, from 2019 to 2020 primarily due to higher data processing charges associated with improvements made to the Bank's systems and volume increases, combined with a credit related to the conversion of the Bank's debit card platform from Elan to Fiserv recognized in 2019. Deposit insurance expense increased by \$326,000, or 61%, in 2020 compared to 2019 due to the application of a larger portion of the small bank assessment credits by the FDIC in 2019 as compared to 2020. Foreclosure and related expenses increased \$411,000, or 351%, in 2020 compared to 2019 due to expenses associated with higher collection activity and the foreclosure on a residential loan in Nantucket during the first quarter of 2020, as well as subsequent litigation to collect the deficiency owed. Also included in foreclosure and related expenses are gains and losses recognized on the sale or write-downs of other real estate owned ("OREO") properties. In 2020, the Bank recorded a \$100,000 OREO writedown related to the residential loan mentioned above. In 2020 and 2019 the Bank did not record any sales of OREO. Other general and administrative expenses increased by \$83,000, or 3%, in 2020 compared to 2019, reflecting higher legal, audit and miscellaneous expenses, partially offset by lower travel expenses and bad check/debit card related losses. Marketing expenses decreased by \$150,000, or 22%, when comparing 2020 to 2019, driven partially by a temporary decline in advertising activity as a result of COVID-19.

Net Interest Income

The Bank reported \$85.2 million in net interest income in 2020 compared to \$66.9 million in 2019. The net interest margin increased from 2.72% in 2019 to 3.22% in 2020. During this period, the Bank recognized significant increases in loan and deposit balances contributing to an increase in net interest income. At the same time, the sharp decline in rates paid on interest-bearing liabilities outpaced the decline in the yield on interest-earning assets, expanding the weighted average interest rate spread.

In late 2019, the Federal Reserve Bank began reducing the overnight rate aggressively, while long term rates reached historic lows. As a result of these market conditions, the Bank's average rate on interest-bearing liabilities declined significantly in 2020, while the yield on interest-earning assets declined by a lesser extent, driven by a lower rate paid on excess reserves held at the Federal Reserve Bank and lower yield on loans. This resulted in a higher net interest margin in 2020 as compared to 2019.

Average total interest-earning assets increased 7% in 2020 over 2019. The Bank earned an average yield of 4.02% on its earning assets in 2020 compared to 4.34% in 2019. Interest income is derived from commercial and residential mortgage loans, HELOCs, consumer and commercial loans, the securities portfolio and short-term investments. Interest income on loans increased 4% in 2020 over 2019, driven primarily by continued growth in loans, which accounted for approximately 88% of average total assets in 2020, as compared to 86% in 2019. This was partially offset by a declining yield on loans, driven by lower long term rates and increased market competition. Mortgage loans accounted for more than 99% of average outstanding loans in each of the past three years. Interest and dividend income derived from securities and short-term investments decreased in 2020 due to the lower interest on excess reserves paid by the Federal Reserve and lower dividend income on equity investments. Marketable equity securities produced dividend income of \$475,000 in 2020 compared to \$562,000 in 2019. FHLB stock produced dividends totaling \$1.2 million in 2020, as compared to \$1.4 million in 2019.

Non-accrual loans totaled \$4.0 million at December 31, 2020, as compared to \$5.6 million at December 31, 2019. Interest income includes actual payments received on loans classified as non-accrual. Excluded from interest income is interest not paid on such loans, which totaled \$370,000 for 2020, as compared to \$109,000 for 2019.

Interest expense on deposits decreased by \$10.6 million in 2020 when compared to 2019, due to an 80 basis point decrease in the weighted average rate, partially offset by an increase of \$159.5 million in average interest-bearing deposits. After a sustained period of rising short term rates, beginning in late 2019, the Bank observed falling market pricing for term deposits, money market accounts, and wholesale funds. This trend accelerated in the second and third quarters of 2020, as the Federal Reserve Bank aggressively reduced short term market rates in March of 2020. The Bank has managed core product rates, implemented special offerings, and continued to use wholesale time deposits to remain competitive while providing a cost efficient means for balanced growth. Given the current economic and competitive environment, management believes it is likely that retail and commercial deposits rates will remain low in 2021, while wholesale time deposits rates will be likely driven by market conditions and market interest rates.

Interest expense on borrowed funds in 2020 decreased by \$8.2 million as compared to the same period in 2020, due primarily to a decrease of 146 basis points in the weighted average rate, combined with a \$58.1 million decrease in average outstanding balance. The decrease in FHLB borrowings rate was primarily driven by the lower short-term market rates and the maturity of higher rate long term advances taken in 2019.

The following table details changes in net interest income and the net yield on average earning assets.

	Years Ended December 31,								
	2018			2019			2020		
	Average Balance	Interest	Yield/ Rate	Average Balance	Interest	Yield/ Rate	Average Balance	Interest	Yield/ Rate
	(Dollars in Thousands)								
Assets:									
Loans:									
Real estate loans	\$ 1,940,568	\$ 86,984	4.48 %	\$ 2,149,844	\$ 99,340	4.62 %	\$ 2,364,276	\$ 103,703	4.39 %
Commercial loans	155	13	8.39	153	13	8.50	6,068	68	1.12
Other loans	436	25	5.73	448	26	5.80	525	26	4.95
Total loans (1)(2)	1,941,159	87,022	4.48	2,150,445	99,379	4.62	2,370,869	103,797	4.38
Securities (3)(4)	53,055	1,986	3.74	58,585	1,997	3.41	65,318	1,666	2.55
Federal Reserve and other short-term investments	276,000	5,161	1.87	255,082	5,576	2.19	212,490	899	0.42
Total interest-earning assets	2,270,214	94,169	4.15	2,464,112	106,952	4.34	2,648,677	106,362	4.02
Other assets	38,357			41,806			46,986		
Total assets	\$ 2,308,571			\$ 2,505,918			\$ 2,695,663		
Liabilities and stockholders' equity:									
Interest-bearing deposits:									
Regular	\$ 93,123	14	0.02 %	\$ 84,224	8	0.01 %	\$ 91,920	4	— %
Money market	542,865	5,656	1.04	519,785	7,313	1.41	593,910	4,044	0.68
NOW (5)	28,078	2	0.01	10,854	—	—	13,891	—	—
Term certificates	776,317	13,307	1.71	902,762	19,498	2.16	977,386	12,138	1.24
Total interest-bearing deposits	1,440,383	18,979	1.32	1,517,625	26,819	1.77	1,677,107	16,186	0.97
Borrowed funds	463,726	9,405	2.03	523,235	13,231	2.53	465,161	4,972	1.07
Total interest-bearing liabilities	1,904,109	28,384	1.49	2,040,860	40,050	1.96	2,142,268	21,158	0.99
Non-interest-bearing deposits	196,048			225,999			277,924		
Other liabilities	5,369			7,619			7,748		
Stockholders' equity	203,045			231,440			267,723		
Total liabilities and stockholders' equity	\$ 2,308,571			\$ 2,505,918			\$ 2,695,663		
Net interest income		\$ 65,785			\$ 66,902			\$ 85,204	
Weighted average interest rate spread			2.66 %			2.38 %			3.03 %
Net yield on average earning assets (6)			2.90 %			2.72 %			3.22 %

(1) Before allowance for loan losses

(2) Includes average non-accrual loans

(3) Excludes the impact of the average net unrealized gain or loss on securities

(4) Includes Federal Home Loan Bank stock

(5) Includes mortgagors' escrow accounts

(6) Net interest income divided by average total interest-earning assets

The following table presents information regarding changes in interest and dividend income and interest expense of the Bank for the years indicated. For each category, information is provided with respect to changes attributable to changes in rate (change in rate multiplied by old volume) and changes in volume (change in volume multiplied by old rate). The change attributable to both volume and rate is allocated proportionally to the changes due to volume and rate.

	Years Ended December 31,					
	2019 Compared to 2018			2020 Compared to 2019		
	Increase (Decrease)			Increase (Decrease)		
	Due to		Total	Due to		Total
	Volume	Rate		Volume	Rate	
	(In Thousands)					
Interest and dividend income:						
Loans	\$ 9,607	\$ 2,750	\$ 12,357	\$ 9,832	\$ (5,414)	\$ 4,418
Securities	197	(186)	11	211	(542)	(331)
Federal Reserve and other short-term investments	(412)	827	415	(802)	(3,875)	(4,677)
Total interest and dividend income	9,392	3,391	12,783	9,241	(9,831)	(590)
Interest expense:						
Interest-bearing deposits:						
Regular	(1)	(5)	(6)	1	(5)	(4)
Money market	(250)	1,907	1,657	926	(4,195)	(3,269)
NOW	(1)	(1)	(2)	—	—	—
Term certificates	2,384	3,807	6,191	1,500	(8,860)	(7,360)
Total interest-bearing deposits	2,132	5,708	7,840	2,427	(13,060)	(10,633)
Borrowed funds	1,309	2,517	3,826	(1,332)	(6,927)	(8,259)
Total interest expense	3,441	8,225	11,666	1,095	(19,987)	(18,892)
Net interest income	\$ 5,951	\$ (4,834)	\$ 1,117	\$ 8,146	\$ 10,156	\$ 18,302

Provision for Loan Losses

The provision for loan losses is based on management's assessment of the adequacy of the allowance for loan losses. Management considers historical charge-offs, loan-to-value ratios, underlying collateral values, payment history, the size of the loan portfolio and the risks associated with certain loan types as well as other factors such as local economic trends, market conditions and credit concentrations. (Refer to Notes 1 and 4 to the Consolidated Financial Statements for more details).

In 2020, the Bank had \$260,000 in net charge-offs, as compared to net recoveries of \$1,000 in 2019. This was the product of \$712,000 in gross charge-offs recorded in 2020, primarily associated with residential mortgage loans subject to foreclosure, partially offset by \$452,000 in recoveries related primarily to the same loans, including \$425,000 recovered in the fourth quarter of 2020 from ongoing litigation and \$25,000 from an insurance claim. The Bank continues to closely monitor its non-accrual loans, which were 0.16% of total loans at December 31, 2020, as compared to 0.25% at December 31, 2019, and its loans past due greater than 30 days, which were 0.28% of total loans at December 31, 2020, as compared to 0.55% at December 31, 2019. The provision for loan losses for 2020 was \$2.3 million, as compared to \$1.6 million in 2019. The increase in the provision for loan losses was driven by the increase in net charge-offs, combined with strong growth in the loan portfolio. Although the Bank has not seen a significant deterioration in credit quality as a result of COVID-19, the Bank remains cautious. As a percentage of the gross loan portfolio, the allowance for loan losses was 0.69% at both December 31, 2020 and 2019.

Other Income

Other income is comprised of gain on equity securities, net, customer service fees on deposits, increases in the cash surrender value of bank-owned life insurance policies, gain on sale of fixed assets and miscellaneous income. Other income was \$9.2 million in 2020, compared to \$8.8 million in 2019. Other income in 2020 includes a \$7.9 million gain on equity securities, net, compared to \$7.6 million in 2019. Other income in 2020 also includes a \$218,000 gain on sale of fixed assets related to the sale of one of the Bank's former branch properties.

In recent years, there has been a continuous decline in deposit account transaction fees, as the Bank has eliminated many fees on deposit products to simplify offerings and enhance the value proposition of our consumer and business checking accounts to customers. There has been an offsetting trend in debit card interchange fees, as the size of the Bank's checking account base has increased and the Bank has benefited from a secular trend towards increasing use of debit cards in payments. Generally, the Bank's strategy does not rely on generating substantial non-interest fee-based revenue from our deposit accounts.

An increase in the cash surrender value of life insurance also contributed to other income in 2020 and 2019. The Bank held \$12.7 million in life insurance policies at both year-end 2020 and 2019. In 2020 the Bank surrendered a policy and received proceeds of \$289,000. Income from these assets is fully excludable from federal income taxes and contributed \$219,000 to other income in 2020 and \$251,000 in 2019. The policies accrete at a variable rate of interest with minimum stated guaranteed rates.

Operating Expenses

Operating expenses include salaries and employee benefits, occupancy and equipment, data processing, deposit insurance, marketing, foreclosure and related, and other general and administrative expenses. Total operating expenses as a percentage of average total assets were 0.82% in both 2020 and 2019. Operating expenses were \$22.0 million in 2020 and \$20.6 million in 2019.

The Bank continues to focus on generating operating leverage by controlling non-interest expense while growing the balance sheet. While this strategy has driven operating expense as a percentage of average assets down over the years, in 2020 the percentage remained stable as average assets were lower as a result of the Bank's strategy of managing the balance of excess reserves held at the FRBB.

Salaries and employee benefits continue to be the largest component of operating expenses at \$13.2 million for 2020 and \$12.8 million for 2019. The increase from 2019 to 2020 is primarily due to annual merit increases combined with an increase in the Bank's Specialized Deposit and Commercial Real Estate Lending Groups headcount, partially offset by a decrease in staff in some branch locations and lower employee benefit expenses resulting from COVID-19. As with most financial institutions, branch transaction levels have declined in recent years as customers use electronic banking and debit cards, reducing the staffing requirements in some locations. COVID-19 has accelerated this trend, as both retail and commercial customers have increasingly adopted electronic channels to conduct their transactions. In 2020, the Bank closed the branches located in South Weymouth and in Beacon Hill in Boston, and began servicing these customers from its neighboring locations and remotely. In January 2021, the Bank announced its intention, subject to regulatory approvals, to close its branch office in South Hingham. Health care benefits, including medical and dental expenses were up slightly when comparing 2020 to 2019 due to higher premiums, partially offset by lower headcount. Health care premiums rose 5% in 2020 over 2019. The Hingham Institution for Savings 2014 Nonstatutory Stock Option Plan (the "2014 Plan"), allows for the issuance of stock options to certain executive officers. Expenses related to the 2014 Plan for stock options granted to executive officers totaled \$95,000 in 2019, as compared to \$76,000 in 2020.

Occupancy and equipment expenses increased by \$41,000, or 2%, in 2020 compared to 2019. The increase in 2020 was due to higher depreciation expenses associated with the closure of the Beacon Hill branch in Boston, combined with lower rental income collected in 2020, as COVID-19 negatively affected the revenue derived from the rental apartments located above its Nantucket branch. These increases were partially offset by lower utility, maintenance and rental expenses. The Bank continues to explore ways to optimize rental income from all of its owned real property.

Data processing expenses increased \$323,000, or 20%, in 2020 from 2019. The increase was driven primarily by higher data processing charges associated with improvements made to the Bank's systems and volume increases in 2020, combined with a credit related to the conversion of the Bank's debit card platform from Elan to Fiserv recognized in 2019. Technology spending at the Bank remains focused on three primary objectives: delivering new or improved customer experience, reducing costs through simplification and automation of internal processes, and securing customer and Bank confidential information.

Deposit insurance expenses increased by \$326,000, or 61%, in 2020 compared to 2019. Deposit insurance expense consists of premiums paid to the FDIC and the DIF. The FDIC assessment rate is determined based on several factors, including capitalization, asset growth, earnings, use of brokered deposits and level of non-performing assets, among others, and is calculated on an assessment base that takes into consideration the Bank's average total assets and average tangible equity, among other factors. The DIF assessment rate is based on an institution's risk category, which is defined based on similar factors. The increase in expense in 2020 was primarily driven by the application of larger Small Bank Assessment Credits by the FDIC in 2019 when compared to 2020. In 2019, the Bank recognized \$463,000 in credits related to the second and third quarter of 2019 assessment periods, which partially offset the 2019 deposit insurance expense. Comparatively, in 2020, the Bank recognized a total credit of \$84,000 related to the fourth quarter of 2019 assessment period, which partially offset the 2020 deposit insurance expense. At December 31, 2020, there was no remaining balance of credits to be applied to future periods. The increase was also driven by an increase in the size of the balance sheet, as this charge is calculated based on total assets. The Bank carefully manages its balance sheet to control the deposit insurance expense associated with excess liquidity.

Marketing expenses were \$545,000 in 2020 and \$695,000 in 2019. The Bank continues to carefully manage these expenses and focus marketing efforts on the Bank's Commercial Real Estate and Specialized Deposit Groups.

Foreclosure expenses include expenses associated with the collection and foreclosure process, such as legal, tax, appraisal, insurance and other related foreclosure expenses. These expenses may be recovered when the loan returns to performing status or when the Bank exercises its remedies, as they are generally secured by the Bank's mortgages. Such recoveries, if any, are reflected in future periods as contra-expense. During 2020, the total foreclosure expense was \$528,000, compared to \$117,000 in 2019. The increase in 2020 was primarily due to expenses related to higher collection activity and to the foreclosure on a residential loan in Nantucket during the first quarter of 2020, as well as subsequent litigation to collect the deficiency owed and expenses related to the foreclosed property, including a writedown of \$100,000. Expenses in 2019 included primarily legal fees related to the foreclosure process and to the resolution of a loan in bankruptcy in 2019.

Other expenses include audit fees, directors' fees, supplies, postage, legal fees, bank fees, reporting costs and other items. Other expenses were \$3.1 million for 2020 and \$3.0 million for 2019. The increase in 2020 reflected higher legal, audit and miscellaneous expenses, partially offset by lower travel expenses and bad check/debit card related losses.

Income Taxes

The Bank's effective tax rate for 2020 was 27.6%, compared to 27.3% in 2019. Gain on equity securities, net recognized during both 2020 and 2019 contributed to lower the effective tax rate, as these securities are held at a tax-advantaged subsidiary. An excess tax benefit of \$79,000 and \$89,000 recognized on the exercise of stock options during 2020 and 2019, respectively, also contributed to the lower effective tax rate.

BALANCE SHEET ANALYSIS

COMPARISON OF THE YEARS 2020 AND 2019

The Bank had total assets of \$2.857 billion at December 31, 2020, an increase of \$266.7 million, or 10%, from \$2.590 billion at year-end 2019. During 2020, the Bank continued to manage the balance of excess reserves held at the Federal Reserve Bank, in order to minimize the carrying cost of its on-balance sheet liquidity. This resulted in both end of period and average asset growth below the comparable loan growth in 2020 compared to 2019.

Loans

At December 31, 2020 and 2019, the Bank reported net loans of \$2.495 billion and \$2.227 billion, representing 87% and 86% of total assets, respectively. In 2020, the Bank originated \$798.8 million in mortgage and other loans, which resulted in net growth of \$268.3 million, or 12%. This compares to 2019, when the Bank originated \$628.7 million in mortgage and other loans, which resulted in net growth of \$217.8 million, or 11%. The 2020 and 2019 totals included \$114.7 million and \$160.0 million, respectively, in commercial real estate loans originated in the greater WMA, \$371.7 million of which are outstanding as of December 31, 2020, compared to \$261.6 million as of December 31, 2019.

A summary of the balances of loans is as follows:

	As of December 31,									
	2016		2017		2018		2019		2020	
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
(Dollars in Thousands)										
Mortgage loans:										
Residential	\$ 652,444	40.4 %	\$ 689,273	37.4 %	\$ 709,982	35.1 %	\$ 695,919	31.1 %	\$ 630,338	25.1 %
Commercial	796,063	49.3	998,567	54.1	1,150,535	57.0	1,327,126	59.3	1,693,215	67.5
Construction	131,778	8.2	122,715	6.7	127,274	6.3	186,094	8.3	153,020	6.1
Home equity	33,230	2.1	32,536	1.8	31,859	1.6	29,605	1.3	25,882	1.0
Total mortgage loans	1,613,515	100.0	1,843,091	100.0	2,019,650	100.0	2,238,744	100.0	2,502,455	99.7
Other loans:										
Consumer	525	—	480	—	414	—	586	—	467	—
Commercial	153	—	221	—	128	—	196	—	6,971	0.3
Total other loans	678	—	701	—	542	—	782	—	7,438	0.3
Total loans	1,614,193	100.0 %	1,843,792	100.0 %	2,020,192	100.0 %	2,239,526	100.0 %	2,509,893	100.0 %
Allowance for loan losses	(11,030)		(12,537)		(13,808)		(15,376)		(17,404)	
Net deferred loan origination costs	2,484		2,732		2,904		2,912		2,842	
Loans, net	\$ 1,605,647		\$ 1,833,987		\$ 2,009,288		\$ 2,227,062		\$ 2,495,331	

The Bank's lending strategy has continued to focus on the origination of commercial, multi-family and single-family mortgage loans. Mortgage loans increased by 12% in 2020. Commercial loans at December 31, 2020 included \$6.9 million of PPP loans.

Maturities and sensitivities of construction and commercial loans, at December 31, 2020, are as follows:

	1 Year or Less	Over 1 Year through 5 Years	Over 5 Years	Total
(In Thousands)				
Construction, net				
Fixed rate	\$ 58,609	\$ 20,736	\$ 6,204	\$ 85,549
Adjustable rate	7,279	21,932	38,260	67,471
Total	\$ 65,888	\$ 42,668	\$ 44,464	\$ 153,020
Commercial				
Fixed rate	\$ 77	\$ 6,874	\$ 20	\$ 6,971

The Bank's loan portfolio is reported net of the allowance for loan losses. At December 31, 2020 and 2019, the allowance was \$17.4 million and \$15.4 million, respectively. The allowance is maintained at a level which the Bank believes is adequate to absorb inherent losses in the portfolio. The allowance is reviewed by senior management on at least a quarterly basis to determine its adequacy. This review considers historic losses, loan-to-value ratios, underlying collateral values, payment history, the size of the loan portfolio and the risks associated with certain loan types as well as other factors such as local economic trends, real estate market conditions and credit concentrations. Loan losses are charged against the allowance when the uncollectibility of loan principal is confirmed. In 2020, the Bank had net charge-offs of \$260,000, as compared to net recoveries of \$1,000 in 2019. This was the product of \$712,000 in gross charge-offs recorded in 2020, primarily associated with residential mortgage loans subject to foreclosure, partially offset by \$452,000 in recoveries related primarily to the same loans, including \$425,000 recovered in the fourth quarter of 2020 from ongoing litigation and \$25,000 from an insurance claim. The charge-offs recorded in 2020 were unrelated to COVID-19.

Commercial mortgage loans by collateral type at December 31, 2019 and 2020, are as follows:

	2019		2020	
	Amount	Percent	Amount	Percent
	(Dollars in Thousands)			
Multifamily (5+)	\$ 421,344	32 %	\$ 555,341	33 %
Residential (1-4)	322,712	24	344,454	20
Office	240,397	18	367,712	22
Mixed use	168,600	13	210,393	13
Retail	72,728	5	100,854	6
Industrial	25,620	2	39,913	2
Land	8,705	1	7,208	—
Others	67,020	5	67,340	4
Total	\$ 1,327,126	100 %	\$ 1,693,215	100 %

The analysis of the allowance for loan losses is as follows:

	Years Ended December 31,				
	2016	2017	2018	2019	2020
	(Dollars In Thousands)				
Balance at beginning of year	\$ 9,905	\$ 11,030	\$ 12,537	\$ 13,808	\$ 15,376
Charge-offs:					
Residential real estate	9	—	—	—	711
Commercial real estate	—	—	—	3	—
Other loans	3	1	2	—	1
Total	12	1	2	3	712
Recoveries:					
Residential real estate	2	2	2	2	451
Commercial real estate	—	—	—	—	—
Other loans	—	1	1	2	1
Total	2	3	3	4	452
Net charge-offs (recoveries)	10	(2)	(1)	(1)	260
Provision for loan losses	1,135	1,505	1,270	1,567	2,288
Balance at end of year	\$ 11,030	\$ 12,537	\$ 13,808	\$ 15,376	\$ 17,404
Ratio of net charge-offs (recoveries) during the year to average loans outstanding	— %	— %	— %	— %	0.01 %

As a percentage of the gross loan portfolio, the allowance for loan losses was 0.69% at both December 31, 2020 and 2019, as compared to 0.68% for each of the previous three years. Credit quality in the portfolio, including the level of net charge-offs and delinquencies, as well the Bank's limited exposure to retail and hospitality lending, has allowed the Bank to maintain its allowance for loan losses coverage ratio in comparison to total loans relatively stable in 2020, despite the economic effects of COVID-19. (Refer to Notes 1 and 4 to the Consolidated Financial Statements for more details).

The allocation of the allowance for loan losses at December 31, is as follows:

	2016		2017		2018		2019		2020	
	Amount	Percent *	Amount	Percent *	Amount	Percent *	Amount	Percent *	Amount	Percent *
	(Dollars in Thousands)									
Residential real estate	\$ 2,634	40.4 %	\$ 2,607	37.4 %	\$ 2,674	35.1 %	\$ 2,448	31.1 %	\$ 2,406	25.1 %
Commercial real estate	6,690	49.3	8,508	54.1	9,687	57.0	10,845	59.3	13,374	67.5
Construction	1,556	8.2	1,301	6.7	1,337	6.3	1,998	8.3	1,548	6.1
Home equity	141	2.1	113	1.8	105	1.6	77	1.3	70	1.0
Other loans	9	—	8	—	5	—	8	—	6	0.3
Total	\$ 11,030	100.0 %	\$ 12,537	100.0 %	\$ 13,808	100.0 %	\$ 15,376	100.0 %	\$ 17,404	100.0 %

* Percent of loans in each category to total loans

The Bank works closely with delinquent mortgagors to bring their loans current and commences foreclosure proceedings if the mortgagor is unable to satisfy their outstanding obligation. Although regulatory changes have slowed the foreclosure process in recent years, the Bank continues to pursue delinquencies vigorously.

The Bank had non-accrual loans with an outstanding balance of \$4.0 million at December 31, 2020 and \$5.6 million at December 31, 2019. As a percentage of total loans, these non-accrual loans were 0.16% at December 31, 2020 and 0.25% at December 31, 2019. Additionally, at December 31, 2020 and 2019, total impaired loans were \$5.0 million and \$7.0 million, respectively. All loans on non-accrual and troubled debt restructurings are considered impaired and, as such, are reviewed for specific reserve allocation. Management determines the amount of reserves on a case-by-case basis using either the present value of expected cash flows, or the fair value of the underlying collateral when the loan is collateral dependent. Updated appraisals on collateral are obtained when management believes that the value of the property has deteriorated. At December 31, 2020 and 2019, \$77,000 and \$104,000, respectively, was allocated to impaired loans. A single non-performing residential loan on Nantucket comprised the substantial majority of non-performing assets at December 31, 2019. In early 2020, the Bank purchased the property at a foreclosure auction, resulting in the transfer of the loan to foreclosed assets at fair value at the foreclosure date. Based on the results of the foreclosure auction, management reassessed the fair value of the property, moving it to the lower end of the range of fair value, and recorded a \$681,000 charge-off against the allowance for loan losses at the foreclosure date. The Bank recovered \$425,000 of the charged-off balance in 2020 and continues litigation against certain borrowers to recover the remaining deficiency. The Bank remains focused on ensuring that borrowers perform in accordance with contractual terms and will continue to work to resolve remaining non-accrual credits in 2021. The Bank believes that its loans classified as non-accrual are significantly collateralized, that these loans pose minimal risk of loss to the Bank, and that the allowance for loan losses is sufficient to absorb such losses. However, the Bank continues to monitor the loan portfolio and additional reserves will be recorded if necessary.

Non-accrual, past-due and restructured loans are as follows:

	<u>Non-accrual</u>	<u>Past-due 90 or More Days and Still Accruing</u>	<u>Troubled Debt Restructures ⁽¹⁾</u>
	<u>(In Thousands)</u>		
December 31, 2016	\$ 1,795	\$ —	\$ 2,330
December 31, 2017	1,705	—	1,747
December 31, 2018	484	—	1,397
December 31, 2019	5,600	—	1,371
December 31, 2020	3,971	—	1,067

⁽¹⁾ Not included in past-due or non-accrual loans

Impact of COVID-19

Section 4013 of the CARES Act stipulates that a financial institution may elect to not apply GAAP requirements to loan modifications related to the COVID-19 pandemic that would otherwise be categorized as a TDR, and suspends the determination of loan modifications related to the COVID-19 pandemic from being treated as TDRs. Modifications within the scope of the suspension include forbearance agreements, interest-rate modifications, repayment plans, and any other similar arrangements that defer or delay payments of principal or interest. The Consolidated Appropriations Act, 2021, extended the suspension of TDR accounting to the earlier of January 1, 2022, or the date that is 60 days after the date on which the national emergency concerning the COVID-19 pandemic declared by the President terminates. The Bank has elected not to apply GAAP requirements to such loan modifications with respect to categorization of loans as TDRs. The Bank is also aware that some financial institutions may opt to recognize income on an accrual basis on loans for which they are not collecting interest pursuant to extended forbearance agreements. Unless such contracts are modified by legislative action that mandates the deferral of interest without regard to need, the Bank does not believe such an approach is appropriate.

The Bank generally originates and services all of its loans, both residential and commercial, for its own account. Consequently, the Bank is generally not subject to the provisions of the CARES Act with respect to forbearance, deferral, and foreclosure moratoriums, as such provisions apply only to federally-guaranteed mortgages. The Bank also operates in multiple jurisdictions, including Massachusetts and the District of Columbia, where local authorities have passed legislation mandating some form of mortgage forbearance and/or a prohibition on foreclosure action on residential and/or commercial property. As of December 31, 2020, the mandatory residential mortgage forbearance period dictated by Chapter 65 of the General Laws of 2020 in Massachusetts had expired.

Since March of 2020, the Bank received a limited number of inquiries from both residential and commercial borrowers seeking information about potential options for loan modifications or deferrals. At December 31, 2020, the Bank had less than half a percent of the Bank's total loan portfolio by number and less than 1% in dollars outstanding modified in response to COVID-19. With de minimis exceptions, all such modifications were completed in the first and second quarters of 2020 and the Bank did not make material modifications in the second half of 2020. All such modifications are performing in accordance with their modified terms or have returned to their original contractual terms. As of December 31, 2020, the Bank was no longer receiving regular requests for loan modifications.

The Bank expects commercial counterparties to perform according to the terms of our contracts with them. For commercial customers that sought to convert to an interest-only structure as a result of COVID-19, the Bank generally took into consideration the borrower's relationship with the Bank, record of performance, collateral strength, deposit balances, and alternative sources of repayment when evaluating such requests. The Bank only allowed for temporary interest-only payments in cases in which the loan-to-value ratio was strongly protective of the Bank's senior position. As the senior secured lender in nearly all of its commercial transactions, the Bank generally worked collaboratively with customers to identify reasonable restructuring solutions. The Bank does not invest in the equity component of these transactions and, therefore, it does not share in the profits and it does not share in the losses, if any, prior to the impairment of the equity. In all cases, the Bank required the customers to fully fund an interest-carry reserve for the modification period and/or deliver additional consideration (including additional collateral or additional guarantors) in exchange for the modification. These modifications with commercial counterparties were approved on a limited basis, and in all such cases, the Bank received new financial statements and tax returns for all obligors. The Bank did not grant interest deferrals on any commercial loans and did not modify any construction loans as a result of COVID-19.

The Bank has worked with those residential borrowers experiencing extraordinary economic hardship to craft solutions to sustain them through this pandemic. The Bank has generally provided such borrowers with a three to six month interest only period. The Bank has generally not reduced or deferred interest payments or suspended tax escrow unless the borrower presents extraordinary need. To the extent required by law in the Commonwealth of Massachusetts, the Bank has granted short-term interest-only modifications to a limited number of residential mortgage customers that have been impacted by COVID-19. The Bank also deferred the collection of interest on a handful of residential loans. As of December 31, 2020, none of these loans remained in deferral.

The table below presents the number and outstanding balances of loans that the Bank has modified as a result of COVID-19 compared as a percentage of the total number and outstanding balances of the Bank's loan portfolio as of December 31, 2020, by loan category. This table reflects all modifications in effect as of December 31, 2020 and as loans have returned to the original contractual terms, they are no longer reflected on this table.

	Outstanding		Modified		% Modified	
	# of Loans	Balance (2)	# of Loans	Balance	# of Loans	Balance
	(Dollars In Thousands)					
Residential Real Estate (1)	2,392	\$ 656,220	5	\$ 1,394	0.21 %	0.21 %
Commercial Real Estate	1,380	1,693,215	7	21,236	0.51	1.25
Construction	65	153,020	—	—	—	—
Commercial and Consumer	529	7,438	—	—	—	—
Total Loans	4,366	\$ 2,509,893	12	\$ 22,630	0.27 %	0.90 %

(1) Includes Home Equity lines of credit.

(2) Gross loans, before net deferred loan origination costs and the allowance for loan losses.

Securities

The Bank's securities portfolio includes debt and equity securities. The Bank's common equity securities are not viewed as a source of liquidity and are managed to produce superior returns on capital over a longer time horizon. The Bank's process is focused on identifying businesses with strong returns on capital, owner-oriented management teams, good reinvestment opportunities or capital discipline, and reasonable valuations. The portfolio is concentrated in a relatively small number of investees in the financial services and technology areas. The equity securities portfolio also includes an investment in the CRA Fund, a mutual fund which invests in securities which qualify under the CRA securities test. At December 31, 2020 and 2019, the portfolio of \$65.9 million and \$47.2 million, respectively, represented 2% of total assets. At December 31, 2020 and 2019, less than 1% of the securities were issued or guaranteed by government-sponsored enterprises. For the most part, these securities are offered at a fixed rate and term and at spreads above comparable U.S. Treasury issues. In recent years, the Bank allowed the bond portfolio to shrink as the proceeds on maturities were moved to overnight cash accounts.

At December 31, 2020, equity securities included a \$9.6 million investment in the CRA Fund and \$56.3 million in common equity securities. These equity investments accounted for approximately 100% of the investment portfolio at December 31, 2020.

The carrying value of the investment portfolio by type is as follows:

	December 31,		
	2018	2019	2020
	(In Thousands)		
Debt securities available for sale:			
Residential mortgage-backed securities	\$ 14	\$ 11	\$ 6
Equity securities:			
CRA Fund	7,680	7,910	9,580
Other equity securities	30,766	39,265	56,282
Total	<u>\$ 38,460</u>	<u>\$ 47,186</u>	<u>\$ 65,868</u>

At December 31, 2020 and 2019, there were no unrealized gains or losses on debt securities available for sale reported in accumulated other comprehensive income. The fair value of debt securities fluctuates with the movement of interest rates and the fair value of equity securities fluctuates with the performance of equity markets. The primary driver in net unrealized gain on the securities portfolio is the fair value of the Bank's equity holdings.

In 2019, the Bank made a \$1.5 million investment in the common stock of Founders Bank, a de novo bank organization in Washington, D.C. Founders Bank received all required regulatory approvals and opened in April 2020. During the first quarter of 2020, the Bank received back \$470,000 of this investment, which resulted in a proportional decrease in the number of shares purchased. The Bank remained the largest shareholder after this transaction. This investment represents a non-marketable equity security and is included in other assets on the Consolidated Balance Sheets.

As a member of the FHLB, the Bank is required to maintain a membership plus an activity-based FHLB stock investment, which generally approximates 5% of the Bank's borrowings balance. At December 31, 2020 and 2019, the Bank held \$19.3 million and \$24.9 million, respectively, in FHLB stock, or 1% of total assets. In 2020, the Bank received \$1.2 million in dividends, as compared to \$1.4 million in 2019.

Foreclosed Assets

At December 31, 2020, the Bank owned \$3.8 million in foreclosed property, consisting exclusively of the residential property on Nantucket that was purchased at auction in January 2020 for \$3.6 million. This balance includes the capitalization of repairs and improvements completed by the Bank following acquisition, net of a writedown of \$100,000 recorded in the fourth quarter of 2020 to reflect the property's fair value. As of December 31, 2020, the Bank had executed an agreement to sell the property for \$3.975 million with closing scheduled for February 2021. The Bank did not acquire any other property via foreclosure in 2020. At December 31, 2019, the Bank had no properties in foreclosed assets. The Bank did not acquire any property via foreclosure in 2019.

Bank-owned Life Insurance

The Bank held \$12.7 million in bank-owned life insurance at both December 31, 2020 and 2019. In 2020, the Bank surrendered a policy and received proceeds of \$289,000. The policies, which insure the life of a current Bank executive, accrete at a variable rate of interest with minimum stated guaranteed rates. The Bank monitors the financial strength and counterparty credit ratings of the policy issuers and has determined that at December 31, 2020, two of three issuers were rated at or above Bank guidelines. The third issuer retained a rating from A.M. Best one notch below Bank guidelines at A-, while the issuer's Standard and Poor rating was below Bank guidelines at BBB (Good).

Other Assets

On January 1, 2019, the Bank adopted FASB ASU 2016-02, *Leases (Topic 842)*. As a result of the adoption of ASU 2016-02, the Bank recorded a right-of-use asset and corresponding lease liability of \$1.7 million. As of December 31, 2020, the right-of-use asset and corresponding lease liability were both \$1.1 million. The right-of-use asset is included in other assets and the lease liability is included in other liabilities on the Consolidated Balance Sheets.

In 2020, the Bank sold the property located at 400 Gannett Road, Scituate and recorded a \$218,000 gain. The Bank closed its South Weymouth location at 32 Pleasant St. in early 2020 and continues to market this property for sale or long-term lease. The carrying value of this property at December 31, 2020 was \$100,000 and management believes this amount is not material to be reported separately as assets held for sale. Therefore, this amount is included in premises and equipment, net on the Consolidated Balance Sheets.

In September 2020, the Bank closed its Beacon Hill branch and the Bank consolidated its client service operations in Boston at its South End office. This branch was not owned by the Bank and the lease agreement expires in early 2021.

Also during the first quarter of 2020, the Bank concluded the purchase of a property in the Georgetown neighborhood of Washington, D.C., and has begun renovations in anticipation of opening a new commercial banking office in late 2021.

In January 2021, the Bank announced its intention, subject to regulatory approvals, to close its South Hingham branch office located at 37 Whiting Street, Hingham.

Deposits

At December 31, 2020, the Bank held a total of \$2.139 billion in deposits, an increase of \$318.4 million, or 17%, from the \$1.821 billion in deposits at year-end 2019. Non-certificate deposits comprised of savings, NOW, money market, and demand deposit accounts, were \$1.080 billion at December 31, 2020, as compared to \$861.3 million at year-end 2019, an increase of \$219.7 million, or 26%, which was attributable to an increase in transaction accounts (NOW and Demand) of \$79.2 million, or 32%, an increase in money market accounts of \$123.9 million, or 23%, and an increase of \$16.7 million, or 20%, in regular savings accounts. Non-certificate deposits comprised 51% of total deposits at December 31, 2020 as compared to 47% at year-end 2019. Certificates of deposit were \$1.058 billion at December 31, 2020 as compared to \$959.6 million at year-end 2019. The growth in certificate account balances primarily reflects the increased use of more attractively priced brokered time deposits and Internet listing services deposits in lieu of short-term FHLB advances, partially offset by a decline in retail and commercial time deposits as the Bank reduced offered rates in 2020.

A summary of deposits, by type, is as follows:

	December 31,		
	2018	2019	2020
	(In Thousands)		
Regular	\$ 87,173	\$ 82,582	\$ 99,247
Money market	516,107	534,884	658,752
NOW	5,064	6,246	9,479
Demand	213,573	237,554	313,497
Total non-certificate accounts	821,917	861,266	1,080,975
Term certificates of less than \$250,000	555,266	657,708	755,157
Term certificates of \$250,000 or more	195,971	301,860	303,065
Total certificate accounts	751,237	959,568	1,058,222
Total deposits	\$ 1,573,154	\$ 1,820,834	\$ 2,139,197

Term certificates of \$250,000 or more, at December 31, 2020, by maturity are as follows:

<u>Remaining Maturity</u>	<u>Amount</u> (In Thousands)
3 months or less	\$ 134,383
Over 3 through 6 months	80,100
Over 6 through 12 months	60,388
Over 12 months	28,194
	<u>\$ 303,065</u>

Other banks and credit unions in the Bank's market areas, banking services through the Internet, and mutual funds make up the Bank's primary competition for deposits. The Bank's ability to attract and retain deposits depends upon satisfaction of depositors' requirements with respect to insurance, product, rate and service. The Bank offers traditional deposit products, competitive rates, convenient branch locations, ATMs, debit cards and Internet-based banking for consumers and commercial account holders. The Bank also opens deposit accounts, including checking accounts, money market accounts, and certificates of deposit, directly online to personal customers. Occasionally, the Bank implements special offerings based on market conditions and the competitive environment. The Bank also offers a limited range of certificate of deposit products using national Internet listing services and brokered deposits. These alternatives, at times, provide the Bank with a source of funding across different maturities at lower cost and/or longer duration than may be available via retail or other wholesale channels. At December 31, 2020, the Bank had \$547.6 million in deposits from these sources, as compared to \$391.2 million at December 31, 2019. During 2019 and 2020, the Bank carefully managed its wholesale funding mix allocation based on market conditions to reduce the Bank's cost on interest-bearing liabilities and improve the Bank's net interest margin. This approach has allowed the Bank to maintain deposit balances to fund lending activity and operate with an elevated level of liquidity.

Deposits are insured in full through the combination of the FDIC and the DIF. Generally, separately insured deposit accounts are insured up to \$250,000 by the FDIC and deposit balances in excess of this amount are insured by the DIF. DIF insurance provides an advantage for the Bank as some competitors cannot offer this coverage.

Borrowings

The Bank had \$408.0 million, or 14% of total assets, in borrowed funds from the FHLB at December 31, 2020 as compared to \$505.2 million, or 20% of total assets, at year-end 2019, representing a decrease of \$97.2 million, or 19%. Of the total at year-end 2020, \$162.4 million with a weighted average rate of 0.39% had original maturities of less than 12 months. Generally, borrowings are drawn with a fixed rate and term and at December 31, 2020, the Bank had no callable advances outstanding. At December 31, 2020, 100% of the FHLB advances will mature within one year as compared to 93% at December 31, 2019. In 2019, the Bank borrowed \$185 million of one-year and \$35 million of two-year fixed rate advances and in 2020 the Bank borrowed \$210.6 million of one-year advances. The average rate paid on FHLB borrowings held at year-end 2020 was 0.57%, down from 2.15% at year-end 2019, driven

by declining short-term market rates.

The Bank also had a loan payable by the Bank for the purchase from an unrelated party of property which was used for a branch office. The note was secured by the real estate and had an interest rate of 6.00% with principal and interest payable in 240 monthly installments. The Bank prepaid this loan in 2020.

Information relating to borrowings, including the short-term portion, is detailed in the following table:

	2018	2019	2020
	(Dollars in Thousands)		
Total borrowings:			
Balance outstanding at end of year	\$ 607,351	\$ 505,887	\$ 408,031
Average amount outstanding during the year	463,726	523,235	465,161
Weighted average interest rate during the year	2.03 %	2.53 %	1.07 %
Weighted average interest rate at end of year	2.64	2.16	0.57
Borrowings with original maturities less than one year:			
Balance outstanding at end of year	\$ 602,600	\$ 285,200	\$ 162,400
Average amount outstanding during the year	426,932	357,904	323,618
Maximum outstanding at any month end	602,600	528,100	637,200
Weighted average interest rate during the year	2.07 %	2.46 %	0.78 %
Weighted average interest rate at end of year	2.62	1.79	0.39

Liquidity, Capital Resources and Contractual Obligations

The Bank regularly assesses its liquidity position by forecasting incoming and outgoing cash flows. In some cases, contractual maturity dates are used to anticipate cash flows. However, when an asset or liability is subject to early repayment or redemption at the discretion of the issuer or customer, cash flows can be difficult to predict. Generally, these prepayment rights are exercised when it is most financially favorable to the issuer or customer.

The Bank's initial source of liquidity is cash and cash equivalents which comprised 8% of total assets at December 31, 2020. A significant portion of this consists of overnight cash balances at the Federal Reserve Bank of Boston, which are immediately accessible for liquidity. The Bank reduced these overnight cash balances during 2019 and 2020 to minimize the carrying cost of on-balance sheet liquidity.

Mortgage-backed securities, which comprised less than 1% of the portfolio, are subject to repayment at the discretion of the underlying borrower and are not considered material to the overall balance sheet or liquidity targets.

Marketable common equity holdings, although liquid, are not viewed as a source of liquidity and are managed to produce superior returns on capital over a longer time horizon.

Investment in FHLB stock is illiquid.

Residential loans are susceptible to principal repayment at the discretion of the borrower. Commercial mortgage loans, while subject to significant penalties for early repayment in most cases, can also prepay at the borrower's discretion. In 2020, prepayment rates were slightly higher when compared to the previous year.

The Bank invests in key executive life insurance policies that are illiquid during the life of the executive. Such policies totaled \$12.7 million, or less than 1% of total assets, at both December 31, 2020 and 2019, respectively.

Non-certificate deposit balances can generally be withdrawn from the Bank at any time. Retail certificates of deposit, with predefined maturity dates and subject to early redemption penalties, can also be withdrawn subject to the discretion of the Bank. Internet listing service certificates are offered on the same terms as retail certificates, although the Bank generally does not permit early withdrawal. Brokered certificates generally may not be withdrawn before the stated maturity. The Bank estimates the volatility of its deposits in light of the general economic climate and recent actual experience. Over the past 10 years, deposits have exceeded withdrawals resulting in net cash inflows from depositors.

All of the Bank's borrowings are fixed in terms of maturity. The Bank had no amortizing advances as of December 31, 2020, and none of the advances can be called for earlier repayment at the discretion of the issuer.

The Bank takes each of these preceding issues into consideration when measuring its liquidity position. Specific measurements include the Bank's cash flow position from the 30-day to 90-day horizon, the level of volatile liabilities to earning assets and loan to deposit ratios. Additionally, the Bank "shocks" its cash flows by assuming significant cash outflows in both non-certificate and certificate deposit balances. At December 31, 2020 and 2019, each measurement was within predefined Bank guidelines.

To supplement its liquidity position, should the need arise, the Bank maintains its membership in the FHLB where it is eligible to obtain both short and long-term credit advances. As of December 31, 2020, the Bank can borrow up to approximately \$1.296 billion to meet its borrowing needs, based on the Bank's available qualified collateral which consists primarily of one-to-four-family residential mortgage loans, certain multifamily residential property and commercial mortgage loans. The Bank can pledge other mortgage loans and assets as collateral to secure additional borrowings. Additionally, through the FRBB, the Bank can borrow up to

\$16.9 million through the discount window based on the Bank pledging its home equity loan portfolio. The Bank can pledge other mortgage loans and assets as collateral to secure additional borrowings with the FRBB. At December 31, 2020, the Bank had \$408.0 million in advances outstanding from the FHLB and had \$887.7 million in available unused capacity (net of accrued interest on outstanding advances). This compares to an unused capacity of \$711.5 million at December 31, 2019. The FHLB unused capacity increased in 2020 as a result of the decrease in borrowings and an increase of \$78.6 million in gross FHLB capacity during this period, as the Bank continued to pledge additional collateral. At December 31, 2020, the Bank did not have any advances outstanding at the FRBB.

At December 31, 2020, the Bank had capital of \$292.9 million, or 10.3% of total assets, as compared to \$247.2 million, or 9.5% of total assets, at December 31, 2019. During 2020, stockholders' equity increased by \$45.7 million due primarily to net income for the period of \$50.8 million, partially offset by the declaration of dividends of \$2.47 per share, which reduced capital by \$5.3 million.

The Bank is subject to minimum capital maintenance requirements. Regulatory guidelines define the minimum amount of qualifying capital an institution must maintain as a percentage of risk-weighted assets and average total assets. The Bank's ratios exceeded these regulatory capital requirements in both 2020 and 2019 (Refer to Note 15 to the Consolidated Financial Statements for more details).

During 2020, the Bank declared dividends of \$2.47 per share which included a \$0.70 special dividend declared in the fourth quarter. In comparison, in 2019, the Bank declared dividends of \$2.18 per share which included a \$0.60 special dividend. The Bank's dividend payout ratio, which is calculated by dividing dividends per share by earnings per share, was 10.4% for 2020 as compared to 12.0% for 2019.

In the normal course of business, there are outstanding commitments and contingencies which are not reflected in the consolidated financial statements and are expected to be paid through current and future cash flows. At December 31, 2020, the Bank had the following contractual obligations outstanding:

	Payments Due by Year				
	Total	Less than One Year	One to Three Years	Over Three to Five Years	Over Five Years
	(In Thousands)				
Contractual Obligations:					
Certificates of deposit	\$ 1,058,222	\$ 950,497	\$ 87,971	\$ 19,754	\$ —
Federal Home Loan Bank advances	408,031	408,031	—	—	—
Data processing agreements (1)	2,362	914	1,448	—	—

(1) Estimated payments until contract expiration in 2023 and subject to change based on transaction volume.

Off-Balance Sheet Arrangements

The Bank also monitors its off-balance sheet items. At December 31, 2020, the Bank had approximately \$282.3 million in commitments to extend credit, as compared to \$287.2 million at December 31, 2019. As noted above, the Bank also has commitments for data processing agreements totaling \$2.4 million at December 31, 2020.

At December 31, 2020, the Bank had entered into a contract for \$1.9 million to renovate a property acquired in Washington, D.C. in 2020. The Bank expects the project will be completed in 2021.

See Note 11 to the Consolidated Financial Statements.

IMPACT OF INFLATION AND CHANGING PRICES

The consolidated financial statements and the related consolidated financial data presented herein have been prepared in conformity with GAAP, which generally requires the measurement of financial position and operating results in terms of historical dollars without considering the changes in the relative purchasing power of money over time due to inflation. The primary impact of inflation on operations of the Bank is reflected in increased operating costs. Unlike most industrial companies, virtually all the assets and liabilities of a financial institution are monetary in nature. As a result, interest rates have a more significant impact on a financial institution's performance than the effects of general levels of inflation. Interest rates do not necessarily move in the same direction or to the same extent as the price of goods and services.

Item 7A. Quantitative and Qualitative Disclosures About Market Risk.

The earnings of most banking institutions are exposed to interest rate risk because their balance sheets, both assets and liabilities, are predominantly interest-bearing. It is the Bank's objective to minimize, to the degree prudently possible, its exposure to interest rate risk, bearing in mind that the Bank, by its very nature, will always be in the business of taking on interest rate risk. Interest rate risk is monitored on a quarterly basis by the Asset Liability Committee (the "ALCO") and Board of Directors of the Bank. The ALCO is comprised of members of Bank Management and the Executive Committee of the Board. The ALCO establishes and monitors the various components of the balance sheet including volume, maturities, pricing and mix of assets along with funding sources. The goal is to balance liquidity, interest rate risk and profitability.

The primary tool used in managing interest rate risk is income simulation modeling. Income simulation modeling measures changes in net interest income by projecting the future composition of the Bank's balance sheet and applying different interest rate scenarios.

Management incorporates numerous assumptions into the simulation model, such as asset prepayment speeds, balance sheet growth and non-maturity deposits elasticity. The Bank's model assumes a 100 and 200 basis point parallel and instantaneous increase and decrease in interest rates. The most recent model estimates that, over a twenty-four month period, net interest income will decrease 5% if rates rise 100 basis points and will decrease 11% if rates rise 200 basis points. The Bank's interest rate risk exposure is believed by management to be well managed and within predefined limits.

The following tables present interest-rate sensitive assets and liabilities categorized by expected maturity (or interest rate adjustment date, if earlier) and weighted average rates. Expected maturities of loans are adjusted for amortization and estimated prepayments of principal. Prepayment speeds range from 0% to 20% depending upon the particular asset category. Generally, adjustable-rate loans are indexed to Prime and treasury rates. Non-certificate deposits do not have contractual maturities and repricing sensitivity ("beta") range from 0% to 80%. The tables reflect management's current assumptions about the volatility of such deposits.

Maturing or repricing within:	<u>One Year</u>	<u>1-2 Years</u>	<u>2-3 Years</u>	<u>3-4 Years</u>	<u>4-5 Years</u>	<u>Thereafter</u>	<u>Total</u>
(Dollars in Thousands)							
December 31, 2020							
Interest-earning assets:							
Securities (at cost) (1), short-term investments and certificates of deposit	\$ 293,695 0.50 %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ 293,695 0.50 %
Loans:							
Fixed rate	\$ 99,577 4.31 %	\$ 89,406 3.89 %	\$ 66,184 4.15 %	\$ 55,530 4.15 %	\$ 70,788 3.73 %	\$ 100,264 4.07 %	\$ 481,749 4.06 %
Adjustable rate	\$ 482,164 4.38 %	\$ 386,960 4.21 %	\$ 307,494 4.31 %	\$ 266,265 4.19 %	\$ 222,589 3.88 %	\$ 362,672 3.85 %	\$ 2,028,144 4.16 %
Interest-bearing liabilities:							
Deposits:							
Non-certificate accounts	\$ 333,722 0.45 %	\$ — — %	\$ — — %	\$ — — %	\$ 433,756 0.22 %	\$ — — %	\$ 767,478 0.32 %
Term certificates	\$ 950,497 0.58 %	\$ 78,473 0.86 %	\$ 9,498 1.03 %	\$ 13,503 1.64 %	\$ 6,251 1.08 %	\$ — — %	\$ 1,058,222 0.62 %
Borrowed funds	\$ 408,031 0.57 %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ 408,031 0.57 %
December 31, 2019							
Interest-earning assets:							
Securities (at cost) (1), short-term investments and certificates of deposit	\$ 302,000 1.95 %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ 302,000 1.95 %
Loans:							
Fixed rate	\$ 89,007 4.54 %	\$ 83,094 4.54 %	\$ 59,476 4.32 %	\$ 53,681 4.33 %	\$ 48,394 4.33 %	\$ 142,636 4.33 %	\$ 476,288 4.40 %
Adjustable rate	\$ 439,161 4.72 %	\$ 285,019 4.31 %	\$ 305,837 4.29 %	\$ 249,919 4.54 %	\$ 217,802 4.41 %	\$ 265,500 4.30 %	\$ 1,763,238 4.45 %
Interest-bearing liabilities:							
Deposits:							
Non-certificate accounts	\$ 218,646 1.61 %	\$ — — %	\$ — — %	\$ — — %	\$ 405,066 0.85 %	\$ — — %	\$ 623,712 1.11 %
Term certificates	\$ 841,282 2.00 %	\$ 89,179 1.91 %	\$ 17,128 1.92 %	\$ 2,409 2.05 %	\$ 9,570 2.11 %	\$ — — %	\$ 959,568 1.99 %
Borrowed funds	\$ 470,887 2.12 %	\$ 35,000 2.68 %	\$ — — %	\$ — — %	\$ — — %	\$ — — %	\$ 505,887 2.16 %

(1) Includes FHLB stock

At December 31, 2020 and 2019, loans, as a percentage of total earning assets, were 90% and 88%, respectively. The composition of the Bank's liabilities was such that interest-bearing deposits to total interest-bearing liabilities were 82% and 76%, respectively, at year-end 2020 and 2019.

At December 31, 2020, the Bank estimates liabilities that reprice within one year exceeded assets repricing within the same period by \$817 million, as compared to \$701 million at December 31, 2019. This calculation indicates that the Bank is susceptible to lower net interest income in the event that market rates rise in the near term. Over the last year, the Bank continued to target ongoing loan growth, which includes a mix of variable and fixed rate loans. The Bank decreased overnight cash balances in 2019 and 2020 to minimize the carrying cost of its on-balance sheet liquidity. The Bank continues to focus on growing core deposit balances along with retail term deposits, combined with a mix of wholesale funding sources, allocated opportunistically based on market conditions.

Item 8. Financial Statements and Supplementary Data.

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Management's Annual Report on Internal Control over Financial Reporting

The management of Hingham Institution for Savings (the "Bank"), is responsible for establishing and maintaining effective internal control over financial reporting. The internal control process has been designed under our supervision to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external reporting purposes in accordance with accounting principles generally accepted in the United States of America.

Management conducted an assessment of the effectiveness of the Bank's internal control over financial reporting as of December 31, 2020, utilizing the framework established in *Internal Control-Integrated Framework: (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). Based on this assessment, management has determined that the Bank's internal control over financial reporting as of December 31, 2020 is effective.

Our internal control over financial reporting includes policies and procedures that (a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Bank; (b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles in the United States of America, and that receipts and expenditures of the Bank are being made only in accordance with authorizations of management and directors of the Bank; and (c) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Bank's assets that could have a material effect on the Bank's financial statements.

All internal control systems, no matter how well designed, have inherent limitations. Therefore, even those systems designed to be effective can provide only reasonable assurance with respect to financial statement preparation and presentation. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies and procedures may deteriorate.

The effectiveness of the Bank's internal control over financial reporting as of December 31, 2020 has been audited by Wolf & Company, P.C., an independent registered public accounting firm, as stated in their report which follows. This report expresses an unqualified opinion on the effectiveness of the Bank's internal control over financial reporting as of December 31, 2020.



Robert H. Gaughen, Jr.
Chief Executive Officer
March 3, 2021



Patrick R. Gaughen
President and Chief Operating Officer
March 3, 2021



Cristian A. Melej
Chief Financial Officer
March 3, 2021

Report of Independent Registered Public Accounting Firm on Internal Control Over Financial Reporting

To the Stockholders and the Board of Directors of
Hingham Institution for Savings:

Opinion on the Internal Control Over Financial Reporting

We have audited Hingham Institution for Savings and its subsidiaries' (the "Bank") internal control over financial reporting as of December 31, 2020, based on criteria established in *Internal Control – Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission in 2013. In our opinion, the Bank maintained, in all material respects, effective internal control over financial reporting as of December 31, 2020, based on criteria established in *Internal Control – Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission in 2013.

We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) ("PCAOB"), the December 31, 2020 consolidated financial statements of the Bank and our report dated March 3, 2021 expressed an unqualified opinion.

Basis for Opinion

The Bank's management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting in the accompanying *Management's Annual Report on Internal Control over Financial Reporting*. Our responsibility is to express an opinion on the Bank's internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Bank in accordance with U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audit also included performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

Definition and Limitations of Internal Control Over Financial Reporting

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that the receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Wolf + Company, P.C.

Boston, Massachusetts
March 3, 2021

Report of Independent Registered Public Accounting Firm on Consolidated Financial Statements

To the Stockholders and the Board of Directors of
Hingham Institution for Savings:

Opinion on the Financial Statements

We have audited the accompanying consolidated balance sheets of Hingham Institution for Savings and its subsidiaries (the “Bank”) as of December 31, 2020 and 2019, the related consolidated statements of net income and comprehensive income, changes in stockholders' equity and cash flows for each of the years in the three-year period ended December 31, 2020, and the related notes to the consolidated financial statements (collectively, the “financial statements”). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Bank as of December 31, 2020 and 2019, and the results of its operations and its cash flows for each of the years in the three-year period ended December 31, 2020, in conformity with accounting principles generally accepted in the United States of America.

We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (“PCAOB”), the Bank's internal control over financial reporting as of December 31, 2020, based on criteria established in *Internal Control — Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission in 2013, and our report dated March 3, 2021 expressed an unqualified opinion on the effectiveness of the Bank's internal control over financial reporting.

Basis for Opinion

These financial statements are the responsibility of the Bank's management. Our responsibility is to express an opinion on the Bank's financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Bank in accordance with U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical Audit Matter

The critical audit matter communicated below is a matter arising from the current period audit of the financial statements that was communicated or required to be communicated to the audit committee and that: (1) relates to accounts or disclosures that are material to the financial statements and (2) involved our especially challenging, subjective, or complex judgments. The communication of a critical audit matter does not alter in any way our opinion on the financial statements, taken as a whole, and we are not, by communicating the critical audit matter below, providing a separate opinion on the critical audit matter or on the accounts or disclosures to which it relates.

Allowance for Loan Losses – Qualitative Loss Factors

As described in Notes 1 and 4 to the financial statements, the Bank has recorded an allowance for loan losses in the amount of \$17.4 million as of December 31, 2020, representing management's estimate of the probable losses inherent in the loan portfolio as of that date. The allowance is established as losses are estimated to have occurred through a provision for loan losses charged to earnings.

The Bank's allowance for loan losses is primarily determined by applying qualitative loss factors to groups of loan balances based on loan type. Factors considered in assigning loss factors include levels of and trends in portfolio charge-offs and recoveries, levels of and trends in portfolio delinquencies and impaired loans, changes in the risk profile of specific portfolios, trends in volume and terms of loans, effects of changes in credit concentrations, and management's assessment of current economic conditions.

The principal considerations for our determination that performing procedures relating to these qualitative loss factors is a critical audit matter are (i) the application of significant judgment and estimation by management in determining the loss factors, which led to

a high degree of auditor judgment and subjectivity in performing procedures related thereto, (ii) a high degree of auditor judgment was necessary to evaluate the evidence obtained related to the loss factors.

How the Critical Audit Matter was addressed in the Audit

Addressing the matter involved performing procedures and evaluating audit evidence in connection with forming our overall opinion on the consolidated financial statements. These procedures included testing the effectiveness of controls relating to the Bank's allowance for loan losses estimation process, including controls over qualitative loss factors. These procedures also included, among others, testing management's process for determining the allowance for loan losses, including testing the completeness and accuracy of data used in the estimate and evaluating the qualitative loss factors.

Wolf + Company, P.C.

Boston, Massachusetts
March 3, 2021

We have served as the Bank's auditor since 1993.

CONSOLIDATED BALANCE SHEETS

ASSETS

	December 31,	
	2019	2020
	(In Thousands, Except Share Amounts)	
Cash and due from banks	\$ 9,057	\$ 6,798
Federal Reserve and other short-term investments	243,090	227,188
Cash and cash equivalents	252,147	233,986
Securities available for sale, at fair value	11	6
Equity securities, at fair value	47,175	65,862
Federal Home Loan Bank stock, at cost	24,890	19,345
Loans, net of allowance for loan losses of \$15,376 and \$17,404 at December 31, 2019 and 2020, respectively	2,227,062	2,495,331
Foreclosed assets	—	3,826
Bank-owned life insurance	12,727	12,657
Premises and equipment, net	14,548	15,248
Accrued interest receivable	4,926	5,267
Deferred income tax asset, net	1,213	763
Other assets	5,647	4,802
Total assets	<u>\$ 2,590,346</u>	<u>\$ 2,857,093</u>

LIABILITIES AND STOCKHOLDERS' EQUITY

Deposits:		
Interest-bearing	\$ 1,583,280	\$ 1,825,700
Non-interest-bearing	237,554	313,497
Total deposits	1,820,834	2,139,197
Federal Home Loan Bank advances	505,200	408,031
Mortgage payable	687	—
Mortgagors' escrow accounts	7,815	8,770
Accrued interest payable	960	252
Other liabilities	7,627	7,900
Total liabilities	<u>2,343,123</u>	<u>2,564,150</u>
Commitments and contingencies (Note 11)		
Stockholders' equity:		
Preferred stock, \$1.00 par value, 2,500,000 shares authorized, none issued	—	—
Common stock, \$1.00 par value, 5,000,000 shares authorized; 2,135,750 and 2,137,900 shares issued and outstanding at December 31, 2019 and 2020, respectively	2,136	2,138
Additional paid-in capital	12,234	12,460
Undivided profits	232,853	278,345
Total stockholders' equity	<u>247,223</u>	<u>292,943</u>
Total liabilities and stockholders' equity	<u>\$ 2,590,346</u>	<u>\$ 2,857,093</u>

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF NET INCOME AND COMPREHENSIVE INCOME

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands, Except Per Share Amounts)		
Interest and dividend income:			
Loans	\$ 87,022	\$ 99,379	\$ 103,797
Debt securities	1	1	—
Equity securities	1,985	1,996	1,666
Federal Reserve and other short-term investments	5,161	5,576	899
Total interest and dividend income	<u>94,169</u>	<u>106,952</u>	<u>106,362</u>
Interest expense:			
Deposits	18,979	26,819	16,186
Federal Home Loan Bank advances	9,358	13,188	4,969
Mortgage payable	47	43	3
Total interest expense	<u>28,384</u>	<u>40,050</u>	<u>21,158</u>
Net interest income	<u>65,785</u>	<u>66,902</u>	<u>85,204</u>
Provision for loan losses	<u>1,270</u>	<u>1,567</u>	<u>2,288</u>
Net interest income, after provision for loan losses	<u>64,515</u>	<u>65,335</u>	<u>82,916</u>
Other income (loss):			
Customer service fees on deposits	860	803	678
Increase in cash surrender value of bank-owned life insurance	255	251	219
Gain (loss) on equity securities, net	(3,023)	7,608	7,916
Gain on sale of fixed assets	—	—	218
Miscellaneous	173	166	161
Total other income (loss)	<u>(1,735)</u>	<u>8,828</u>	<u>9,192</u>
Operating expenses:			
Salaries and employee benefits	12,658	12,826	13,155
Occupancy and equipment	1,774	1,813	1,854
Data processing	1,402	1,586	1,909
Deposit insurance	977	534	860
Marketing	625	695	545
Foreclosure and related	(32)	117	528
Other general and administrative	2,647	3,044	3,127
Total operating expenses	<u>20,051</u>	<u>20,615</u>	<u>21,978</u>
Income before income taxes	<u>42,729</u>	<u>53,548</u>	<u>70,130</u>
Income tax provision	<u>12,330</u>	<u>14,621</u>	<u>19,359</u>
Net income and comprehensive income	<u>\$ 30,399</u>	<u>\$ 38,927</u>	<u>\$ 50,771</u>
Earnings per share:			
Basic	<u>\$ 14.25</u>	<u>\$ 18.24</u>	<u>\$ 23.76</u>
Diluted	<u>\$ 13.90</u>	<u>\$ 17.83</u>	<u>\$ 23.25</u>

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY

	Years Ended December 31, 2018, 2019 and 2020				
	Common Stock	Additional Paid-in Capital	Undivided Profits (In Thousands)	Accumulated Other Comprehensive Income	Total Stockholders' Equity
Balance at December 31, 2017	2,133	11,750	165,596	6,679	186,158
Comprehensive income	—	—	30,399	—	30,399
Share-based compensation expense	—	113	—	—	113
Cash dividends declared-common (\$1.92 per share)	—	—	(4,094)	—	(4,094)
Cumulative effect of change in accounting principle (Note 3)	—	—	6,679	(6,679)	—
Balance at December 31, 2018	2,133	11,863	198,580	—	212,576
Comprehensive income	—	—	38,927	—	38,927
Share-based compensation expense	—	160	—	—	160
Stock options exercised	3	211	—	—	214
Cash dividends declared-common (\$2.18 per share)	—	—	(4,654)	—	(4,654)
Balance at December 31, 2019	2,136	12,234	232,853	—	247,223
Comprehensive income	—	—	50,771	—	50,771
Share-based compensation expense	—	76	—	—	76
Stock options exercised	2	150	—	—	152
Cash dividends declared-common (\$2.47 per share)	—	—	(5,279)	—	(5,279)
Balance at December 31, 2020	\$ 2,138	\$ 12,460	\$ 278,345	\$ —	\$ 292,943

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands)		
Cash flows from operating activities:			
Net income	\$ 30,399	\$ 38,927	\$ 50,771
Adjustments to reconcile net income to net cash provided by operating activities:			
Provision for loan losses	1,270	1,567	2,288
Amortization of deferred loan origination costs, net	609	717	628
Share-based compensation expense	113	160	76
Depreciation and amortization of premises and equipment	638	652	703
Increase in cash surrender value of bank-owned life insurance	(255)	(251)	(219)
Deferred income tax provision (benefit)	(957)	1,045	450
(Gain) loss on equity securities, net	3,023	(7,608)	(7,916)
Gain on sale of fixed assets	—	—	(218)
Write-downs of foreclosed assets	—	—	100
Changes in:			
Accrued interest receivable and other assets	(494)	(2,222)	(292)
Accrued interest payable and other liabilities	1,521	181	(779)
Net cash provided by operating activities	<u>35,867</u>	<u>33,168</u>	<u>45,592</u>
Cash flows from investing activities:			
Activity in available for sale securities:			
Principal payments	3	3	5
Activity in equity securities:			
Proceeds from sales	6,363	4,048	9,755
Purchases	(13,545)	(6,639)	(20,056)
Loans originated, net of principal payments received	(177,180)	(220,058)	(274,785)
Proceeds from redemption of Federal Home Loan Bank stock	6,331	38,837	22,394
Purchase of Federal Home Loan Bank stock	(7,925)	(35,031)	(16,849)
Proceeds from sale of fixed assets	—	—	344
Proceeds from surrender of bank-owned life insurance	—	—	289
Additions to premises and equipment	(1,123)	(647)	(1,529)
Net cash used in investing activities	<u>(187,076)</u>	<u>(219,487)</u>	<u>(280,432)</u>

(continued)

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF CASH FLOWS
(concluded)

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands)		
Cash flows from financing activities:			
Increase in deposits	67,292	247,680	318,363
Increase in mortgagors' escrow accounts	978	413	955
Proceeds from stock options exercised	—	214	152
Cash dividends paid on common stock	(3,690)	(4,352)	(4,935)
Net change in Federal Home Loan Bank advances with maturities of three months or less	122,000	(317,000)	(145,000)
Proceeds from Federal Home Loan Bank advances with maturities of more than three months	600	270,900	263,631
Repayments of Federal Home Loan Bank advances with maturities of more than three months	(95,164)	(55,300)	(215,800)
Repayment of mortgage payable	<u>(61)</u>	<u>(64)</u>	<u>(687)</u>
Net cash provided by financing activities	<u>91,955</u>	<u>142,491</u>	<u>216,679</u>
Net change in cash and cash equivalents	(59,254)	(43,828)	(18,161)
Cash and cash equivalents at beginning of year	<u>355,229</u>	<u>295,975</u>	<u>252,147</u>
Cash and cash equivalents at end of year	<u>\$ 295,975</u>	<u>\$ 252,147</u>	<u>\$ 233,986</u>
Supplementary information:			
Interest paid on deposit accounts	\$ 17,392	\$ 28,343	\$ 16,417
Interest paid on borrowed funds	9,380	12,934	5,449
Income taxes paid, net of refunds	13,380	13,583	18,831
Non-cash activities:			
Real estate acquired through foreclosure	\$ —	\$ —	\$ 3,600

The accompanying notes are an integral part of these consolidated financial statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Years Ended December 31, 2018, 2019 and 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation and consolidation

The consolidated financial statements include the accounts of Hingham Institution for Savings ("the Bank") and its wholly-owned subsidiaries, Hingham Unpledged Securities Corporation and Hingham Pledged Securities Corporation, which hold certain marketable equity securities, Tamalpais Holdings I, which holds certain private equity investments, the HIFS Realty Trust, which at times holds title to certain properties acquired through foreclosure, and HIFS DMV RE Holdings, which hold title to certain Bank property. All intercompany accounts and transactions have been eliminated in consolidation.

Use of estimates

In preparing consolidated financial statements in conformity with accounting principles generally accepted in the United States of America, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the consolidated balance sheet and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. A material estimate that is susceptible to significant change in the near term relates to the determination of the allowance for loan losses.

Business and operating segments

The Bank provides a variety of financial services to individuals and small businesses through its eight offices in Boston and southeastern Massachusetts, and its commercial lenders and relationship managers in Washington, D.C. Its primary deposit products are savings, checking, and term certificate accounts, and its primary lending products are residential and commercial mortgage loans secured by properties in southeastern Massachusetts. The Bank lends to commercial real estate borrowers and services deposits for customers in the greater Washington, D.C. metropolitan area ("WMA").

Management evaluates the Bank's performance and allocates resources based on a single segment concept. Accordingly, there are no separately identified operating segments for which discrete financial information is available. The Bank does not derive revenues from, or have assets located in, foreign countries, nor does it derive revenues from any single customer that represents 10% or more of the Bank's total revenues.

Fair value hierarchy

The Bank groups its assets measured at fair value in three levels, based on the markets in which the assets are traded and the reliability of the assumptions used to determine fair value, as follows:

Level 1 – Valuation is based on quoted prices in active markets for identical assets. Level 1 assets generally include debt and equity securities that are traded in an active exchange market. Valuations are obtained from readily available pricing sources for market transactions involving identical assets.

Level 2 – Valuation is based on observable inputs other than Level 1 prices, such as quoted prices for similar assets; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets.

Level 3 – Valuation is based on unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets. Level 3 assets include those whose value is determined using unobservable inputs to pricing models, discounted cash flow methodologies, or similar techniques, as well as assets for which the determination of fair value requires significant management judgment or estimation.

Cash and cash equivalents

Cash and cash equivalents include amounts due from banks and short-term investments which mature within 90 days from the date of purchase and are carried at cost. At December 31, 2020, the Bank had a concentration of cash on deposit at the Federal Reserve Bank amounting to \$226.8 million.

Securities available for sale

Securities classified as available for sale are recorded at fair value, with unrealized gains and losses, after tax effects, excluded from earnings and reported in accumulated other comprehensive income/loss as a separate component of stockholders' equity.

Purchase premiums and discounts are recognized in interest income using the interest method over the terms of the securities, with the exception of callable debt securities, whose premiums are amortized to the earliest call date. Gains and losses on disposition of securities available for sale are recorded on the trade date and are determined using the specific identification method.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Equity securities

Equity securities (except those accounted for under the equity method of accounting or those that result in consolidation of the investee) are recorded at fair value with changes in fair value recognized in the Statements of Net Income in gain (loss) on equity securities, net.

Federal Home Loan Bank stock

The Bank, as a member of the Federal Home Loan Bank system, is required to maintain an investment in capital stock of the Federal Home Loan Bank of Boston ("FHLB"). Based on redemption provisions of the FHLB, the stock has no quoted market value and is carried at cost. At its discretion, the FHLB may declare dividends on the stock. The Bank reviews for impairment based on the ultimate recoverability of the cost basis in the FHLB stock. As of December 31, 2020, no impairment has been recognized.

Loans

The Bank's loan portfolio includes residential real estate, commercial real estate, construction, home equity, commercial and consumer segments. A substantial portion of the loan portfolio is secured by real estate in the southeastern Massachusetts area. The Bank also lends to commercial real estate borrowers in the greater WMA, and at December 31, 2019 and 2020, the Bank had \$261.6 million and \$371.7 million in net loans outstanding in that area, respectively. The ability of the Bank's debtors to honor their contracts is dependent upon real estate, construction, and general economic conditions.

Loans that management has the intent and ability to hold for the foreseeable future or until maturity or pay-off are reported at their outstanding unpaid principal balances adjusted for charge-offs, the allowance for loan losses, and net deferred fees or costs on originated loans. Interest income is accrued on the unpaid principal balance. Loan origination fees and certain direct origination costs are deferred and recognized as an adjustment to the related loan yield using the interest method.

The accrual of interest on mortgage and commercial loans is discontinued at the time a loan is 90 days past due (the loan is in default) unless the credit is well-secured and in the process of collection. Personal loans are typically charged off no later than becoming 180 days past due. Past due status is based on contractual terms of the loan. In all cases, loans are placed on non-accrual or charged off at an earlier date if collection of principal or interest is considered doubtful.

All interest accrued but not collected for loans that are placed on non-accrual or charged off is reversed against interest income. The interest on these loans is accounted for on the cash-basis or cost-recovery method, until qualifying for return to accrual status. Loans are returned to accrual status when all the principal and interest amounts contractually due are brought current and future payments are reasonably assured.

Allowance for loan losses

The allowance for loan losses is established as losses are estimated to have occurred through a provision for loan losses charged to earnings. Loan losses are charged against the allowance when management believes the uncollectibility of a loan balance is confirmed. Subsequent recoveries, if any, are credited to the allowance when collected.

The allowance for loan losses is evaluated on a regular basis by management. This evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. The allowance consists of general, allocated and unallocated loss components, as further discussed below.

General component

The general component of the allowance for loan losses is based on historical loss experience adjusted for qualitative factors stratified by loan segment. Management uses a rolling average of historical losses based on a time frame appropriate to capture relevant loss data for each loan segment. This time frame is currently two years for all loan categories, except for residential real estate which was increased to four years in 2020 to capture the longer term loss track record of the Bank in this segment. This historical loss factor is adjusted for the following qualitative factors: levels and trends in delinquencies; trends in volume and terms of loans; effects of changes in risk selection and underwriting standards and other changes in lending policies, procedures and practices; experience, ability, and depth of lending management and staff; national and local economic trends and conditions; industry conditions and effects of changes in credit concentrations. Besides the change to residential real estate loans discussed above, there were no changes in the Bank's policies or methodology pertaining to the general component of the allowance for loan losses during 2020.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The qualitative factors are determined based on the various risk characteristics of each loan segment. Risk characteristics relevant to each portfolio segment are as follows:

Residential real estate – The Bank generally does not originate loans with a loan-to-value ratio greater than 80% (without private mortgage insurance). All loans in this segment are collateralized by residential real estate that is owner-occupied at the time of origination and repayment is dependent on the credit quality of the individual borrower. The overall health of the economy, including unemployment rates and housing prices, will have an effect on the credit quality in this segment. The Bank only originates these loans in Massachusetts.

Commercial real estate – Loans in this segment are primarily secured by income-producing properties throughout Massachusetts and in the greater WMA. Underwriting and portfolio management policies are the same for both markets. Generally, loan amounts do not exceed 75% of the appraised value of the collateral. The underlying cash flows generated by the properties are adversely impacted by a downturn in the economy as evidenced by increased vacancy rates which, in turn, will have an effect on the credit quality in this segment. Management obtains rent rolls annually and regularly monitors the cash flows of these loans.

Construction – Loans in this segment include both owner-occupied and speculative real estate development loans for which payment is derived from sale of the property. Credit risk is affected by cost overruns, time to sell at an adequate price, the overall health of the economy and market conditions. The Bank only originates these loans in Massachusetts.

Home equity – Loans in this segment include equity lines of credit and second mortgage loans, and are generally collateralized by second liens on residential real estate. Repayment is dependent on the credit quality of the individual borrower. The Bank generally does not originate loans with a combined loan-to-value ratio greater than 70% when taking into account both the balance of the home equity loans and the first mortgage loan. Similar to residential real estate, the overall health of the economy, including unemployment rates and housing prices, will have an effect on the credit quality in this segment. The Bank only originates these loans in Massachusetts.

Commercial – Loans in this segment are made to businesses and are generally secured by assets of the business. Repayment is expected from the cash flows of the business. A weakened economy, and resultant decreased consumer spending, will have an effect on the credit quality in this segment. These loans are not a focus of the Bank's origination program and are originated only in Massachusetts. This segment also includes loans originated under the Small Business Administration's ("SBA") Paycheck Protection Program ("PPP"). SBA PPP loans are excluded from the allowance for loan loss calculation as they are 100% guaranteed by the SBA.

Consumer – Loans in this segment are generally unsecured and repayment is dependent on the credit quality of the individual borrower. These loans are not a focus of the Bank's origination program and are originated only in Massachusetts.

Allocated component

The allocated component relates to loans that are classified as impaired. Impairment is measured on a loan-by-loan basis for residential real estate, commercial real estate, construction, home equity and commercial loans. A loan is considered impaired when, based on current information and events, it is probable that a creditor will be unable to collect the scheduled payments of principal or interest when due according to the contractual terms of the loan agreement. Impaired loans are generally maintained on a non-accrual basis. Factors considered by management in determining impairment include payment status, collateral value, and the probability of collecting scheduled principal and interest payments when due. Loans that experience insignificant payment delays and payment shortfalls generally are not classified as impaired. Management determines the significance of payment delays and payment shortfalls on a case-by-case basis, taking into consideration all of the circumstances surrounding the loan and the borrower, including the length of the delay, the reasons for the delay, the borrower's prior payment record, and the amount of the shortfall in relation to the principal and interest owed. Impairment is measured on a loan-by-loan basis by either the present value of expected future cash flows discounted at the loan's effective interest rate, or the fair value of the collateral if the loan is collateral dependent. An allowance is established when the discounted cash flows (or collateral value) of the impaired loan is lower than the carrying amount of that loan. Large groups of smaller balance homogeneous loans, such as consumer loans, are collectively evaluated for impairment.

The Bank periodically may agree to modify the contractual terms of loans. When a loan is modified and a concession is made to a borrower experiencing financial difficulty, the modification is considered a troubled debt restructuring ("TDR"). All TDRs are initially classified as impaired. The Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"), Section 4013, stipulates that a financial institution may elect to not apply Generally Accepted Accounting Principles ("GAAP") requirements to loan modifications related to the COVID-19 pandemic that would otherwise be categorized as a TDR, and suspends the determination of loan modifications related to the COVID-19 pandemic from being treated as TDRs. Modifications within the scope of the suspension include forbearance agreements, interest-rate modifications, repayment plans, and any other similar arrangements that defer or delay payments of principal or interest. In accordance with this statute, the Bank has elected not to apply GAAP requirements to such loan modifications with respect to categorization of loans as TDRs.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Unallocated component

At times, the Bank may maintain an unallocated component of the allowance for loan loss based on market conditions and in accordance with generally accepted accounting principles. The Bank's Allowance for Loan Loss Policy limits the amount of the unallocated component to 5% of the recorded allowance for loan losses. As of December 31, 2020, the Bank's allowance for loan losses included an unallocated amount of \$28,000, or less than 1% of the recorded allowance for loan losses, which was within the Bank's policy. There was no unallocated portion within the Bank's allowance for loan losses at December 31, 2019. The unallocated balance is allocated across the non-impaired loan categories presented in Note 4.

Leases

On January 1, 2019, the Bank adopted Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 2016-02, *Leases (Topic 842)* and ASU 2018-11, *Leases (Topic 842): Targeted Improvements*, which requires lessees to recognize on the lessee's balance sheet a right-of-use asset and lease liability related to their leasing agreements. As a result of the adoption of ASU 2016-02, the Bank recorded operating lease right-of-use ("ROU") assets and operating lease liabilities amounting to \$1.7 million effective January 1, 2019 relating to operating leases for some of its banking offices. The ROU asset is included in other assets and the operating lease liability is included in other liabilities on the Bank's Consolidated Balance Sheets. At December 31, 2019 and 2020, both the ROU asset and the corresponding operating lease liability were \$1.4 million and \$1.1 million, respectively.

Foreclosed assets

Assets acquired through, or in lieu of, loan foreclosure are held for sale and are initially recorded at fair value, less costs to sell, at the date of foreclosure, establishing a new cost basis. Subsequent to foreclosure, valuations are periodically performed by management and the assets are carried at the lower of carrying amount or fair value less costs to sell. Revenue and expenses from operations, changes in the valuation allowance and any direct write-downs are included in foreclosure expenses. At December 31, 2019, the Bank did not hold any foreclosed property. At December 31, 2020 foreclosed assets held by the Bank were \$3.8 million.

Bank-owned life insurance

Bank-owned life insurance policies are reflected on the Consolidated Balance Sheets at cash surrender value. Changes in cash surrender value, as well as insurance proceeds received in excess of the cash surrender value, are reflected in other income (loss) in the Consolidated Statements of Net Income and are not subject to income taxes.

Premises and equipment

Land is carried at cost. Buildings, land improvements, leasehold improvements and equipment are carried at cost, less accumulated depreciation and amortization computed on the straight-line method over the estimated useful lives of the assets or the expected terms of the leases if shorter. Expected terms include lease option periods to the extent that the exercise of such options is reasonably assured. It is general practice to charge the cost of maintenance and repairs to earnings when incurred; major expenditures for betterments are capitalized and depreciated.

Marketing costs

Marketing costs are expensed as incurred.

Transfers of financial assets

Transfers of an entire financial asset, a group of entire financial assets, or a participating interest in an entire financial asset are accounted for as sales when control over the assets has been surrendered. Control over transferred assets is deemed to be surrendered when (1) the assets have been isolated from the Bank, (2) the transferee obtains the right to pledge or exchange the transferred assets, and (3) the Bank does not maintain effective control over the transferred assets.

Income taxes

Deferred income tax assets and liabilities are determined using the liability (or balance sheet) method. Under this method, the net deferred tax asset or liability is determined based on the tax effects of the temporary differences between the book and tax bases of the various balance sheet assets and liabilities and gives current recognition to changes in tax rates and laws in the period of enactment. A valuation allowance is established against deferred tax assets when, based upon the available evidence, including historical and projected taxable income, it is more likely than not that some or all of the deferred tax assets will not be realized. The Bank has no uncertain tax positions at December 31, 2019 or 2020. The Bank records interest and penalties as part of income tax expense. No interest or penalties were recorded for the years ended December 31, 2018, 2019 and 2020.

Stock compensation plans

The Bank measures and recognizes compensation cost relating to share-based payment transactions based on the grant-date fair value of the equity instruments issued. Share-based compensation is recognized over the period the employee is required to provide services for the award. The Bank uses the Black-Scholes option-pricing model to determine the fair value of stock options granted.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Earnings per share

Basic earnings per share represent net income divided by the weighted-average number of shares outstanding during the period. Diluted earnings per share reflect additional shares that would have been outstanding if dilutive potential shares had been issued, as well as any adjustments to net income that would result from the assumed issuance. Potential shares that may be issued by the Bank relate solely to outstanding stock options and are determined using the treasury stock method. The amount of excess tax benefit that would be credited to additional paid-in capital assuming exercise of the options is not considered in the proceeds when applying the treasury stock method.

Earnings per share have been computed based on the following:

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands)		
Average number of shares outstanding used to calculate basic earnings per share	2,133	2,134	2,137
Effect of dilutive options	54	49	46
Average number of shares outstanding used to calculate diluted earnings per share	2,187	2,183	2,183

There were no anti-dilutive options for the years ended December 31, 2018 and 2020. For the year ended December 31, 2019 there were 2,000 anti-dilutive options.

Reclassification

Certain amounts in the 2018 consolidated financial statements have been reclassified to conform to the 2019 and 2020 presentation.

Comprehensive income

Accounting principles generally require that recognized revenue, expenses, gains and losses be included in net income. Although certain changes in assets and liabilities, such as unrealized gains and losses on available for sale securities, are reported as a separate component of the stockholders' equity section of the Consolidated Balance Sheets, such items, along with net income, are components of comprehensive income. The Bank did not have any accumulated other comprehensive income at December 31, 2019 and 2020.

Accounting Standards Issued But Yet Not Adopted

The following identifies ASUs applicable to the Bank that have been issued but are not yet effective:

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments – Credit Losses (Topic 326)* (“ASU 2016-13”). This Update requires entities to measure expected credit losses based on relevant information about past events, including historical experience, current conditions, and reasonable and supportable forecasts that affect the collectability of the reported amount. Credit losses on available for sale debt securities should be measured in a manner similar to current GAAP. However, the amendments in this Update require that credit losses be presented as an allowance rather than as a write down. In November 2019, the FASB issued ASU 2019-10, *Financial Instruments—Credit Losses (Topic 326), Derivatives and Hedging (Topic 815), and Leases (Topic 842): Effective Dates*. This Update delayed the effective date of ASU 2016-13 for entities eligible to be smaller reporting companies (“SRC”), public business entities that are not SEC filers, and entities that are not public business entities, until fiscal years beginning after December 15, 2022, including interim periods within those fiscal years. As of the date of issuance of ASU 2019-10, the Bank was an eligible SRC and therefore, the adoption of ASU 2016-13 is being delayed. The Bank has completed the model selection, defined the data framework and is currently parallel running the model and evaluating the results. Management will continue to monitor developments and additional guidance to determine the potential impact on the Bank's consolidated financial statements.

In April 2019, the FASB issued ASU 2019-04, *Codification Improvements to Topic 326, Financial Instruments – Credit Losses, Topic 815, Derivatives and Hedging, and Topic 825, Financial Instruments*. The amendments in this Update affect a variety of Topics in the Codification and represent changes to clarify, correct errors in, or address implementation issues. The amendments to *Topic 326, Financial Instruments – Credit Losses* and *Topic 815, Derivatives and Hedging*, have the same effective dates and transition requirements as those standards, unless the entity has already adopted the standard. The amendments to *Topic 825, Financial Instruments* were effective for the Bank beginning on January 1, 2020. Management has evaluated the Update and determined that changes are not applicable or material to its consolidated financial statements.

In May 2019, the FASB issued ASU 2019-05, *Financial Instruments – Credit Losses (Topic 326): Targeted Transition Relief*. This Update provides transition relief by providing entities with an option to irrevocably elect the fair value option, on an instrument-by-instrument basis, for eligible financial assets measured at amortized cost basis upon adoption of ASU 2016-13. The election is not available for either available-for-sale or held-to-maturity debt securities. For entities that have not yet adopted ASU 2016-13, the effective date and transition methodology for the amendments in this Update are the same as in ASU 2016-13. The Bank does not intend to make this election at this time.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

In November 2019, the FASB issued ASU 2019-11, *Codification Improvements to Topic 326, Financial Instruments—Credit Losses*. This Update clarifies, corrects errors and improves certain aspects of the amendments in ASU 2016-13. For entities that have not yet adopted ASU 2016-13, the effective date for the amendments in this ASU is the same as in ASU 2016-13.

In January 2020, the FASB issued ASU 2020-01, *Investments — Equity Securities (Topic 321), Investments — Equity Method and Joint Ventures (Topic 323), and Derivatives and Hedging (Topic 815)*. This Update clarifies the interaction of the accounting for equity securities under Topic 321 and investments accounted for under the equity method of accounting in Topic 323 and the accounting for certain forward contracts and purchased options accounted for under Topic 815. The amendments in this Update shall be applied prospectively, and for public business entities, are effective for fiscal years beginning after December 15, 2020, and interim periods within those fiscal years. The Bank does expect the adoption of this ASU to have a material impact on its consolidated financial statements.

2. RESTRICTIONS ON CASH AND AMOUNTS DUE FROM BANKS

In past years, the Bank was required to maintain average balances on hand or with the Federal Reserve Bank. At December 31, 2019, cash and due from banks included \$11.5 million to satisfy such reserve requirements. Effective March 26, 2020, the Board of Governors of the Federal Reserve System reduced reserve requirements to zero percent, which eliminated reserve requirements for all depository institutions. At December 31, 2020 the Bank was not required to maintain any average balances on hand or with the Federal Reserve Bank.

3. SECURITIES

Securities available for sale

At December 31, 2019 and 2020, both the amortized cost and fair value of securities available for sale were \$11,000 and \$6,000, respectively. All securities available for sale are residential mortgage-backed securities, which were pledged to secure Federal Home Loan Bank advances. See Note 9.

There were no sales of securities available for sale during the years ended December 31, 2018, 2019 and 2020.

Equity securities

At December 31, 2019 and 2020, equity securities include a \$7.9 million and \$9.6 million investment in the Community Reinvestment Act Qualified Investment Fund, respectively, and a \$39.3 million and \$56.3 million investment in equity securities in the financial services and technology sectors, respectively.

Effective January 1, 2018, the Bank adopted FASB ASU 2016-01, *Financial Instruments – Overall, (Subtopic 825-10)*. Consequently, beginning January 1, 2018, equity securities (except those accounted for under the equity method of accounting or those that result in consolidation of the investee) are measured at fair value with changes in fair value recognized in net income. As a result, changes in fair value are reflected in the Consolidated Statements of Net Income, regardless of whether such gains and losses are realized. The cumulative effect of adopting this standard was to increase undivided profits and decrease accumulated other comprehensive income by \$6.7 million.

For the years ended December 31, 2018, 2019 and 2020, proceeds from sales of equity securities amounted to \$6.4 million, \$4.0 million and \$9.8 million, respectively. Unrealized losses recognized during the year ended December 31, 2018, on equities still held at December 31, 2018, totaled \$1.1 million, as compared to unrealized gains recognized during the years ended December 31, 2019 and 2020, on equity securities still held at December 31, 2019 and 2020, which totaled \$7.4 million, and \$7.9 million, respectively.

4. LOANS

A summary of the balances of loans follows:

	December 31,	
	2019	2020
	(In Thousands)	
Real estate loans:		
Residential	\$ 695,919	\$ 630,338
Commercial	1,327,126	1,693,215
Construction	186,094	153,020
Home equity	29,605	25,882
Total real estate loans	<u>2,238,744</u>	<u>2,502,455</u>
Other loans:		
Commercial (1)	196	6,971
Consumer	586	467
Total other loans	<u>782</u>	<u>7,438</u>
Total loans	2,239,526	2,509,893
Allowance for loan losses	(15,376)	(17,404)
Net deferred loan origination costs	2,912	2,842
Loans, net	<u>\$ 2,227,062</u>	<u>\$ 2,495,331</u>

(1) At December 31, 2020, commercial loans included \$6,874,000 in loans outstanding originated under the SBA PPP.

The CARES Act was signed into law on March 27, 2020 and provided emergency economic relief to individuals and businesses impacted by the COVID-19 pandemic. The CARES Act authorized the SBA to temporarily guarantee loans under a new 7(a) loan program called the PPP. As a qualified SBA lender, the Bank was automatically authorized to originate PPP loans.

An eligible business could apply for a PPP loan up to the lesser of: (1) 2.5 times its average monthly “payroll costs;” or (2) \$10.0 million. PPP loans will have: (a) an interest rate of 1.0%, (b) a two or five-year loan term to maturity; and (c) principal and interest payments deferred until the SBA remits the forgiven amount to the Bank or 10 months from the end of the covered period, as defined. The SBA will guarantee 100% of the PPP loans made to eligible borrowers. The entire principal amount of the borrower’s PPP loan, including any accrued interest, is eligible to be reduced by the loan forgiveness amount under the PPP so long as employee and compensation levels of the business are maintained and 60% of the loan proceeds are used for payroll expenses, with the remaining 40% of the loan proceeds used for other qualifying expenses.

At December 31, 2020, the Bank had 12 loans outstanding, aggregating \$22,630,000, that were modified pursuant to Section 4013 of the CARES Act and are not considered TDRs. These modifications primarily consist of short-term deferments of principal. All these loans are performing in accordance with their modified terms. These loans are evaluated for impairment and non-accrual status in accordance with the Bank’s policies.

4. LOANS (continued)

Activity in the allowance for loan losses for the years ended December 31, 2018, 2019 and 2020 and allocation of the allowance to loan segments at December 31, 2019 and 2020, follows:

	<u>Residential Real Estate</u>	<u>Commercial Real Estate</u>	<u>Construction</u>	<u>Home Equity</u>	<u>Commercial</u>	<u>Consumer</u>	<u>Total</u>
	<u>(In Thousands)</u>						
Allowance for loan losses:							
Balance December 31, 2017	\$ 2,607	\$ 8,508	\$ 1,301	\$ 113	\$ 2	\$ 6	\$ 12,537
Provision (credit) for loan losses	65	1,179	36	(8)	—	(2)	1,270
Loans charged-off	—	—	—	—	(1)	(1)	(2)
Recoveries of loans previously charged off	2	—	—	—	—	1	3
Balance December 31, 2018	2,674	9,687	1,337	105	1	4	13,808
Provision (credit) for loan losses	(228)	1,161	661	(28)	—	1	1,567
Loans charged-off	—	(3)	—	—	—	—	(3)
Recoveries of loans previously charged off	2	—	—	—	1	1	4
Balance December 31, 2019	2,448	10,845	1,998	77	2	6	15,376
Provision (credit) for loan losses	218	2,529	(450)	(7)	(1)	(1)	2,288
Loans charged-off	(711)	—	—	—	—	(1)	(712)
Recoveries of loans previously charged off	451	—	—	—	—	1	452
Balance December 31, 2020	<u>\$ 2,406</u>	<u>\$ 13,374</u>	<u>\$ 1,548</u>	<u>\$ 70</u>	<u>\$ 1</u>	<u>\$ 5</u>	<u>\$ 17,404</u>

An analysis of the allowance for loan losses, by segment, as of December 31, 2019 and 2020 follows:

	<u>Residential Real Estate</u>	<u>Commercial Real Estate</u>	<u>Construction</u>	<u>Home Equity</u>	<u>Commercial</u>	<u>Consumer</u>	<u>Total</u>
	<u>(In Thousands)</u>						
<u>December 31, 2019</u>							
Allowance for impaired loans	\$ 104	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 104
Allowance for non-impaired loans	2,344	10,845	1,998	77	2	6	15,272
	<u>\$ 2,448</u>	<u>\$ 10,845</u>	<u>\$ 1,998</u>	<u>\$ 77</u>	<u>\$ 2</u>	<u>\$ 6</u>	<u>\$ 15,376</u>
Impaired loans	\$ 6,463	\$ 508	\$ —	\$ —	\$ —	\$ —	\$ 6,971
Non-impaired loans	689,456	1,326,618	186,094	29,605	196	586	2,232,555
	<u>\$ 695,919</u>	<u>\$ 1,327,126</u>	<u>\$ 186,094</u>	<u>\$ 29,605</u>	<u>\$ 196</u>	<u>\$ 586</u>	<u>\$ 2,239,526</u>
<u>December 31, 2020</u>							
Allowance for impaired loans	\$ 77	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 77
Allowance for non-impaired loans	2,329	13,374	1,548	70	1	5	17,327
	<u>\$ 2,406</u>	<u>\$ 13,374</u>	<u>\$ 1,548</u>	<u>\$ 70</u>	<u>\$ 1</u>	<u>\$ 5</u>	<u>\$ 17,404</u>
Impaired loans	\$ 2,056	\$ 2,057	\$ 925	\$ —	\$ —	\$ —	\$ 5,038
Non-impaired loans	628,282	1,691,158	152,095	25,882	6,971	467	2,504,855
	<u>\$ 630,338</u>	<u>\$ 1,693,215</u>	<u>\$ 153,020</u>	<u>\$ 25,882</u>	<u>\$ 6,971</u>	<u>\$ 467</u>	<u>\$ 2,509,893</u>

4. LOANS (continued)

The following is a summary of past due and non-accrual loans:

December 31, 2019	30-59 Days Past Due	60-89 Days Past Due	90 Days or More Past Due (In Thousands)	Total Past Due	Loans on Non-accrual
Residential real estate	\$ 4,918	\$ 1,326	\$ 4,768	\$ 11,012	\$ 5,092
Commercial real estate	1,125	—	150	1,275	508
Home equity	66	—	—	66	—
Commercial	1	—	—	1	—
Total	\$ 6,110	\$ 1,326	\$ 4,918	\$ 12,354	\$ 5,600

December 31, 2020					
Residential real estate	\$ 2,688	\$ —	\$ 669	\$ 3,357	\$ 989
Commercial real estate	294	406	2,057	2,757	2,057
Construction	—	—	925	925	925
Home equity	50	—	—	50	—
Commercial	2	—	—	2	—
Total	\$ 3,034	\$ 406	\$ 3,651	\$ 7,091	\$ 3,971

At December 31, 2019 and 2020, there were no loans past due 90 days or more and still accruing interest.

The following is a summary of impaired loans:

	December 31, 2019			December 31, 2020		
	Recorded Investment	Unpaid Principal Balance	Related Allowance	Recorded Investment	Unpaid Principal Balance	Related Allowance
	(In Thousands)					
Impaired loans without a valuation allowance:						
Residential real estate	\$ 5,450	\$ 5,502		\$ 1,342	\$ 1,394	
Commercial real estate	508	508		2,057	2,057	
Construction	—	—		925	925	
Total	5,958	6,010		4,324	4,376	
Impaired loans with a valuation allowance:						
Residential real estate	1,013	1,013	\$ 104	714	714	\$ 77
Total impaired loans	\$ 6,971	\$ 7,023	\$ 104	\$ 5,038	\$ 5,090	\$ 77

At December 31, 2019, a residential real estate loan with a \$4.3 million recorded investment was included in non-accrual and impaired loans without a valuation allowance, based on a recent outside appraisal of the real estate collateral. In 2020, the Bank purchased the property at a foreclosure auction, resulting in the transfer of the loan to foreclosed assets at fair value at the foreclosure date. Based on the results of the foreclosure auction, management reassessed the fair value of the property, moving it to the lower end of the range of fair value, and recorded a \$681,000 charge-off against the allowance for loan losses at the foreclosure date.

4. LOANS (continued)

The following is information pertaining to impaired loans:

	<u>Average Recorded Investment</u>	<u>Interest Income Recognized (In Thousands)</u>	<u>Interest Income Recognized on Cash Basis</u>
<u>Year Ended December 31, 2018</u>			
Residential real estate	\$ 2,078	\$ 66	\$ 37
Commercial real estate	635	10	173
Home equity	161	—	11
Total	<u>\$ 2,874</u>	<u>\$ 76</u>	<u>\$ 221</u>
<u>Year Ended December 31, 2019</u>			
Residential real estate	\$ 2,764	\$ 64	\$ 24
Commercial real estate	326	—	56
Home equity	21	—	6
Total	<u>\$ 3,111</u>	<u>\$ 64</u>	<u>\$ 86</u>
<u>Year Ended December 31, 2020</u>			
Residential real estate	\$ 2,610	\$ 54	\$ 29
Commercial real estate	830	—	38
Construction	555	—	5
Home equity	54	—	4
Total	<u>\$ 4,049</u>	<u>\$ 54</u>	<u>\$ 76</u>

No additional funds are committed to be advanced in connection with impaired loans.

In the course of resolving non-performing loans, the Bank may choose to restructure the contractual terms of certain loans, with terms modified to fit the ability of the borrower to repay in line with its current financial status. A loan is considered a troubled debt restructure if, for reasons related to the debtor's financial difficulties, a concession is granted to the debtor that would not otherwise be considered. For the years ended 2018, 2019 and 2020, troubled debt restructures were not considered material.

Credit Quality Information

The Bank uses a seven-grade internal rating system for residential real estate, commercial real estate, construction and commercial loans as follows:

Loans rated 1-3B: Loans in this category are considered “pass” rated with low to average risk.

Loans rated 4: Loans in this category are considered “special mention.” These loans are currently protected, but exhibit conditions that have the potential for weakness. The borrower may be affected by unfavorable economic, market or other external conditions that may affect their ability to repay the debt. These may also include credits where there is deterioration of the collateral or have deficiencies which may affect our ability to collect on the collateral. This rating is consistent with the “Other Assets Especially Mentioned” category used by the Federal Deposit Insurance Corporation (“FDIC”).

Loans rated 5: Loans in this category are considered “substandard.” Generally, a loan is considered substandard if it is inadequately protected by the current net worth and paying capacity of the obligors and/or the collateral pledged. There is a distinct possibility that the Bank will sustain some loss if the weakness is not corrected.

Loans rated 6: Loans in this category are considered “doubtful.” Loans classified as doubtful have all the weaknesses inherent in those classified substandard with the added characteristic that the weaknesses make collection or liquidation in full, on the basis of currently existing facts, highly questionable and improbable.

Loans rated 7: Loans in this category are considered uncollectible (“loss”) and of such little value that their continuance as loans is not warranted.

4. LOANS (concluded)

Commercial loans are assigned an initial grade at the origination of the loan. After origination, the Bank has a quality control program performed by an independent third party. On a rolling quarterly basis, all commercial, construction and residential loan relationships with individual loans of \$500,000 or more are assigned a risk rating. An in-depth review is performed on all commercial real estate relationships with exposure in excess of \$850,000, new credits in excess of \$500,000 and all the loans on the Bank's Watch List. Watch List loans are those loans that are more than two payments past due at the end of the quarter, loans for which the borrowing entity or sponsor has filed bankruptcy, loans rated four or higher in a previous review, impaired loans, troubled debt restructurings and loans past contractual maturity. Results of the independent loan review are reported to the Bank's Audit Committee on a quarterly basis and become the mechanism for monitoring the overall credit quality of the portfolio.

The following table presents the Bank's loans by risk ratings as of December 31, 2019 and 2020:

	<u>Residential Real Estate</u>	<u>Commercial Real Estate</u>	<u>Construction</u>	<u>Commercial</u>
	(In Thousands)			
<u>December 31, 2019</u>				
1- 3B	\$ 689,932	\$ 1,326,318	\$ 186,094	\$ 196
4	1,349	808	—	—
5	4,638	—	—	—
	<u>\$ 695,919</u>	<u>\$ 1,327,126</u>	<u>\$ 186,094</u>	<u>\$ 196</u>
<u>December 31, 2020</u>				
1- 3B	\$ 628,928	\$ 1,690,459	\$ 152,095	\$ 6,971
4	1,057	2,756	925	—
5	353	—	—	—
	<u>\$ 630,338</u>	<u>\$ 1,693,215</u>	<u>\$ 153,020</u>	<u>\$ 6,971</u>

For home equity and consumer loans, management uses delinquency reports as the key credit quality indicator.

5. FORECLOSED ASSETS

At December 31, 2020, the Bank held one residential property in foreclosed assets with a carrying value of \$3.8 million. The Bank did not hold any foreclosed assets at December 31, 2019.

Expenses applicable to foreclosed assets include the following:

	Years Ended December 31,		
	<u>2018</u>	<u>2019</u>	<u>2020</u>
	(In Thousands)		
Write-downs of foreclosed assets	\$ —	\$ —	\$ 100
Operating expenses, net of rental income	(32)	117	428
	<u>\$ (32)</u>	<u>\$ 117</u>	<u>\$ 528</u>

6. PREMISES AND EQUIPMENT

A summary of the cost and accumulated depreciation and amortization of premises and equipment follows:

	December 31,		Estimated
	<u>2019</u>	<u>2020</u>	<u>Useful Life</u>
	(In Thousands)		
Land	\$ 5,098	\$ 5,020	N/A
Buildings	14,687	14,438	3-40 years
Leasehold improvements	826	826	10 years
Land improvements	94	124	3-15 years
Equipment	5,398	5,415	3-25 years
Construction in progress	—	1,502	N/A
	<u>26,103</u>	<u>27,325</u>	
Less accumulated depreciation and amortization	<u>(11,555)</u>	<u>(12,077)</u>	
	<u>\$ 14,548</u>	<u>\$ 15,248</u>	

6. PREMISES AND EQUIPMENT (concluded)

Depreciation and amortization expense for the years ended December 31, 2018, 2019 and 2020 amounted to \$638,000, \$652,000 and \$703,000, respectively.

Construction in progress primarily represents costs incurred to purchase a property located in Washington, D.C. and subsequent renovations. See Note 11.

7. LEASES

At December 31, 2020, the ROU asset and the corresponding operating lease liability were both \$1.1 million, as compared to \$1.4 million at December 31, 2019. Operating lease expense for the years ended December 31, 2018, 2019 and 2020 was \$329,000, \$348,000 and \$348,000, respectively.

ROU assets represent the Bank's right to use an underlying asset for the lease term and lease liabilities represent the Bank's obligation to make lease payments arising from the lease. Operating lease ROU assets and liabilities are recognized at commencement date based on the present value of lease payments over the lease term. As most of the Bank's leases do not provide an implicit rate, the Bank uses the Bank's incremental borrowing rate, which is generally the FHLB classic advance rate, based on the information available at commencement date in determining the present value of lease payments. The Bank will use the implicit rate when readily determinable. The weighted average discount rate for operating leases as of both December 31, 2019 and 2020 was 2.9%. The Bank's lease terms may include options to extend when it is reasonably certain that the Bank will exercise that option. The initial term of these lease agreements is five years, and the agreements contain up to three extension options for subsequent five year terms. Management considered options that have been exercised or are reasonably certain to be exercised in the recognition of the operating lease ROU asset. The weighted average remaining lease term for operating leases as of December 31, 2019 and 2020 is 5.3 years and 4.6 years, respectively. For operating leases, lease expense is recognized on a straight-line basis over the lease term.

The Bank has lease agreements with lease and non-lease components, which are generally accounted for separately. The Bank did not elect the practical expedient to account for lease and non-lease components as one lease component.

The Bank elected to adopt the lease guidance retrospectively at the beginning of 2019. The adoption did not result in any cumulative-effect adjustment to beginning undivided profits. The Bank elected certain practical expedients upon adoption and therefore did not reassess whether any expired or existing contracts contain leases, did not reassess the lease classification for any expired or existing leases and did not reassess initial direct costs for any existing leases.

The maturities of lease liabilities are as follows at December 31, 2020:

<u>Years</u>	<u>Amount</u> <u>(In Thousands)</u>
2021	\$ 256
2022	245
2023	253
2024	240
2025	146
Thereafter	37
Total lease payments	1,177
Imputed interest	(80)
Total lease liability	\$ 1,097

At December 31, 2020, the Bank had no commitments related to short-term leases.

8. DEPOSITS

A summary of deposit balances, by type, is as follows:

	December 31,	
	2019	2020
	(In Thousands)	
Regular	\$ 82,582	\$ 99,247
Money market	534,884	658,752
NOW	6,246	9,479
Demand	237,554	313,497
Total non-certificate accounts	861,266	1,080,975
Term certificates of less than \$250,000	657,708	755,157
Term certificates of \$250,000 or more	301,860	303,065
Total certificate accounts	959,568	1,058,222
Total deposits	\$ 1,820,834	\$ 2,139,197

Included in certificate accounts in the table above are brokered certificates of deposits of \$208.4 million and \$251.6 million at December 31, 2019 and 2020, respectively.

The maturity distribution of term certificates is as follows:

	December 31,			
	2019		2020	
Maturing	Amount	Weighted Average Rate	Amount	Weighted Average Rate
	(Dollars in Thousands)			
Within one year	\$ 841,282	2.00 %	\$ 950,497	0.58 %
Over 1 to 2 years	89,179	1.91	78,473	0.86
Over 2 to 3 years	17,128	1.92	9,498	1.03
Over 3 to 4 years	2,409	2.05	13,503	1.64
Over 4 to 5 years	9,570	2.11	6,251	1.08
	\$ 959,568	1.99 %	\$ 1,058,222	0.62 %

A summary of interest expense on deposits is as follows:

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands)		
Regular	\$ 14	\$ 8	\$ 4
Money market	5,656	7,313	4,044
NOW	2	—	—
Term certificates	13,307	19,498	12,138
Total Deposits	\$ 18,979	\$ 26,819	\$ 16,186

9. BORROWED FUNDS

Federal Home Loan Bank Advances

A summary of advances from the FHLB follows:

Maturing During the Year Ending December 31,	December 31,			
	2019		2020	
	Amount	Weighted Average Rate (Dollars in Thousands)	Amount	Weighted Average Rate
2020	\$ 470,200	2.11 %	\$ —	— %
2021	35,000	2.68	408,031	0.57
	<u>\$ 505,200</u>	2.15 %	<u>\$ 408,031</u>	0.57 %

At December 31, 2020, no advances can be called by the FHLB. All borrowings from the FHLB are secured by a blanket lien on “qualified collateral” defined principally as 61-77% of the carrying value of first mortgage loans on certain owner-occupied residential property, 77% of the carrying value of first mortgage loans on certain non-owner-occupied residential property, 76% of the carrying value of first mortgage loans on certain multi-family residential property and 65% of the carrying value of loans on certain commercial property. In addition, qualified collateral includes 93% of the fair value of all debt securities. See Note 3. As of December 31, 2020, the Bank can borrow up to approximately \$1.296 billion to meet its borrowing needs, based on the Bank's available qualified collateral.

Available Lines of Credit

The Bank has an available line of credit with the FHLB at an interest rate that adjusts daily. Borrowings under this line are limited to \$4.6 million at December 31, 2020. No amounts were drawn on the line of credit as of December 31, 2019 or 2020. Additionally, the Bank has registered with the Federal Reserve Bank to access the discount window. The Bank may access this line by assigning assets as collateral. The Bank has pledged the bulk of its home equity portfolio to secure borrowings from the discount window and may increase availability by pledging additional assets. As of December 31, 2020, the Bank can borrow up to approximately \$16.9 million to meet its borrowing needs, based on the Bank's available qualified collateral.

Mortgage Payable

The \$687,000 balance at December 31, 2019 represented a loan payable by the Bank for the purchase of property from an unrelated party which was used for a new branch office. The note was secured by the real estate, at a fixed rate of 6.00% with principal and interest is payable in 240 monthly installments, maturing in 2028. The Bank prepaid the note without penalty in 2020.

10. INCOME TAXES

Allocation of federal and state income taxes between current and deferred portions is as follows:

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands)		
Current tax provision:			
Federal	\$ 9,022	\$ 9,224	\$ 12,988
State	4,265	4,352	5,921
	<u>13,287</u>	<u>13,576</u>	<u>18,909</u>
Deferred tax provision (benefit):			
Federal	(819)	1,137	623
State	(138)	(92)	(173)
	<u>(957)</u>	<u>1,045</u>	<u>450</u>
	<u>\$ 12,330</u>	<u>\$ 14,621</u>	<u>\$ 19,359</u>

10. INCOME TAXES (continued)

The reasons for the differences between the statutory federal income tax and the actual income tax provision are summarized as follows:

	Years Ended December 31,		
	2018	2019 (In Thousands)	2020
Statutory provision, at 21%	\$ 8,973	\$ 11,245	\$ 14,727
Increase (decrease) resulting from:			
State taxes, net of federal tax benefit	3,260	3,365	4,541
Bank-owned life insurance	(53)	(53)	(46)
Dividend received deduction	(44)	(40)	(34)
Other, net	194	104	171
Income tax provision	<u>\$ 12,330</u>	<u>\$ 14,621</u>	<u>\$ 19,359</u>

The components of the net deferred tax asset are as follows:

	December 31,	
	2019	2020
	(In Thousands)	
Deferred tax assets:		
Federal	\$ 3,843	\$ 4,257
State	1,810	2,005
	<u>5,653</u>	<u>6,262</u>
Deferred tax liabilities:		
Federal	(3,809)	(4,846)
State	(631)	(653)
	<u>(4,440)</u>	<u>(5,499)</u>
Net deferred tax asset	<u>\$ 1,213</u>	<u>\$ 763</u>

The tax effects of each item that give rise to deferred tax assets (liabilities) are as follows:

	December 31,	
	2019	2020
	(In Thousands)	
Deferred tax assets:		
Allowance for loan losses	\$ 4,322	\$ 4,892
Employee benefit plans	825	867
Lease asset	392	308
Other	114	195
	<u>5,653</u>	<u>6,262</u>
Deferred tax liabilities:		
Fixed assets	(293)	(267)
Deferred fees on loans	(846)	(799)
Net unrealized gain on equity securities	(2,902)	(4,123)
Lease liability	(387)	(299)
Other	(12)	(11)
	<u>(4,440)</u>	<u>(5,499)</u>
Net deferred tax asset	<u>\$ 1,213</u>	<u>\$ 763</u>

10. INCOME TAXES (concluded)

A summary of the change in the net deferred tax asset is as follows:

	Years Ended December 31,		
	2018	2019	2020
	(In Thousands)		
Balance at beginning of year	\$ 1,301	\$ 2,258	\$ 1,213
Deferred tax benefit (provision)	957	(1,045)	(450)
Balance at end of year	\$ 2,258	\$ 1,213	\$ 763

The federal income tax reserve for loan losses at the Bank's base year was \$3.8 million. If any portion of the reserve is used for purposes other than to absorb loan losses, including the repurchase of common stock, approximately 150% of the amount actually used, limited to the amount of the reserve, will be subject to taxation in the year in which it is used. As the Bank currently intends to use the reserve only to absorb loan losses, a deferred tax liability of \$1.1 million has not been provided.

The Bank's income tax returns are subject to review and examination by federal and state taxing authorities. The Bank is currently open to audit under the applicable statutes of limitations by the Internal Revenue Service for the years ended December 31, 2017 through 2020. The years open to examination by state taxing authorities vary by jurisdiction; no years prior to 2017 are open.

11. COMMITMENTS AND CONTINGENCIES

In the normal course of business, there are outstanding commitments and contingencies which are not reflected in the consolidated financial statements.

Legal claims

The Bank is involved, from time to time, as plaintiff or defendant in various legal actions arising in the normal course of business. As of December 31, 2020, the Bank was not involved in any material legal proceedings the outcome of which, if determined in a manner adverse to the Bank, would have a material adverse effect on our financial condition or results of operations.

Loan commitments

The Bank is a party to financial instruments with off-balance-sheet risk in the normal course of business to meet the financing needs of its customers. These financial instruments include unused lines of credit, commitments to originate loans, unadvanced construction funds and standby letters-of-credit. The instruments involve, to varying degrees, elements of credit and interest rate risk in excess of the amount recognized in the Consolidated Balance Sheets.

The Bank's exposure to credit loss in the event of non-performance by the other party to its financial instruments is represented by the contractual amount of these commitments. The Bank uses the same credit policies in making commitments and conditional obligations as it does for on-balance-sheet instruments.

At December 31, 2019 and 2020, the following financial instruments were outstanding for which contract amounts represent credit risk:

	December 31,	
	2019	2020
	(In Thousands)	
Unused lines of credit	\$ 125,519	\$ 149,218
Commitments to originate loans	90,026	59,628
Unadvanced funds on construction loans	71,657	72,864
Standby letters-of-credit	25	616
	\$ 287,227	\$ 282,326

Commitments to extend credit are agreements to lend to a customer provided there is no violation of any condition established in the contract. Commitments generally have fixed expiration dates or other termination clauses and may require payment of a fee. Since many of the commitments may expire without being drawn upon, the total commitment amounts do not necessarily represent future cash requirements. The Bank evaluates each customer's creditworthiness on a case-by-case basis. The amount of collateral obtained, if deemed necessary by the Bank upon extension of credit, is based on management's credit evaluation of the borrower. The commitments to originate loans, unadvanced construction funds, and the majority of unused lines of credit are secured by real estate.

11. COMMITMENTS AND CONTINGENCIES (concluded)

Standby letters-of-credit are conditional commitments issued by the Bank to guarantee the performance of a customer to a third party. Those letters-of-credit are primarily issued to support public and private borrowing arrangements. All letters-of-credit issued have expiration dates within five years. The credit risk involved in issuing letters-of-credit is essentially the same as that involved in extending loan facilities to customers. The Bank generally holds collateral supporting those commitments.

Employment agreements

The Bank has entered into employment agreements with certain senior executives. The original terms of the agreements are for two or three years and can generally be extended for one-year periods. The agreements generally provide for lump sum severance payments under certain circumstances, within a one-year period following a "change in control," as defined in the agreements.

One of these agreements provide for death benefits, which are accrued ratably over the employee's remaining service period. The Bank has purchased life insurance policies for this individual which provide a death benefit payable to the Bank when the executive dies. The death benefits on these policies exceed the death benefit liability to the executive as of December 31, 2020. For the years ended December 31, 2018, 2019 and 2020, expenses attributable to the accrued death benefit amounted to \$74,000, \$78,000 and \$83,000, respectively.

Data processing commitments

The Bank has entered into contracts with various data processing vendors. The contracts range in terms from three years to seven years and call for monthly fixed payments along with variable charges based on activity and the number of accounts managed. At December 31, 2020, the contracts have estimated payments totaling \$2.4 million until expiration in 2023.

Other commitments

The Bank has entered into an agreement with a contractor for the renovation of the Washington, D.C. property for a total of \$1.9 million. No material costs were incurred pursuant to this agreement in 2020 and the Bank expects to finalize the project in 2021. See Note 6.

12. STOCK OPTION PLAN

In 2014, the Bank's Board of Directors adopted the 2014 Nonstatutory Stock Option Plan (the "2014 Stock Option Plan"). The 2014 Stock Option Plan allows for the issuance of up to 100,000 shares of common stock (subject to adjustment in the event of stock splits, stock dividends or similar events) pursuant to non-statutory stock options. Options may not be granted at an exercise price that is less than 100% of the fair market value of the common stock on the date of grant. Under the terms of the 2014 Stock Option Plan, options may not be granted for a term in excess of 10 years and may vest immediately or over a period of time. As of December 31, 2020, there were 12,000 stock options available for future grants.

Under the Bank's 1996 Stock Option Plan, options were granted to officers, other employees, and certain directors. A total of 90,000 shares of common stock were reserved for issuance pursuant to the 1996 plan. Both "incentive options" and "non-qualified options" could be granted under the plan. All options had an exercise price per share equal to, or in excess of, the fair market value of a share of common stock at the date the option was granted, had a maximum option term of 10 years and were fully vested upon issuance. There are no remaining options available for future issuance under the plan.

Stock option activity is as follows:

	2018		2019		2020	
	Shares	Weighted Average Exercise Price	Shares	Weighted Average Exercise Price	Shares	Weighted Average Exercise Price
Shares under option:						
Outstanding at beginning of year	89,500	\$ 82.33	89,500	\$ 82.33	90,500	\$ 87.34
Granted	—	—	4,000	187.23	—	—
Exercised	—	—	(3,000)	70.93	(2,150)	70.93
Outstanding at end of year	89,500	\$ 82.33	90,500	\$ 87.34	88,350	\$ 87.74
Options exercisable at end of year	71,500	\$ 70.44	75,500	\$ 78.12	73,350	\$ 78.34

As of December 31, 2020, the aggregate intrinsic value of options outstanding and options exercisable amounted to \$11.3 million and \$10.1 million, respectively.

12. STOCK OPTION PLAN (concluded)

Options outstanding consist of the following:

	December 31,			
	2019		2020	
	Shares	Weighted Average Remaining Contractual Life in Years	Shares	Weighted Average Remaining Contractual Life in Years
Option exercise price				
\$ 51.95	4,500	1	4,500	< 1
57.92	3,000	2	3,000	1
70.93	59,000	4	56,850	3
105.34	1,000	5	1,000	4
126.17	14,000	6	14,000	5
138.30	5,000	7	5,000	6
182.95	2,000	9	2,000	8
191.50	2,000	10	2,000	9
Options outstanding	90,500	5	88,350	4
Options exercisable	75,500	4	73,350	3

The fair value of each option grant is estimated on the date of grant using the Black-Scholes option-pricing model with the following weighted average assumptions for the year ended December 31, 2019:

Expected dividends	1.0%
Expected term	5.75 years
Expected volatility	19%
Risk-free interest rate	2.0%

The expected volatility is based on historical volatility. The risk-free interest rates for periods within the contractual life of the awards are based on the U.S. Treasury yield curve in effect at the time of the grant. The expected term is based on historical exercise experience. The dividend yield assumption is based on the Bank's history and expectation of dividend payouts.

There were no options granted during the years ended December 31, 2018 and 2020. The weighted-average grant-date fair value of options granted during the year ended December 31, 2019 was \$36.00. For the years ended December 31, 2018, 2019 and 2020, share-based compensation expense applicable to the plan amounted to \$113,000, \$160,000 and \$76,000, respectively, and the recognized tax benefit related to this expense amounted to \$32,000, \$45,000 and \$21,000, respectively. As of December 31, 2020, unrecognized share-based compensation expense related to non-vested options amounted to \$46,000. This amount is expected to be recognized over a weighted average period of one year.

13. RELATED PARTY TRANSACTIONS

The Bank has a policy providing that loans (excluding passbook loans) will not be granted to Directors and Officers. During the years ended December 31, 2018, 2019 and 2020, legal fees were paid to a law firm owned by certain Directors of the Bank totaling \$2.0 million in 2018, \$2.1 million in 2019, and \$2.8 million in 2020. Such fees related to the representation of the Bank in closing commercial and residential mortgage loans, foreclosure and collection actions and certain other routine litigation. Additionally, this law firm received the sum of \$1.0 million, \$942,000 and \$1.2 million in agency fees for title insurance due to them in connection with loan originations during the years ended December 31, 2018, 2019 and 2020, respectively. The Bank believes that the foregoing sums have been reasonable in relation to the services provided to the Bank. All of these services are provided pursuant to a written master agreement between the Bank and the law firm which was reviewed and approved by the independent Directors of the Board. All of the above described legal fees and title insurance fees paid to the law firm have been reimbursed to the Bank by its borrowers, with the exception of \$213,000, \$169,000 and \$465,000 for the years ended December 31, 2018, 2019 and 2020, respectively. These unreimbursed fees are primarily associated with foreclosure and collection matters and the Bank generally collects these fees upon resolution of a troubled loan through foreclosure, litigation, or the loan returning to performing status.

14. EMPLOYEE BENEFIT PLANS

401(k) Plan

The Bank has a 401(k) plan whereby each employee, having completed at least three months of continuous service beginning with the date of employment, becomes a participant in the plan. Employees may contribute a percentage of their compensation subject to certain limits based on federal tax laws. The Bank contributes 3% of an employee's compensation, regardless of the employee's contribution, and makes a matching contribution of \$0.50 for each dollar contributed by the employee up to a maximum matching contribution equal to 3% of the employee's yearly compensation. Matching contributions vest to the employee after two years, or at age 59½, if earlier. For the years ended December 31, 2018, 2019 and 2020, expenses attributable to the plan amounted to \$435,000, \$430,000 and \$455,000, respectively.

Supplemental Employee Retirement Plan

The Bank had a supplemental employee retirement plan ("SERP") for a senior executive which was terminated on April 26, 2018, as part of the recodification of the executive's employment agreement. A new employment agreement was signed on the same date, which incorporated the SERP's health and death benefits and increased the executive's salary accordingly, while other conditions remained unchanged. This agreement did not result in a material change to the level of the executive's total compensation. The value of the life insurance policies is \$12.7 million at both December 31, 2019 and 2020, respectively, and is reflected on the Consolidated Balance Sheets. Expense related to the SERP contributions amounted to \$201,000 for the year ended December 31, 2018.

15. MINIMUM REGULATORY CAPITAL REQUIREMENTS

The Bank is subject to regulatory capital requirements administered by the FDIC. Failure to meet minimum capital requirements can initiate certain mandatory and possibly additional discretionary actions by regulators that, if undertaken, could have a direct material effect on the Bank's consolidated financial statements. FDIC-insured depository institutions are prohibited from paying dividends or making capital distributions that would cause the institution to fail to meet minimum capital requirements or if it is already undercapitalized. Under capital adequacy guidelines and the regulatory framework for prompt corrective action, the Bank must meet specific capital guidelines that involve quantitative measures of its assets, liabilities, and certain off-balance-sheet items as calculated under regulatory accounting practices. The capital amounts and classification are also subject to qualitative judgments by the regulators about components, risk weightings, and other factors.

Regulations require a minimum ratio of common equity Tier 1 capital to risk-weighted assets of 4.5%, a minimum ratio of Tier 1 capital to risk-weighted assets of 6% and a minimum leverage ratio of 4% for all banking organizations. Additionally, the Bank must maintain a capital conservation buffer of common equity Tier 1 capital in an amount greater than 2.5% of total risk-weighted assets to avoid being subject to limitations on capital distributions and discretionary bonuses. The capital conservation buffer was phased in over several years, with full compliance phased in on January 1, 2019. Alternatively, the Bank qualifies for and may elect to use the Community Bank Leverage Ratio ("CBLR") framework. The Bank has not made this election.

As of December 31, 2020, the most recent notification from the FDIC categorized the Bank as well capitalized under the regulatory framework for prompt corrective action. To be categorized as well capitalized, an institution must maintain minimum total risk-based, common equity Tier 1 risk-based, Tier 1 risk-based and Tier 1 leverage ratios as set forth in the following tables. There are no conditions or events since the notification that management believes have changed the Bank's category. Management believes that as of December 31, 2019 and 2020, the Bank meets all capital adequacy requirements to which it is subject.

15. MINIMUM REGULATORY CAPITAL REQUIREMENTS (concluded)

The Bank's actual capital amounts and ratios as of December 31, 2019 and 2020 are presented in the following tables.

	Actual		Minimum Capital Requirement*		Minimum To Be Well Capitalized Under Prompt Corrective Actions Provisions	
	Amounts	Ratio	Amounts	Ratio	Amounts	Ratio
	(Dollars in Thousands)					
December 31, 2019						
Total Capital to Risk-Weighted Assets	\$ 262,599	13.57 %	\$ 203,259	10.50 %	\$ 193,580	10.00 %
Common Equity Tier 1 Capital to Risk-Weighted Assets	247,223	12.77	135,506	7.00	125,827	6.50
Tier 1 Capital to Risk-Weighted Assets	247,223	12.77	164,543	8.50	154,864	8.00
Tier 1 Capital to Average Assets	247,223	9.84	100,504	4.00	125,630	5.00
December 31, 2020						
Total Capital to Risk-Weighted Assets	\$ 310,347	13.75 %	\$ 236,968	10.50 %	\$ 225,684	10.00 %
Common Equity Tier 1 Capital to Risk-Weighted Assets	292,943	12.98	157,979	7.00	146,695	6.50
Tier 1 Capital to Risk-Weighted Assets	292,943	12.98	191,831	8.50	180,547	8.00
Tier 1 Capital to Average Assets	292,943	10.59	110,672	4.00	138,339	5.00

* Minimum risk-based regulatory capital ratios and amounts at December 31, 2019 and 2020 include the applicable minimum risk-based capital ratios and capital conservation buffer of 2.5%.

16. FAIR VALUES OF ASSETS AND LIABILITIES

Determination of Fair Value

The Bank uses fair value measurements to record fair value adjustments to certain assets and to determine fair value disclosures. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is best determined based upon quoted market prices. However, in many instances, there are no quoted market prices for the Bank's assets and liabilities. In cases where quoted market prices are not available, fair values are based on estimates using present value or other valuation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. Accordingly, the fair value estimates may not be realized in an immediate settlement of the asset or liability.

Assets Measured at Fair Value on a Recurring Basis

Assets measured at fair value on a recurring basis are summarized below. There are no liabilities measured at fair value on a recurring basis.

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total Fair Value</u>
	<u>(In Thousands)</u>			
<u>December 31, 2019</u>				
Securities available for sale	\$ —	\$ 11	\$ —	\$ 11
Equity securities	43,922	3,253	—	47,175
Total	<u>\$ 43,922</u>	<u>\$ 3,264</u>	<u>\$ —</u>	<u>\$ 47,186</u>
<u>December 31, 2020</u>				
Securities available for sale	\$ —	\$ 6	\$ —	\$ 6
Equity securities	61,387	4,475	—	65,862
Total	<u>\$ 61,387</u>	<u>\$ 4,481</u>	<u>\$ —</u>	<u>\$ 65,868</u>

Assets Measured at Fair Value on a Non-recurring Basis

The Bank may also be required, from time to time, to measure certain other assets on a non-recurring basis in accordance with generally accepted accounting principles. These adjustments to fair value usually result from application of lower-of-cost-or-market accounting or write-downs of individual assets.

The following table summarizes the fair value hierarchy used to determine each adjustment and the carrying value of the related individual assets as of December 31, 2019 and 2020. There are no liabilities measured at fair value on a non-recurring basis at December 31, 2019 and 2020.

	<u>December 31, 2019</u>			<u>Twelve Months Ended</u>
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>December 31, 2019</u>
	<u>(In Thousands)</u>			<u>Total Losses</u>
				<u>(In Thousands)</u>
Impaired loans	\$ —	\$ —	\$ 4,280	\$ —
	<u>December 31, 2020</u>			<u>Twelve Months Ended</u>
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>December 31, 2020</u>
	<u>(In Thousands)</u>			<u>Total Losses</u>
				<u>(In Thousands)</u>
Foreclosed assets	\$ —	\$ —	\$ 3,826	\$ 356

Losses applicable to impaired loans and foreclosed assets are estimated using the appraised value of the underlying collateral, discounting factors and other factors. The losses applicable to impaired loans are not recorded directly as an adjustment to current earnings or comprehensive income, but rather as a component in determining the overall adequacy of the allowance for loan losses. Management adjustments to the estimated fair value of impaired loans may result in increases or decreases to the provision for loan losses. Management will consider the circumstances of the individual loan or foreclosed asset when determining any estimated losses. This may include a review of an independent appraisal and if deemed necessary, an updated appraisal will be performed.

16. FAIR VALUES OF ASSETS AND LIABILITIES (concluded)

Summary of Fair Values of Financial Instruments

The estimated fair values, and related carrying amounts, of the Bank's financial instruments are as follows. Certain financial instruments and all nonfinancial instruments are exempt from disclosure requirements. Accordingly, the aggregate fair value amounts presented herein do not represent the underlying fair value of the Bank.

	Carrying Amount	Fair Value		
		Level 1	Level 2	Level 3
		(In Thousands)		
<u>December 31, 2019</u>				
Financial assets:				
Cash and cash equivalents	\$ 252,147	\$ 252,147	\$ —	\$ —
Debt securities available for sale	11	—	11	—
Equity securities	47,175	43,922	3,253	—
Federal Home Loan Bank stock	24,890	—	—	24,890
Loans, net	2,227,062	—	—	2,253,927
Accrued interest receivable	4,926	—	—	4,926
Financial liabilities:				
Deposits	\$ 1,820,834	\$ —	\$ —	\$ 1,827,110
Federal Home Loan Bank advances	505,200	—	505,928	—
Mortgage payable	687	—	—	689
Mortgagors' escrow accounts	7,815	—	—	7,815
Accrued interest payable	960	—	—	960
<u>December 31, 2020</u>				
Financial assets:				
Cash and cash equivalents	\$ 233,986	\$ 233,986	\$ —	\$ —
Debt securities available for sale	6	—	6	—
Equity securities	65,862	61,387	4,475	—
Federal Home Loan Bank stock	19,345	—	—	19,345
Loans, net	2,495,331	—	—	2,523,443
Accrued interest receivable	5,267	—	—	5,267
Financial liabilities:				
Deposits	\$ 2,139,197	\$ —	\$ —	\$ 2,142,157
Federal Home Loan Bank advances	408,031	—	408,195	—
Mortgagors' escrow accounts	8,770	—	—	8,770
Accrued interest payable	252	—	—	252

17. QUARTERLY FINANCIAL DATA (UNAUDITED)

Quarterly results of operations for the years ended December 31, 2019 and 2020 are as follows:

	Year Ended December 31, 2019			
	First	Second	Third	Fourth
	Quarter	Quarter	Quarter	Quarter
	(In Thousands, Except Per Share Data)			
Interest and dividend income	\$ 25,129	\$ 26,941	\$ 28,198	\$ 26,684
Interest expense	9,285	10,624	10,695	9,446
Net interest income	15,844	16,317	17,503	17,238
Provision for loan losses	425	555	302	285
Net interest income, after provision for loan losses	15,419	15,762	17,201	16,953
Gain on equity securities, net	2,869	1,170	298	3,271
All other income	293	299	316	312
Operating expenses	5,142	5,167	5,217	5,089
Income before income taxes	13,439	12,064	12,598	15,447
Income tax provision	3,615	3,358	3,565	4,083
Net income	\$ 9,824	\$ 8,706	\$ 9,033	\$ 11,364
Earnings per share:				
Basic	\$ 4.61	\$ 4.08	\$ 4.23	\$ 5.32
Diluted	\$ 4.50	\$ 3.99	\$ 4.14	\$ 5.20
Cash dividends declared per share	\$ 0.38	\$ 0.39	\$ 0.40	\$ 1.01 (1)

	Year Ended December 31, 2020			
	First	Second	Third	Fourth
	Quarter	Quarter	Quarter	Quarter
	(In Thousands, Except Per Share Data)			
Interest and dividend income	\$ 26,949	\$ 26,375	\$ 26,681	\$ 26,357
Interest expense	8,891	5,334	3,852	3,081
Net interest income	18,058	21,041	22,829	23,276
Provision for loan losses	1,138	625	350	175
Net interest income, after provision for loan losses	16,920	20,416	22,479	23,101
Gain (loss) on equity securities, net	(8,074)	6,930	3,607	5,453
All other income	501	235	265	275
Operating expenses	5,620	5,378	5,428	5,552
Income before income taxes	3,727	22,203	20,923	23,277
Income tax provision	1,542	5,865	5,717	6,235
Net income	\$ 2,185	\$ 16,338	\$ 15,206	\$ 17,042
Earnings per share:				
Basic	\$ 1.02	\$ 7.65	\$ 7.12	\$ 7.97
Diluted	\$ 1.00	\$ 7.50	\$ 6.96	\$ 7.78
Cash dividends declared per share	\$ 0.42	\$ 0.43	\$ 0.45	\$ 1.17 (2)

(1) Includes a special dividend of \$0.60 per common share declared on November 26, 2019 and paid on January 15, 2020.

(2) Includes a special dividend of \$0.70 per common share declared on November 24, 2020 and paid on January 13, 2021.

Item 9. Changes in and Disagreements With Accountants on Accounting and Financial Disclosure.

None.

Item 9A. Controls and Procedures.

Disclosure Controls and Procedures

An evaluation was carried out under the supervision and with the participation of the Bank's management, including the Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO"), of the effectiveness, as of December 31, 2020, of the Bank's disclosure controls and procedures as defined in Rules 13a-15(e) and 15d-15(e) under the Securities and Exchange Act of 1934, as amended. Management recognizes that any controls and procedures, no matter how well designed and operated, can only provide reasonable assurance of achieving their objectives and management therefore applies its judgment in evaluating the cost-benefit relationship of possible controls and procedures. Based on the evaluation of the Bank's disclosure controls and procedures as of December 31, 2020, the CEO and CFO concluded that, as of such date, the Bank's disclosure controls and procedures were effective at the reasonable assurance level.

Internal Control over Financial Reporting

Management's Annual Report on Internal Control over Financial Reporting

The Bank's management is responsible for establishing and maintaining effective internal control over financial reporting. The internal control process has been designed under management's supervision to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external reporting purposes in accordance with accounting principles generally accepted in the United States of America.

Management conducted an assessment of the effectiveness of the Bank's internal control over financial reporting as of December 31, 2020, utilizing the framework established in *Internal Control-Integrated Framework (2013)* issued by the Committee of Sponsoring Organizations of the Treadway Commission ("COSO"). See "Management's Annual Report on Internal Control over Financial Reporting" in this Form-10-K.

The effectiveness of our internal control over financial reporting as of December 31, 2020, has been audited by Wolf & Company, P.C., an independent registered public accounting firm, as stated in their report which is included herein.

Changes in Internal Control over Financial Reporting

There were no significant changes in the Bank's internal control over financial reporting, as defined in Rules 13a-15(e) and 15d-15(e), during the quarter ended December 31, 2020 that have materially affected, or are reasonably likely to materially affect, the Bank's internal control over financial reporting.

Item 9B. Other information.

None.

PART III

Item 10. Directors, Executive Officers and Corporate Governance.

The response to this Item is incorporated herein by reference to the information which will be included in the Bank's Proxy Statement for the Annual Meeting of Stockholders to be held on April 29, 2021.

The Bank's Ethics Policy will be provided, free of charge, to any person who makes such request in writing to the Chief Executive Officer of the Bank, Robert H. Gaughen, Jr., at the address which appears on the cover page of this Form 10-K. Any amendments to or waivers from this Ethics Policy will be filed with the FDIC on Form 8-K.

Item 11. Executive Compensation.

The response to this Item is incorporated herein by reference to the information which will be included in the Bank's Proxy Statement for the Annual Meeting of Stockholders to be held on April 29, 2021.

Item 12. Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters.

Except as provided below, the response to this Item is incorporated herein by reference to the information which will be included in the Bank's Proxy Statement for the Annual Meeting of Stockholders to be held on April 29, 2021.

The following table provides information about the securities authorized for issuance under the Bank's equity compensation plans as of December 31, 2020 (Refer to Note 12 in the Notes to Consolidated Financial Statements):

Equity Compensation Plan Information

Plan category	Number of securities to be issued upon exercise of outstanding options, warrants and rights	Weighted-average exercise price of outstanding options, warrants and rights	Number of securities remaining available for future issuance under equity compensation plans (excluding securities reflected in column (a))
	(a)	(b)	(c)
Equity compensation plans approved by security holders: 1996 and 2014 Stock Option Plans	88,350	\$87.74	12,000
Equity compensation plans not approved by security holders:	----	----	----
Total	88,350	\$87.74	12,000

Item 13. Certain Relationships, Related Transactions and Director Independence.

The response to this Item is incorporated herein by reference to the information which will be included in the Bank's Proxy Statement for the Annual Meeting of Stockholders to be held on April 29, 2021.

Item 14. Principal Accountant Fees and Services.

The response to this item is incorporated by reference to the information which will be included in the Bank's Proxy Statement for the Annual Meeting of Stockholders to be held on April 29, 2021.

PART IV

Item 15. Exhibits and Financial Statement Schedules.

The following documents are incorporated by reference into Item 8 of this report on Form 10-K:

(1) Exhibits:

Exhibit 3(i) and 3(ii). Articles of Incorporation and Bylaws

Amended and Restated Charter of Hingham Institution for Savings, which is incorporated by reference to the Bank's Form 10-K filed on March 3, 2020.

Amended By-Laws of Hingham Institution for Savings – Filed herewith

Exhibit 4.1 Description of Registrant's Securities – Filed herewith.

Exhibit 10. Material Contracts

Hingham Institution for Savings 1996 Stock Option Plan, which is incorporated by reference to the Bank's Form 10-K filed on March 3, 2020.

Hingham Institution for Savings 2014 Nonstatutory Stock Option Plan, incorporated by reference to Appendix A of the Definitive Proxy Statement dated March 18, 2014.

Amended and Restated Employment Agreement, dated April 26, 2018, by and between Hingham Institution for Savings and Robert H. Gaughen, Jr. dated April 26, 2018, which is incorporated by reference to the Bank's Form 8-K filed on April 26, 2018.

Employment Agreement, dated April 24, 2014, by and between Hingham Institution for Savings and Patrick R. Gaughen, which is incorporated by reference to the Bank's Form 10-K filed on March 5, 2019.

Change in Control Agreement, dated October 17, 2016, by and between Hingham Institution for Savings and Cristian Melej, which is incorporated by reference to the Bank's Form 8-K filed on September 28, 2016.

Employment Agreement, dated as of April 29, 1999, by and between Hingham Institution Savings and Shawn T. Sullivan, which is incorporated by reference to the Bank's Form 10-K filed on March 5, 2019.

Exhibit 21.1 Subsidiaries of Hingham Institution for Savings – Filed herewith

Exhibit 31.1 Certification of Chief Executive Officer Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 – Filed herewith.

Exhibit 31.2 Certification of Chief Financial Officer Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 – Filed herewith.

Exhibit 32.1 Certification of Chief Executive Officer Pursuant to 18 U.S.C. §1350 – Furnished herewith.

Exhibit 32.2 Certification of Chief Financial Officer Pursuant to 18 U.S.C. §1350 – Furnished herewith.

Item 16. Form 10-K Summary.

Not applicable.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

HINGHAM INSTITUTION FOR SAVINGS

March 3, 2021

/s/
Robert H. Gaughen, Jr.
Chief Executive Officer
(Principal Executive Officer)

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

<u>/s/</u> Robert H. Gaughen, Jr.	Chief Executive Officer and Director (Principal Executive Officer)	<u>03/03/21</u> Date
<u>/s/</u> Cristian A. Melej	Vice President and Chief Financial Officer (Principal Financial Officer and Principal Accounting Officer)	<u>03/03/21</u> Date
<u>/s/</u> Patrick R. Gaughen	Director, President and Chief Operating Officer	<u>03/03/21</u> Date
<u>/s/</u> Jacqueline M. Youngworth	Clerk of the Board and Director	<u>03/03/21</u> Date
<u>/s/</u> Howard M. Berger	Director	<u>03/03/21</u> Date
<u>/s/</u> Michael J. Desmond	Director	<u>03/03/21</u> Date
<u>/s/</u> Ronald D. Falcione	Director	<u>03/03/21</u> Date
<u>/s/</u> Kevin W. Gaughen, Jr.	Director	<u>03/03/21</u> Date
<u>/s/</u> Kara Gaughen Smith	Director	<u>03/03/21</u> Date
<u>/s/</u> Julio R. Hernando	Director	<u>03/03/21</u> Date
<u>/s/</u> Brian T. Kenner	Director	<u>03/03/21</u> Date
<u>/s/</u> Robert A. Lane	Director	<u>03/03/21</u> Date

/s/
Scott L. Moser

Director

03/03/21
Date

/s/
Stacey M. Page

Director

03/03/21
Date

/s/
Robert K. Sheridan

Director

03/03/21
Date

/s/
Geoffrey C. Wilkinson, Sr.

Director

03/03/21
Date

DESCRIPTION OF EQUITY SECURITIES REGISTERED UNDER SECTION 12 OF THE EXCHANGE ACT

Hingham Institution for Savings (the “Bank”) has one class of securities registered under Section 12 of the Securities Exchange Act of 1934, as amended: common stock, par value \$1.00 per share (the “Common Stock”).

The following summary description sets forth some of the general terms and provisions of the Common Stock. Because this is a summary description, it does not contain all of the information that may be important to you. For a more detailed description, you should refer to the provisions of the Bank’s Amended and Restated Charter (“Charter”) and By-Laws, which are attached as exhibits to the Annual Report on Form 10-K to which this description is an exhibit.

General

Under the Charter, the Bank has authority, without further shareholder action, to issue of up to 5,000,000 shares of Common Stock. The Bank may amend its Charter from time to time to increase the number of authorized shares of Common Stock. Any such amendment would require the approval of the holders of not less than eighty percent (80%) of the total votes eligible to be cast. Our stock is listed on the NASDAQ under the symbol “HIFS.”

Dividends

Subject to the preferential rights of any other class or series of stock, holders of shares of our Common Stock are entitled to receive dividends, if and when they are authorized and declared by our Board of Directors, out of assets that the Bank may legally use to pay dividends.

Voting Rights

Except as otherwise required by law and except as provided by the terms of any other class or series of stock, holders of Common Stock have the exclusive power to vote on all matters presented to our stockholders, including the election of directors. Holders of Common Stock are entitled to one vote per share. There is no cumulative voting in the election of directors, which means that a plurality of the votes cast at a meeting of stockholders at which a quorum is present is sufficient to elect a director.

Preemptive Rights

Holders of Common Stock do not have preemptive rights under Massachusetts law, the Charter or By-Laws.

Liquidation/Dissolution

In the event the Bank is liquidated, dissolved or the Hingham’s affairs are wound up, and subject to the preferential rights of any other class or series of stock, holders of shares of Common Stock are entitled to receive, in cash or in kind, in proportion to their holdings, the assets that Hingham may legally use to pay distributions after Hingham pays or makes adequate provision for all of its debts and liabilities.

**LIST OF SUBSIDIARIES OF
HINGHAM INSTITUTION FOR SAVINGS**

Subsidiaries of the Company	State or Other Jurisdiction of Incorporation
Hingham Unpledged Securities Corporation	Massachusetts
Hingham Pledged Securities Corporation	Massachusetts
Tamalpais Holdings I	Massachusetts
Hingham Institution for Savings Realty Trust	Massachusetts
HIFS DMV RE Holdings	District of Columbia

I, Robert H. Gaughen, Jr., certify that:

1. I have reviewed this Annual Report on Form 10-K of Hingham Institution for Savings;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c) Evaluated the effectiveness of the registrant's disclosure controls and procedures, and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: March 3, 2021

/s/
 Robert H. Gaughen, Jr.
 Chief Executive Officer
 (Principal Executive Officer)

I, Cristian A. Melej, certify that:

1. I have reviewed this Annual Report on Form 10-K of Hingham Institution for Savings;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - c) Evaluated the effectiveness of the registrant's disclosure controls and procedures, and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: March 3, 2021

/s/
Cristian A. Melej
Chief Financial Officer
(Principal Financial Officer
and Principal Accounting Officer)

CERTIFICATION PURSUANT TO
18 U.S.C. §1350,
AS ADOPTED PURSUANT TO
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Annual Report on Form 10-K of Hingham Institution for Savings (the “Bank”) for the year ended December 31, 2020, as filed with the Federal Deposit Insurance Corporation on the date hereof (the “Report”), the undersigned Robert H. Gaughen, Jr., Chief Executive Officer of the Bank, hereby certifies pursuant to 18 U.S.C. §1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Bank.

/s/
Robert H. Gaughen, Jr.
Chief Executive Officer
(Principal Executive Officer)

Date: March 3, 2021

CERTIFICATION PURSUANT TO
18 U.S.C. §1350,
AS ADOPTED PURSUANT TO
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Annual Report on Form 10-K of Hingham Institution for Savings (the “Bank”) for the year ended December 31, 2020, as filed with the Federal Deposit Insurance Corporation on the date hereof (the “Report”), the undersigned Cristian A. Melej, Chief Financial Officer of the Bank, hereby certifies pursuant to 18 U.S.C. §1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. The information contained in the Report fairly presents in all material respects, the financial condition and results of operations of the Bank.

/s/

Cristian A. Melej
Chief Financial Officer
(Principal Financial Officer
and Principal Accounting Officer)

Date: March 3, 2021