

FEDERAL DEPOSIT INSURANCE CORPORATION

Washington, D.C., 20429
FORM 10-Q

(Mark one)

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**
For the quarterly period ended **September 30, 2025**

OR

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**
For the transition period _____ 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 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 and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted 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 and post 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 number of shares outstanding of each of the registrant's common stock, \$1.00 par value per share, outstanding as of November 5, 2025 was 2,182,150.

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PART I – FINANCIAL INFORMATION**Item 1 – Financial Statements****HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES****Consolidated Balance Sheets**

	December 31, 2024	September 30, 2025
<i>(Unaudited)</i>	(In Thousands, Except Share Amounts)	
ASSETS		
Cash and due from banks	\$ 4,183	\$ 6,809
Federal Reserve and other short-term investments	<u>347,647</u>	<u>353,216</u>
Cash and cash equivalents	351,830	360,025
Equity securities, at fair value	113,344	134,110
Securities held to maturity, at amortized cost	6,493	6,494
Federal Home Loan Bank stock, at cost	61,022	63,117
Loans, net of allowance for credit losses of		
\$26,980 at December 31, 2024 and		
\$28,005 at September 30, 2025	3,873,662	3,913,774
Bank-owned life insurance	13,980	14,236
Premises and equipment, net	16,397	16,005
Accrued interest receivable	8,774	8,856
Other assets	<u>12,269</u>	<u>14,608</u>
Total assets	\$ <u>4,457,771</u>	\$ <u>4,531,225</u>
LIABILITIES AND STOCKHOLDERS' EQUITY		
Deposits:		
Interest-bearing	\$ 2,094,626	\$ 2,063,303
Non-interest bearing	<u>397,469</u>	<u>432,653</u>
Total deposits	2,492,095	2,495,956
Federal Home Loan Bank advances	1,497,000	1,526,250
Mortgagors' escrow accounts	16,699	16,817
Accrued interest payable	8,244	14,652
Deferred income tax liability, net	3,787	7,108
Other liabilities	<u>8,191</u>	<u>8,737</u>
Total liabilities	<u>4,026,016</u>	<u>4,069,520</u>
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;		
2,180,250 shares issued and outstanding at		
December 31, 2024 and 2,181,250 shares issued and		
outstanding at September 30, 2025	2,180	2,181
Additional paid-in capital	15,571	15,821
Undivided profits	414,004	443,715
Accumulated other comprehensive loss	<u>—</u>	<u>(12)</u>
Total stockholders' equity	<u>431,755</u>	<u>461,705</u>
Total liabilities and stockholders' equity	\$ <u>4,457,771</u>	\$ <u>4,531,225</u>

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

Item 1 – Financial Statements (continued)

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES

Consolidated Statements of Net Income

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2025	2024	2025
<i>(Unaudited)</i>				
	(In Thousands, except per share amounts)			
Interest and dividend income:				
Loans	\$ 45,035	\$ 47,672	\$ 132,820	\$ 139,645
Debt securities	93	97	225	289
Equity securities	1,532	1,401	4,533	4,217
Federal Reserve and other short-term investments	2,802	3,739	8,374	9,866
Total interest and dividend income	49,462	52,909	145,952	154,017
Interest expense:				
Deposits	21,371	17,663	64,658	54,125
Federal Home Loan Bank advances	16,610	15,903	50,361	46,474
Total interest expense	37,981	33,566	115,019	100,599
Net interest income	11,481	19,343	30,933	53,418
Provision for credit losses	40	275	328	1,025
Net interest income, after provision for credit losses	11,441	19,068	30,605	52,393
Other income:				
Customer service fees on deposits	136	132	411	406
Increase in cash surrender value of bank-owned life insurance	94	93	257	256
Gain on equity securities, net	3,442	11,270	11,876	15,067
Miscellaneous	52	64	156	186
Total other income	3,724	11,559	12,700	15,915
Operating expenses:				
Salaries and employee benefits	4,237	4,501	12,768	13,360
Occupancy and equipment	408	437	1,233	1,293
Data processing	793	849	2,286	2,331
Deposit insurance	743	698	2,372	2,230
Marketing	141	109	417	467
Foreclosure and related	15	39	61	63
Other general and administrative	978	879	2,699	2,784
Total operating expenses	7,315	7,512	21,836	22,528
Income before income taxes	7,850	23,115	21,469	45,780
Income tax provision	2,004	5,820	4,653	11,947
Net income	\$ 5,846	\$ 17,295	\$ 16,816	\$ 33,833
Weighted average common shares outstanding:				
Basic	2,180	2,181	2,177	2,181
Diluted	2,197	2,204	2,192	2,202
Earnings per share:				
Basic	\$ 2.68	\$ 7.93	\$ 7.73	\$ 15.51
Diluted	\$ 2.66	\$ 7.85	\$ 7.67	\$ 15.37

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

Item 1 – Financial Statements (continued)

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES
Consolidated Statements of Comprehensive Income

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2024	2025	2024	2025
<i>(Unaudited)</i>	(In Thousands)			
Net income	\$ 5,846	\$ 17,295	\$ 16,816	\$ 33,833
Other comprehensive income, net of tax				
Net change in fair value of cash flow hedges	<u>—</u>	<u>(12)</u>	<u>—</u>	<u>(12)</u>
Total other comprehensive income, net of tax	<u>—</u>	<u>(12)</u>	<u>—</u>	<u>(12)</u>
Comprehensive income	<u>\$ 5,846</u>	<u>\$ 17,283</u>	<u>\$ 16,816</u>	<u>\$ 33,821</u>

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

Item 1 – Financial Statements (continued)

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES

Consolidated Statements of Changes in Stockholders' Equity

**For the Nine Months Ended
September 30, 2024 and 2025**

	<u>Common Stock</u>	<u>Additional Paid-In Capital</u>	<u>Undivided Profits</u>	<u>Other Comprehensive Income</u>	<u>Total Stockholders' Equity</u>
	(In Thousands)				
<i>(Unaudited)</i>					
Balance at December 31, 2023	\$ 2,162	\$ 14,150	\$ 391,308	\$ —	\$ 407,620
Net income	—	—	16,816	—	16,816
Share-based compensation expense	—	121	—	—	121
Stock options exercised	18	1,248	—	—	1,266
Cash dividends declared – common (\$1.89 per share)	—	—	(4,121)	—	(4,121)
Balance at September 30, 2024	<u>\$ 2,180</u>	<u>\$ 15,519</u>	<u>\$ 404,003</u>	<u>\$ —</u>	<u>\$ 421,702</u>
Balance at December 31, 2024	\$ 2,180	\$ 15,571	\$ 414,004	\$ —	\$ 431,755
Net income	—	—	33,833	—	33,833
Share-based compensation expense	—	146	—	—	146
Stock options exercised	1	104	—	—	105
Net change in fair value of cash flow hedges	—	—	—	(12)	(12)
Cash dividends declared – common (\$1.89 per share)	—	—	(4,122)	—	(4,122)
Balance at September 30, 2025	<u>\$ 2,181</u>	<u>\$ 15,821</u>	<u>\$ 443,715</u>	<u>\$ (12)</u>	<u>\$ 461,705</u>

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

Item 1 – Financial Statements (continued)

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES
Consolidated Statements of Changes in Stockholders' Equity
For the Three Months Ended
September 30, 2024 and 2025

	<u>Common Stock</u>	<u>Additional Paid-In Capital</u>	<u>Undivided Profits</u>	<u>Other Comprehensive Income</u>	<u>Total Stockholders' Equity</u>
	(In Thousands)				
<i>(Unaudited)</i>					
Balance at June 30, 2024	\$ 2,180	\$ 15,467	\$ 399,531	\$ —	\$ 417,178
Net income	—	—	5,846	—	5,846
Share-based compensation expense	—	52	—	—	52
Stock options exercised	—	—	—	—	—
Cash dividends declared – common (\$.63 per share)	—	—	(1,374)	—	(1,374)
Balance at September 30, 2024	<u>\$ 2,180</u>	<u>\$ 15,519</u>	<u>\$ 404,003</u>	<u>\$ —</u>	<u>\$ 421,702</u>
 Balance at June 30, 2025	 \$ 2,181	 \$ 15,777	 \$ 427,794	 \$ —	 \$ 445,752
Net income	—	—	17,295	—	17,295
Share-based compensation expense	—	44	—	—	44
Stock options exercised	—	—	—	—	—
Net change in fair value of cash flow hedges	—	—	—	(12)	(12)
Cash dividends declared – common (\$.63 per share)	—	—	(1,374)	—	(1,374)
Balance at September 30, 2025	<u>\$ 2,181</u>	<u>\$ 15,821</u>	<u>\$ 443,715</u>	<u>\$ (12)</u>	<u>\$ 461,705</u>

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

Item 1 – Financial Statements (continued)

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES
Consolidated Statements of Cash Flows

	Nine Months Ended September 30,	
	2024	2025
<i>(Unaudited)</i>	(In Thousands)	
Cash flows from operating activities:		
Net income	\$ 16,816	\$ 33,833
Adjustments to reconcile net income to net cash provided by operating activities:		
Provision for credit losses	328	1,025
Amortization of securities premiums, net	—	(1)
Amortization of deferred loan origination (fees) costs, net	(22)	86
Share-based compensation expense	121	146
Derivative purchase premium	—	(50)
Derivative premium amortization	—	1
Deferred income tax expense	2,713	3,326
Depreciation and amortization of premises and equipment	566	561
Increase in cash surrender value of bank-owned life insurance	(257)	(256)
Gain on equity securities, net	(11,876)	(15,067)
Changes in operating assets and liabilities:		
Accrued interest receivable and other assets	1,588	(2,389)
Accrued interest payable and other liabilities	349	6,954
Net cash provided by operating activities	<u>10,326</u>	<u>28,169</u>
Cash flows from investing activities:		
Activity in equity securities:		
Proceeds from sales	208	179
Purchases	(6,174)	(5,878)
Activity in held to maturity securities:		
Purchases	(2,993)	—
Purchase of Federal Home Loan Bank stock	(46,835)	(15,753)
Proceeds from redemption of Federal Home Loan Bank stock	53,597	13,658
Loans originated, net of payments received	50,833	(41,223)
Additions to premises and equipment	(123)	(169)
Net cash provided by (used in) investing activities	<u>48,513</u>	<u>(49,186)</u>

(continued)

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

Item 1 – Financial Statements (continued)

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES
Consolidated Statements of Cash Flows (concluded)

	Nine Months Ended September 30,	
	2024	2025
<i>(Unaudited)</i>	(In Thousands)	
Cash flows from financing activities:		
Increase in deposits	111,155	3,861
Increase in mortgagors' escrow accounts	647	118
Cash dividends paid on common stock	(4,109)	(4,122)
Proceeds from stock options exercised	1,266	105
Net change in Federal Home Loan Bank advances with maturities of three months or less	(188,000)	(70,000)
Proceeds from Federal Home Loan Bank advances with maturities of more than three months	1,268,000	552,250
Repayment of Federal Home Loan Bank advances with maturities of more than three months	(1,242,175)	(453,000)
Net cash (used in) provided by financing activities	(53,216)	29,212
Net change in cash and cash equivalents	5,623	8,195
Cash and cash equivalents at beginning of period	362,477	351,830
Cash and cash equivalents at end of period	\$ 368,100	\$ 360,025
Supplementary information:		
Interest paid on deposit accounts	\$ 65,974	\$ 47,572
Interest paid on Federal Home Loan Bank advances and mortgage payable	50,281	46,619
Income taxes paid	1,300	9,979
Non-cash activities:		
Real estate acquired through foreclosure	\$ —	\$ —

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

HINGHAM INSTITUTION FOR SAVINGS AND SUBSIDIARIES
Notes to Unaudited Consolidated Financial Statements
September 30, 2024 and 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The consolidated interim financial statements of Hingham Institution for Savings (the “Bank”) have been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) for interim financial statements and with the instructions to Securities and Exchange Commission Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and footnotes required by U.S. GAAP for complete financial statements.

Financial information as of September 30, 2025, and for the three and nine months ended September 30, 2024 and 2025, is unaudited and, in the opinion of management, reflects all adjustments necessary for a fair presentation of such information. Such adjustments were of a normal recurring nature. Interim results are not necessarily indicative of results to be expected for the entire year. The unaudited interim consolidated financial statements should be read in conjunction with the audited consolidated financial statements of the Bank for the year ended December 31, 2024 filed on Form 10-K.

Business and operating segments

The Bank provides a variety of financial services to individuals and small businesses through its six branches in Boston and eastern Massachusetts, as well as offices in Washington, D.C. and San Francisco. 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 eastern Massachusetts, Washington, D.C. (“WMA”) and to a lesser extent in the San Francisco Bay Area (“SFBA”). While the Bank derives revenue from multiple loan products, and to a lesser extent investments and services, decision-makers manage operations and evaluate financial performance on a Bank-wide basis. Discrete financial information is not available other than on a Bank-wide basis. Accordingly, all of the financial services operations are considered by management to be aggregated in one reportable operating segment.

Earnings per common share

Basic earnings per share represent net income available to common stockholders 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 assuming exercise of the options is not considered in the proceeds when applying the treasury stock method. Earnings per common share have been computed based on the following:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2025	2024	2025
	(In Thousands)			
Average number of shares outstanding used to calculate basic earnings per share	2,180	2,181	2,177	2,181
Effect of dilutive options	17	23	15	21
Average number of shares outstanding used to calculate diluted earnings per share	2,197	2,204	2,192	2,202

There were 1,000 and 11,000 antidilutive options, respectively, for the three and nine months ended September 30, 2024, as compared to 1,000 antidilutive options for both the three and nine months ended September 30, 2025.

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.

Notes to Unaudited Consolidated Financial Statements (continued)

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.

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 eastern Massachusetts area. The Bank also lends to commercial real estate and residential borrowers in the WMA and in the SFBA. The ability of the Bank's debtors to honor their contracts is dependent upon real estate, construction, and general economic conditions in these markets.

Loans that management has the intent and ability to hold for the foreseeable future or until maturity or pay-off are reported at the amount of their outstanding principal, including deferred loan origination fees and costs, reduced by unearned discounts, and the allowance for credit losses ("ACL"). Interest income is accrued on the unpaid principal balance. Loan origination fees, net of certain direct origination costs, are deferred and recognized as an adjustment of the related loan yield using the interest method.

Accrued interest is presented separately in the Consolidated Balance Sheets. 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 credit losses

The Bank's ACL is established through a provision for credit losses charged against income. All, or portions of, loans deemed to be uncollectible are charged against the ACL when the Bank believes that collectability of all, or some portion of, outstanding principal is unlikely. Subsequent recoveries, if any, of loans previously charged off are credited to the ACL when collected.

Losses on loan receivables are estimated and recognized upon origination of the loan, based on expected credit losses for the life of the loan balance as of the period end date. The ACL is evaluated quarterly by management and is maintained at a level the Bank believes will be adequate to absorb expected credit losses in future periods associated with its loan portfolio and unfunded loan commitments as of the period end date. This evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. The Bank's methodology consists of quantitative and qualitative components, as described below. This methodology applies to the Bank's real estate loan portfolio, which at September 30, 2025, comprised virtually 100% of the Bank's loan portfolio. Consumer and commercial loans that are not secured by real estate are evaluated qualitatively.

For the quantitative component, the Bank uses an undiscounted cash flow probability-of-default ("PD") / loss-given-default ("LGD") method, forecasted based on statistically derived economic variable loss drivers and using a single forward-looking macroeconomic forecast (national unemployment rate). Given the minimal level of loan losses experienced by the Bank over recent decades, the Bank uses statistical data derived from a large group of community banks' loss experience ("Index"), which incorporates a combination of recessionary and non-recessionary performance periods for which data is available. This process includes estimates which involve projecting loan prepayments, PD and LGD throughout the life of the loan. The PD component is driven by the Call Report code and risk rating of the loan (Pass, Watch, Special Mention or Substandard), while the LGD component is driven by the Call Report code. The reasonable and supportable forecast period is determined based upon the reasonableness and level of national unemployment rate forecast estimates. For periods beyond a reasonable and supportable forecast time frame, the Bank reverts to historical information over a period for which comparable data is available. In determining the ACL, the Bank utilizes a reasonable and supportable forecast period which, as of September 30, 2025, was two years followed by a one year mean reversion period. These assumptions are reviewed periodically to determine whether they remain appropriate.

Notes to Unaudited Consolidated Financial Statements (continued)

For the qualitative component, management performs an assessment beyond model estimates, and applies qualitative adjustments as deemed necessary. The qualitative components of the ACL consider (i) the Bank's idiosyncratic lending program attributes to which management ascribe the Bank's lower historical losses versus the Index and the industry during periods of stress, such as sponsor/borrower quality, collateral valuation approach and loan-to-value, loan structure (contractual provisions, recourse to borrower) and collection process, among others; (ii) the uncertainty of forward-looking scenarios; (iii) certain portfolio characteristics, such as portfolio growth, concentrations of credit and delinquencies; (iv) national and local economic and industry conditions which may affect borrowers' ability to pay and/or real estate values and (v) model limitations; among others.

The Bank segments its loan receivable population into homogeneous pools of loans which share similar risk characteristics. When a loan no longer meets the criteria of its initial pooling as a result of credit deterioration or other changes, the Bank may evaluate the credit for estimated losses on an individual basis, and establish a specific reserve if deemed necessary. For loans with real estate collateral, when management determines that foreclosure is probable, expected credit losses are based on the fair value of the collateral at the reporting date, adjusted for selling costs as appropriate. While an individual assessment and related ACL may be calculated for non-performing loans, no portion of the Bank's ACL is restricted to any individual loan or group of loans, and the entire ACL is available to absorb losses from any and all loans, including unfunded loan commitments.

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 offers these loans in Massachusetts, the WMA and the SFBA.

Commercial real estate – Loans in this segment are primarily secured by income-producing properties throughout Massachusetts, the WMA and the SFBA. Underwriting and portfolio management policies are the same across all markets. Loan amounts do not exceed the lesser of 75% of the Bank's internal estimate of value or the appraised value of the collateral. The underlying cash flows generated by the properties could be adversely impacted by a downturn in the economy leading to increased vacancy rates which, in turn, would 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 could be 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 and in the WMA.

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 combined loan-to-value ratios 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 offers these loans in Massachusetts, the WMA and the SFBA. The Bank will not originate these loans unless it holds the senior lien position on the collateral property.

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.

Consumer – Loans in this segment are generally unsecured lines of credit and repayment is dependent on the credit quality of the individual borrower. The Bank is no longer offering these loans.

The Bank has elected not to measure an ACL on accrued interest and to write off uncollectible accrued interest receivable in a timely manner.

Reserve for Unfunded Commitments

The expected credit losses for unfunded commitments are measured over the contractual period of the Bank's exposure to credit risk. The estimate of credit loss incorporates assumptions for both the likelihood and amount of funding over the estimated life of the commitments, for the risk of loss, and current conditions and expectations. Management periodically reviews and updates the assumptions.

Notes to Unaudited Consolidated Financial Statements (continued)

Comprehensive Income (Loss)

Comprehensive income (loss) is defined as all changes in equity, except for those resulting from transactions with shareholders. Net income is a component of comprehensive income (loss). All other components are referred to in the aggregate as other comprehensive income (loss). Other comprehensive income (loss) includes the after-tax effect of net changes in the fair value of cash flow hedges. The income tax effects associated with these items are also released to net income in the period of the reclassification.

Derivatives

Derivatives are recognized as either assets or liabilities and are measured at fair value. Derivative assets are included in other assets and derivative liabilities are included in other liabilities in the Consolidated Balance Sheets. The accounting for changes in the fair value of derivatives depends on the intended use of the derivative and resulting designation:

Cash Flow Hedges – For derivatives designated as cash flow hedges, the changes in the fair value are recorded in other comprehensive income (loss), net of income tax, and subsequently reclassified to earnings when gains or losses are realized. When a cash flow hedge is discontinued, but the hedged cash flows or forecasted transaction is still expected to occur, changes in value that were accumulated in other comprehensive income (loss) are amortized or accreted into earnings over the same periods that the hedged transactions will affect earnings.

Fair Value Hedges – For derivatives designated as fair value hedges, the hedged item is measured at fair value through a basis adjustment recognized on the balance sheet. The changes in fair value of derivatives designated as fair value hedges, as well as the offsetting changes in fair value of the hedged item are recognized in earnings. When a fair value hedge is discontinued, the hedged asset or liability is no longer adjusted for changes in fair value and the existing basis adjustment is amortized or accreted over the remaining life of the asset or liability. The Bank did not have any fair value hedges at September 30, 2025 and December 31, 2024.

For derivatives not designated as hedges, changes in fair value of the derivative instruments are recognized in earnings, in noninterest income.

Net accrued interest receivable or payable on derivatives that qualify for hedge accounting are recorded in interest income or interest expense based on the item being hedged. Net accrued interest receivable or payable on derivatives that do not qualify for hedge accounting are reported in noninterest income.

Leases

In accordance with Accounting Standards Codification *Topic 842, Leases*, the Bank records operating lease right-of-use (“ROU”) assets and operating lease liabilities relating to operating leases for some of its banking offices. These lease agreements have lease and non-lease components, which are generally accounted for separately. 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 September 30, 2025, both the ROU asset and the corresponding operating lease liability were \$1.3 million. In the third quarter of 2025, the Bank extended the lease for its Boston branch and re-measured the ROU asset and corresponding operating lease liability. The operating lease costs for the quarter ended September 30, 2024, were \$61,000, as compared to \$68,000 for the quarter ended September 30, 2025. Operating lease costs for the nine months ended September 30, 2024, were \$183,000, as compared to \$200,000 for the nine months ended September 30, 2025.

The maturities of lease liabilities are as follows at September 30, 2025:

<u>Years</u>	<u>Amount</u> <u>(In Thousands)</u>
2025 (remaining three months)	\$ 69
2026	276
2027	284
2028	293
2029	278
Thereafter	212
Total lease payments	1,412
Imputed interest	(140)
Total lease liability	\$ 1,272

Notes to Unaudited Consolidated Financial Statements (continued)

NOTE 2: COMMITMENTS

At December 31, 2024 and September 30, 2025, outstanding loan commitments were as follows:

	December 31, 2024	September 30, 2025
	(In Thousands)	
Unused lines of credit	\$ 141,843	\$ 147,754
Commitments to originate loans	101,438	30,729
Unadvanced funds on construction loans	134,616	164,918
Standby letters-of-credit	169	69
Total	\$ 378,066	\$ 343,470

NOTE 3: DIVIDEND DECLARATION

On September 24, 2025, the Board of Directors declared a cash dividend of \$0.63 per share to all stockholders of record as of November 3, 2025, payable on November 12, 2025.

NOTE 4: 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.

	Level 1	Level 2	Level 3	Total Fair Value
	(In Thousands)			
<u>December 31, 2024</u>				
Equity securities	\$ 96,902	\$ 16,442	\$ —	\$ 113,344
<u>September 30, 2025</u>				
Equity securities	\$ 116,344	\$ 17,766	\$ —	\$ 134,110
Derivatives - interest rate collar	—	31	—	31
Total	\$ 116,344	\$ 17,797	\$ —	\$ 134,141

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 U.S. GAAP. These adjustments to fair value usually result from application of lower-of-cost-or-market accounting or write-downs of individual assets.

There are no assets or liabilities measured at fair value on a non-recurring basis at December 31, 2024 and September 30, 2025.

Notes to Unaudited Consolidated Financial Statements (continued)

Summary of Fair Values of Financial Instruments

The estimated fair values, determined using the exit price notion, 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, 2024</u>				
Financial assets:				
Cash and cash equivalents	\$ 351,830	\$ 351,830	\$ —	\$ —
Equity securities	113,344	96,902	16,442	—
Securities held to maturity	6,493	—	—	6,148
Federal Home Loan Bank stock	61,022	—	—	61,022
Loans, net	3,873,662	—	—	3,728,826
Accrued interest receivable	8,774	—	—	8,774
Financial liabilities:				
Deposits	\$ 2,492,095	\$ —	\$ —	\$ 2,493,194
Federal Home Loan Bank advances	1,497,000	—	1,501,947	—
Mortgagors' escrow accounts	16,699	—	—	16,699
Accrued interest payable	8,244	—	—	8,244
<u>September 30, 2025</u>				
Financial assets:				
Cash and cash equivalents	\$ 360,025	\$ 360,025	\$ —	\$ —
Equity securities	134,110	116,344	17,766	—
Securities held to maturity	6,494	—	—	6,250
Federal Home Loan Bank stock	63,117	—	—	63,117
Loans, net	3,913,774	—	—	3,814,624
Derivatives - interest rate collar	31	—	31	—
Accrued interest receivable	8,856	—	—	8,856
Financial liabilities:				
Deposits	\$ 2,495,956	\$ —	\$ —	\$ 2,496,771
Federal Home Loan Bank advances	1,526,250	—	1,534,676	—
Mortgagors' escrow accounts	16,817	—	—	16,817
Accrued interest payable	14,652	—	—	14,652

Notes to Unaudited Consolidated Financial Statements (continued)

NOTE 5: SECURITIES

Securities held to maturity

At both December 31, 2024, and September 30, 2025 securities held to maturity totaled \$6.5 million. These investments consist entirely of debt instruments issued by other banks and bank holding companies, including an issuer in which the Bank also holds a common equity investment. These notes are typically fixed or fixed-to-floating rate and some have call features. At both December 31, 2024 and September 30, 2025, \$1.0 million were callable by the issuer semi-annually, \$3.5 million were callable by the issuer quarterly beginning in May 2026 and \$2.0 million were callable by the issuer semi-annually beginning in December 2026.

The Bank intends to hold the bonds until maturity, and therefore they are recorded at amortized cost on the Consolidated Balance Sheets. There was no credit impairment recorded during the quarters ended September 30, 2024 and 2025.

Securities available for sale

At December 31, 2024 and September 30, 2025, there are no securities available for sale outstanding. There were no sales of securities available for sale during the quarters ended September 30, 2024 and 2025.

Equity securities

At December 31, 2024 and September 30, 2025, equity securities include a \$8.8 million and \$9.0 million investment in the Community Reinvestment Act Qualified Investment Fund, respectively, and a \$104.6 million and \$125.1 million investment in marketable common equity securities, respectively.

For the three months ended September 30, 2024, proceeds from sales of equity securities amounted to \$208,000. The Bank did not sell equity securities in the three months ended September 30, 2025. Unrealized gains recognized during the third quarter of 2024 on securities still held at September 30, 2024 were \$3.4 million, as compared to \$11.3 million recognized during the third quarter of 2025 on securities still held at September 30, 2025.

For the nine months ended September 30, 2024, proceeds from sales of equity securities amounted to \$208,000, as compared to \$179,000 for the nine months ended September 30, 2025. Unrealized gains recognized during the first nine months of 2024 on securities still held at September 30, 2024 were \$11.8 million, as compared to \$15.1 million recognized during the first nine months of 2025 on securities still held at September 30, 2025.

NOTE 6: LOANS AND THE ALLOWANCE FOR CREDIT LOSSES

Loans by category

A summary of the balances of loans outstanding is as follows:

	December 31, 2024	September 30, 2025
	(In Thousands)	
Real estate loans:		
Residential	\$ 458,415	\$ 450,619
Commercial	3,232,099	3,311,843
Construction	184,717	146,931
Home equity	24,926	32,192
Total real estate loans	3,900,157	3,941,585
Other loans:		
Commercial	26	36
Consumer	459	158
Total other loans	485	194
Total loans	3,900,642	3,941,779
Allowance for credit losses	(26,980)	(28,005)
Loans, net	\$ 3,873,662	\$ 3,913,774

Notes to Unaudited Consolidated Financial Statements (continued)

A blanket lien on “qualified collateral,” defined principally as 75-79% of the market value of first mortgage loans on certain owner-occupied and non-owner-occupied residential property, 70% of the market value of first mortgage loans on certain multi-family residential property and 68% of the market value of loans on certain commercial property, is used to secure borrowings from the Federal Home Loan Bank (“FHLB”). Additionally, the Bank has pledged the bulk of its home equity portfolio and certain construction, residential and commercial real estate loans to secure borrowings from the Federal Reserve’s Discount Window.

Delinquencies

The following is a summary of past due loans at December 31, 2024 and September 30, 2025:

	30-59 Days Past Due	60-89 Days Past Due	90 Days or More Past Due ⁽¹⁾	Total Past Due	Current ⁽²⁾	Total
(In Thousands)						
December 31, 2024						
Residential real estate	\$ 4,574	\$ 142	\$ 311	\$ 5,027	\$ 453,388	\$ 458,415
Commercial real estate	567	—	—	567	3,231,532	3,232,099
Construction	—	—	—	—	184,717	184,717
Home equity	471	—	597	1,068	23,858	24,926
Consumer	—	—	—	—	459	459
Commercial	—	—	—	—	26	26
Total loans	\$ 5,612	\$ 142	\$ 908	\$ 6,662	\$ 3,893,980	\$ 3,900,642
September 30, 2025						
Residential real estate	\$ —	\$ —	\$ 31	\$ 31	\$ 450,588	\$ 450,619
Commercial real estate	—	—	30,638	30,638	3,281,205	3,311,843
Construction	—	—	—	—	146,931	146,931
Home equity	250	—	584	834	31,358	32,192
Consumer	—	—	—	—	158	158
Commercial	—	—	—	—	36	36
Total loans	\$ 250	\$ —	\$ 31,253	\$ 31,503	\$ 3,910,276	\$ 3,941,779

(1) All loans greater than 90 days past due were on non-accrual status at December 31, 2024 and September 30, 2025.

(2) Includes \$516,000 and \$569,000 of non accrual loans at December 31, 2024 and September 30, 2025, respectively.

Non-accrual loans

The following is information pertaining to non-accrual loans at December 31, 2024 and September 30, 2025:

	As of December 31, 2024		As of September 30, 2025	
	Non-accrual Loans With No ACL	Total Non-accrual Loans	Non-accrual Loans With No ACL	Total Non-accrual Loans
(In Thousands)				
Residential real estate	\$ 924	\$ 924	\$ 600	\$ 600
Commercial real estate	—	—	30,638	30,638
Home equity	597	597	834	834
Total loans	\$ 1,521	\$ 1,521	\$ 32,072	\$ 32,072

Nonaccrual loans at September 30, 2025 include a \$30.6 million commercial real estate loan secured by an entitled land development site for the second phase of a significant multifamily development in Washington, D.C.. The details of this loan and the Bank’s collections efforts are described in the Management Discussion and Analysis section of this Form 10-Q. The remaining loan on nonaccrual at September 30, 2025 and December 31, 2024 were all owner occupant residential loans.

No additional funds are committed to be advanced in connection with non-accrual loans. Interest income on non-accrual loans as of December 31, 2024 and September 30, 2025 is recognized on a cash basis when and if actually collected. Total interest income recognized on non-accrual loans for the three and nine months ended September 30, 2024 and September 30, 2025 was not material.

Notes to Unaudited Consolidated Financial Statements (continued)

Allowance for Credit Losses

An analysis of the activity in the allowance for credit losses, by segment, for the periods ended September 30, 2025 and September 30, 2024 follows:

	<u>Residential Real Estate</u>	<u>Commercial Real Estate</u>	<u>Construction</u>	<u>Home Equity</u> (In Thousands)	<u>Commercial</u>	<u>Consumer</u>	<u>Total</u>
<u>Nine months ended September 30, 2025</u>							
Balance December 31, 2024	\$ 2,289	\$ 20,822	\$ 3,428	\$ 436	\$ —	\$ 5	\$ 26,980
Loans charged off	—	—	—	—	—	—	—
Recoveries of loans previously charged off	—	—	—	—	—	—	—
Provision for (release-of) credit losses	407	1,290	(842)	174	—	(4)	1,025
Balance September 30, 2025	\$ 2,696	\$ 22,112	\$ 2,586	\$ 610	\$ —	\$ 1	\$ 28,005
<u>Three months ended September 30, 2025</u>							
Balance June 30, 2025	\$ 2,579	\$ 20,805	\$ 3,786	\$ 549	\$ —	\$ 11	\$ 27,730
Loans charged off	—	—	—	—	—	—	—
Recoveries of loans previously charged off	—	—	—	—	—	—	—
Provision for (release-of) credit losses	117	1,307	(1,200)	61	—	(10)	275
Balance September 30, 2025	\$ 2,696	\$ 22,112	\$ 2,586	\$ 610	\$ —	\$ 1	\$ 28,005
	<u>Residential Real Estate</u>	<u>Commercial Real Estate</u>	<u>Construction</u>	<u>Home Equity</u> (In Thousands)	<u>Commercial</u>	<u>Consumer</u>	<u>Total</u>
<u>Nine months ended September 30, 2024</u>							
Balance December 31, 2023	\$ 2,182	\$ 18,865	\$ 5,246	\$ 354	\$ 1	\$ 4	\$ 26,652
Loans charged off	—	—	—	—	—	—	—
Recoveries of loans previously charged off	—	—	—	—	—	—	—
Provision for (release-of) credit losses	(131)	824	(461)	98	—	(2)	328
Balance September 30, 2024	\$ 2,051	\$ 19,689	\$ 4,785	\$ 452	\$ 1	\$ 2	\$ 26,980
<u>Three months ended September 30, 2024</u>							
Balance June 30, 2024	\$ 2,084	\$ 19,310	\$ 5,104	\$ 439	\$ 1	\$ 2	\$ 26,940
Loans charged off	—	—	—	—	—	—	—
Recoveries of loans previously charged off	—	—	—	—	—	—	—
Provision for (release-of) credit losses	(33)	379	(319)	13	—	—	40
Balance September 30, 2024	\$ 2,051	\$ 19,689	\$ 4,785	\$ 452	\$ 1	\$ 2	\$ 26,980

The Bank evaluated the unfunded commitments as of September 30, 2024 and September 30, 2025 and determined the amount required was not material.

Credit Quality Indicators

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

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”).

Notes to Unaudited Consolidated Financial Statements (continued)

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.

Commercial real estate loans are assigned an initial risk rating by the Bank at the origination of the loan. Subsequently, the Bank has a quality control program performed by an independent third party. Quarterly, all new commercial real estate, construction and residential real estate loan relationships with outstanding balances or commitments of \$500,000 or more are reviewed and assigned a risk rating. Loans in the Bank’s watchlist are reviewed quarterly and an in-depth review is performed twice a year on all commercial real estate relationships (and related residential loans) with exposure in excess of \$850,000. Commercial real estate relationships (and related residential loans) with exposure between \$500,000 and \$850,000 are reviewed at least annually. Watchlist 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, loan modifications made to borrowers experiencing financial difficulty, 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 tables presents the Bank’s loans by risk rating as of December 31, 2024:

As of December 31, 2024									
Term loans amortized cost basis by origination year							Revolving loans	Revolving loans converted to term	Total
Rating	2024	2023	2022	2021	2020	Prior			
(In Thousands)									
Residential									
Real Estate:									
1- 3B	\$ 14,214	\$ 27,000	\$ 37,473	\$ 71,766	\$ 57,893	\$ 248,223	\$ —	\$ —	\$ 456,569
4	—	—	—	—	—	1,846	—	—	1,846
5	—	—	—	—	—	—	—	—	—
Total	\$ 14,214	\$ 27,000	\$ 37,473	\$ 71,766	\$ 57,893	\$ 250,069	\$ —	\$ —	\$ 458,415
Commercial									
Real Estate:									
1- 3B	\$ 170,555	\$ 256,306	\$ 939,948	\$ 826,970	\$ 450,050	\$ 538,950	\$ 49,320	\$ —	\$ 3,232,099
4	—	—	—	—	—	—	—	—	—
5	—	—	—	—	—	—	—	—	—
Total	\$ 170,555	\$ 256,306	\$ 939,948	\$ 826,970	\$ 450,050	\$ 538,950	\$ 49,320	\$ —	\$ 3,232,099
Construction:									
1- 3B	\$ 51,843	\$ 55,269	\$ 77,605	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 184,717
4	—	—	—	—	—	—	—	—	—
5	—	—	—	—	—	—	—	—	—
Total	\$ 51,843	\$ 55,269	\$ 77,605	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 184,717

Notes to Unaudited Consolidated Financial Statements (continued)

The following tables presents the Bank's loans by risk rating as of September 30, 2025:

As of September 30, 2025										
Rating	Term loans amortized cost basis by origination year						Revolving loans	Revolving loans converted to term	Total	
	Nine months ended September 30, 2025	2024	2023	2022	2021	Prior				
	(In Thousands)									
Residential Real Estate:										
1- 3B	\$ 21,686	\$ 19,065	\$ 25,524	\$ 34,215	\$ 67,737	\$ 281,506	\$ —	\$ —	\$ 449,733	
4	—	—	—	—	—	886	—	—	886	
5	—	—	—	—	—	—	—	—	—	
Total	\$ 21,686	\$ 19,065	\$ 25,524	\$ 34,215	\$ 67,737	\$ 282,392	\$ —	\$ —	\$ 450,619	
Commercial Real Estate:										
1- 3B	\$ 185,490	\$ 168,831	\$ 248,395	\$ 994,596	\$ 740,978	\$ 887,990	\$ 54,925	\$ —	\$ 3,281,205	
4	—	—	—	—	30,638	—	—	—	30,638	
5	—	—	—	—	—	—	—	—	—	
Total	\$ 185,490	\$ 168,831	\$ 248,395	\$ 994,596	\$ 771,616	\$ 887,990	\$ 54,925	\$ —	\$ 3,311,843	
Construction:										
1- 3B	\$ 56,020	\$ 44,508	\$ 33,900	\$ 12,503	\$ —	\$ —	\$ —	\$ —	\$ 146,931	
4	—	—	—	—	—	—	—	—	—	
5	—	—	—	—	—	—	—	—	—	
Total	\$ 56,020	\$ 44,508	\$ 33,900	\$ 12,503	\$ —	\$ —	\$ —	\$ —	\$ 146,931	

Residential real estate loans are rated 1-3B at origination with subsequent adjustments based on delinquency or upon review if included in the scope of the Bank's loan review process described above. For home equity, consumer and commercial loans, management uses delinquency reports as the key credit quality indicator.

The Bank did not record any charge-offs in the three and nine months ended September 30, 2024 or 2025.

NOTE 7: DERIVATIVE FINANCIAL INSTRUMENTS

The Bank's derivative financial instruments are primarily used to manage differences in the amount, timing, and duration of the Bank's known or expected cash receipts and its known or expected cash payments, to manage interest rate risk ("IRR").

IRR management agreements, such as swaps, caps, floors, and collars, may be used from time to time as part of the Bank's IRR management strategy. Interest rate swaps are agreements in which the Bank and another party agree to exchange interest payments (e.g., fixed-rate for variable-rate payments or variable-rate for fixed-rate payments) computed on a notional principal amount. Interest rate caps and floors represent options purchased by the Bank to manage the interest rate paid throughout the term of the option contract. An interest rate collar is a derivative instrument that represents simultaneously buying an interest rate cap and selling an interest rate floor over the same term. The credit risk associated with these transactions is the risk of default by the counterparty. To minimize this risk, the Bank enters into interest rate agreements only with highly rated counterparties that management believes to be creditworthy. The notional amounts of these agreements do not represent amounts exchanged by the parties and, thus, are not a measure of the potential loss exposure.

The Bank does not hold or issue derivative financial instruments for trading or speculative purposes and formally documents the relationship between derivatives and hedged items, as well as the risk-management objective and the strategy for entering into hedge transactions at inception. The Bank assesses, both at the hedge's inception and on an ongoing basis, whether the derivative instruments used are highly effective in offsetting changes in cash flows of the hedged items.

Notes to Unaudited Consolidated Financial Statements (concluded)

Interest Rate Risk Management Agreements

Cash Flow Hedging Instruments: As of September 30, 2025, the Bank was party to a \$25.0 million notional forward starting interest rate collar that was designated as a cash flow hedge. This cash flow hedge, which was executed to hedge the interest rate risk associated with short-term FHLB advances indexed to the Secured Overnight Financing Rate, has a starting date in March of 2026 and a term of two and one-half years. The collar, which consists of a 4.5% cap and a 1.0% floor, had a fair value of \$31,000 at September 30, 2025, included in other assets in the Consolidated Balance Sheets. The Bank elected to exclude the time value component of the collar (i.e. the net premium) from hedge effectiveness testing and amortize it as a component of interest expense on a straight-line basis over the term of hedging relationship.

There was no accrued interest receivable included in the fair value of derivative assets at September 30, 2025. During the three and nine months ended September 30, 2025, the Bank recognized an after-tax loss of \$12,000 recorded in accumulated other comprehensive loss. Amounts reclassified from other comprehensive loss into income are reflected in Interest Expense - Federal Home Loan Bank advances.

At September 30, 2025, the Bank expects approximately \$17,000 of the unrealized losses in other comprehensive loss to be reclassified into interest expense over the next twelve months. The Bank expects the hedges to remain effective over the term of the collar.

The Bank had no derivatives instruments at December 31, 2024.

NOTE 8: RECENT ACCOUNTING PRONOUNCEMENTS

Accounting Standards Issued But Yet Not Adopted

Management has not identified any Accounting Standards Updates that have been issued but are not yet effective and could affect the Bank's financial reporting or disclosure requirements.

Item 2 – Management's Discussion and Analysis of Financial Condition and Results of Operations

Cautionary Note Regarding Forward-Looking Statements

The following discussion of the financial condition and results of operations of the Bank should be read in conjunction with the Consolidated Financial Statements and Notes thereto included elsewhere in this Quarterly Report on Form 10-Q and our Annual Report on Form 10-K for the year ended December 31, 2024. Matters discussed in this Quarterly Report on Form 10-Q and in our public disclosures, whether written or oral, relating to future events or our future performance, including any discussion, expressed or implied, of our anticipated growth, operating results, future earnings per share, plans and objectives, contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. These statements are often identified by the words “believe,” “plan,” “estimate,” “project,” “target,” “continue,” “intend,” “expect,” “future,” “anticipate,” and similar expressions that are not statements of historical fact. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict, including changes in political and economic climate, interest rate fluctuations and competitive product and pricing pressures within the Bank’s market, bond market fluctuations, personal and corporate customers’ bankruptcies and inflation. Our actual results and timing of certain events could differ materially from those anticipated in these forward-looking statements as a result of certain factors including, but not limited to, those set forth under “Risk Factors” and elsewhere in this Quarterly Report on Form 10-Q and in our other public filings with the Federal Deposit Insurance Corporation (“FDIC”). It is routine for internal projections and expectations to change as the year or each quarter in the year progresses and, therefore, it should be clearly understood that all forward-looking statements and the internal projections and beliefs upon which we base our expectations included in this Quarterly Report on Form 10-Q are made only as of the date of this Quarterly Report on Form 10-Q and may change. While we may elect to update forward-looking statements at some point in the future, we do not undertake any obligation to update any forward-looking statements whether as a result of new information, future events or otherwise.

SIGNIFICANT ACCOUNTING POLICIES; CRITICAL ACCOUNTING ESTIMATES

The Bank’s consolidated financial statements are prepared in conformity with generally accepted accounting principles in the United States (“U.S. 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 estimate followed by the Bank has been identified by management as the determination of the allowance for credit losses (“ACL”). 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 estimate is essential in order to understand the Bank’s reported financial condition and results of operations.

In developing the ACL estimate, 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. The Bank’s ACL estimate is determined using a probability-of-default / loss-given default undiscounted cash flow model (“Model”), adjusted by management’s qualitative factors. Given the Bank’s long term history of immaterial net charge-offs, the Model relies on statistical information derived from the loss experience of an index composed of other community banks, and is largely dependent on management’s qualitative factors, which are determined based on the elements described above. Therefore, the estimate is sensitive to the Model’s parameters and assumptions, and management’s subjectivity in the assessment of the qualitative factors.

If management’s assumptions and judgments prove to be incorrect and the ACL is inadequate to absorb expected losses, or if bank regulatory authorities require the Bank to increase the ACL as a part of their examination process, the Bank’s earnings and capital could be significantly and adversely affected.

Note on Core Return on Average Equity and Core Return on Average Assets

In accordance with Accounting Standards Codification *Topic 321, Investments - Equity Securities*, 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 and Comprehensive Income, regardless of whether such gains and losses are realized, and included in the other income (loss) category. Understanding this accounting standard is important to understanding the Bank’s quarterly financials statements, as it determines the U.S. GAAP income and loss, if any, associated with 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 (“CRA”) 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 market 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-U.S. GAAP measurements that exclude the after-tax effect of gain (loss) on equity securities, net, both realized and unrealized. These disclosures should not be viewed as a substitute for financial results determined in accordance with U.S. GAAP, nor are they necessarily comparable to non-U.S. GAAP performance measures which may be presented by other companies.

The table below presents the reconciliation between net income and core net income for the three and nine months ended September 30, 2024 and 2025:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2025	2024	2025
<i>(In thousands, unaudited)</i>				
Non-U.S. GAAP reconciliation:				
Net income	\$ 5,846	\$ 17,295	\$ 16,816	\$ 33,833
Gain on equity securities, net	(3,442)	(11,270)	(11,876)	(15,067)
Income tax expense (1)	759	2,484	2,618	3,321
Core net income	\$ 3,163	\$ 8,509	\$ 7,558	\$ 22,087

(1) The equity securities are held in a tax-advantaged subsidiary corporation, the Hingham Unpledged Securities Corporation. The income tax effect of the gain on equity securities, net, was calculated using the effective tax rate applicable to the subsidiary.

The efficiency ratio, which represents total operating expenses, divided by the sum of net interest income and total other income, excluding gain on equity securities, net, is a non-U.S. GAAP performance measure used by management to assess operational efficiency. The table below presents the calculation of the efficiency ratio for the three and nine months ended September 30, 2024 and 2025:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2025	2024	2025
<i>(In thousands, unaudited)</i>				
Non-U.S. GAAP efficiency ratio calculation:				
Operating expenses	\$ 7,315	\$ 7,512	\$ 21,836	\$ 22,528
Net interest income	\$ 11,481	\$ 19,343	\$ 30,933	\$ 53,418
Other income	3,724	11,559	12,700	15,915
Gain on equity securities, net	(3,442)	(11,270)	(11,876)	(15,067)
Total revenue	\$ 11,763	\$ 19,632	\$ 31,757	\$ 54,266
Efficiency ratio	62.19 %	38.26 %	68.76 %	41.51 %

As the efficiency ratio can be significantly influenced by the level of net interest income, the Bank also utilizes annualized operating expenses as a percentage of average assets to evaluate operational efficiency.

INTRODUCTION

Net income for the quarter ended September 30, 2025 was \$17,295,000 or \$7.93 per share basic and \$7.85 per share diluted, as compared to \$5,846,000 or \$2.68 per share basic and \$2.66 per share diluted in earnings for the third quarter of 2024. The Bank's annualized return on average equity for the third quarter of 2025 was 15.15%, and the annualized return on average assets was 1.54%, as compared to 5.52% and 0.54% for the same period in 2024. Core net income for the third quarter of 2025, which represents net income excluding the after-tax net gain on equity securities, both realized and unrealized, was \$8,509,000 or \$3.90 per share basic and \$3.86 per share diluted, representing an annualized core return on average equity of 7.45% and an annualized core return on average assets of 0.76%. This compares to core net income of \$3,163,000 or \$1.45 per share basic and \$1.44 per share diluted, representing an annualized core return on average equity of 2.99% and an annualized core return on average assets of 0.29% for the same period in 2024.

Net income for the nine months ended September 30, 2025 was \$33,833,000 or \$15.51 per share basic and \$15.37 per share diluted as compared to \$16,816,000 or \$7.73 per share basic and \$7.67 per share diluted for the same period last year. The Bank's annualized return on average equity for the first nine months of 2025 was 10.07%, and the annualized return on average assets was 1.01%, as compared to 5.35% and 0.52% for the same period in 2024. Excluding the after-tax net gain on equity securities, both realized and unrealized, core net income for the nine months ended September 30, 2025 was \$22,087,000 or \$10.13 per share basic

and \$10.03 per share diluted, representing an annualized core return on average equity of 6.57% and an annualized core return on average assets of 0.66%. This compares to core net income of \$7,558,000 or \$3.47 per share basic and \$3.45 per share diluted, representing an annualized core return on average equity of 2.41% and an annualized core return on average assets of 0.23% for the same period in 2024.

The net interest margin for the third quarter of 2025 increased 67 basis points to 1.74%, as compared to 1.07% for the same period in 2024. The Bank experienced a significant decline in the cost of interest-bearing liabilities when compared to the prior year. This was driven primarily by the repricing of the Bank's funding sources, as the Bank began to reduce retail and commercial deposit rates in the second half of 2024, and to take advantage of the inverted yield curve by adding longer term lower rate Federal Home Loan Bank of Boston ("FHLB") advances and brokered deposits. During this period, the yield on interest-earning assets increased, driven primarily by an increase in the yield on loans, partially offset by lower yield on cash held at the Federal Reserve Bank of Boston ("FRBB").

The net interest margin for the nine months ended September 30, 2025 increased 67 basis points to 1.63%, as compared to 0.96% for the same period last year. The Bank experienced a significant decline in the cost of interest-bearing liabilities when compared to the prior year. This was driven primarily by the repricing of the Bank's funding sources, as the Bank began to reduce retail and commercial deposit rates in the second half of 2024, and to take advantage of the inverted yield curve by adding longer term lower rate FHLB advances and brokered deposits. During this period, the yield on interest-earning assets increased, driven primarily by an increase in the yield on loans, partially offset by lower yield on cash held at the FRBB.

Total assets increased by \$73.5 million from December 31, 2024 and \$81.5 million from September 30, 2024, representing 2.2% annualized growth year-to-date and 1.8% growth from September 30, 2024. Net loans increased by \$40.1 million from December 31, 2024 and \$50.7 million from September 30, 2024, representing 1.4% annualized growth year-to-date and 1.3% growth from September 30, 2024. Total deposits, including wholesale deposits, increased to \$2.496 billion at September 30, 2025, representing 0.2% annualized growth year-to-date and 1.4% growth from September 30, 2024. Total retail and business deposits were \$1.991 billion at September 30, 2025, representing a 0.4% annualized decline from December 31, 2024 and 0.7% growth from September 30, 2024. Non-interest-bearing deposits, included in retail and business deposits, were \$432.7 million at September 30, 2025, representing 11.8% annualized growth year-to-date and 20.8% growth from September 30, 2024. In the first nine months of 2025, the Bank continued to focus on developing and deepening deposit relationships with new and existing commercial and non-profit customers, retaining maturing time deposit balances, and managing its wholesale funding mix between wholesale time deposits and FHLB advances in order to take advantage of the inverted curve, while capturing the benefit of declining short term rates in the cost of funds.

Stockholders' equity increased to \$461.7 million as of September 30, 2025, representing 9.2% annualized growth year-to-date and a 9.5% increase from September 30, 2024. Book value per share increased to \$211.67 per share at September 30, 2025, from \$198.03 per share at December 31, 2024 and \$193.42 per share at September 30, 2024. Since September 30, 2024, the Bank declared dividends of \$2.52 per share.

Key credit and operational metrics remained acceptable in the third quarter of 2025. At September 30, 2025, non-performing assets totaled 0.71% of total assets, compared with 0.03% at December 31, 2024 and 0.04% at September 30, 2024. Non-performing loans as a percentage of the total loan portfolio totaled 0.81% at September 30, 2025, as compared to 0.04% at both December 31, 2024 and September 30, 2024. In the second quarter of 2025, the Bank placed a commercial real estate loan with an outstanding balance of \$30.6 million on nonaccrual, after the borrower failed to make the full payment due at maturity. This loan is secured by an entitled development site for a significant multifamily development in Washington, D.C. and has an associated conditional guarantee from a large national homebuilder and an affordable housing developer. The Bank is working actively to identify a resolution that protects the Bank's interests. The remaining non-performing assets and loans cited above were residential, owner-occupant loans.

The efficiency ratio, which represents total operating expenses, divided by the sum of net interest income and total other income, excluding net gain on equity securities, decreased to 38.26% for the third quarter of 2025, as compared to 62.19% in the same period last year. Operating expenses (annualized) as a percentage of average assets decreased to 0.67% for the third quarter of 2025, as compared to 0.68% for the same period last year. As the efficiency ratio can be significantly influenced by the level of net interest income, the Bank utilizes these paired figures together to assess its operational efficiency over time. During periods of significant net interest income volatility, the efficiency ratio in isolation may over or understate the underlying operational efficiency of the Bank. The improvement in the efficiency ratio was primarily driven by the Bank's net interest margin recovery and resulting growth in net interest income. The slight decrease in operating expenses as a percentage of average assets reflects larger average balances in the third quarter of 2025 compared to the same quarter in the prior year, partially offset by continued investments in deposit-gathering infrastructure. The Bank remains focused on reducing waste through an ongoing process of continuous improvement and standard work that supports operational leverage. These figures reflect the Bank's continued focus on credit quality and disciplined expense management.

The Bank continues to exceed all of the minimum regulatory capital requirements.

RESULTS OF OPERATIONS

COMPARISON OF THE THREE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

General

The Bank reported net income of \$17.3 million for the quarter ended September 30, 2025 as compared to \$5.8 million for the quarter ended September 30, 2024. Net income was \$7.93 per share basic and \$7.85 diluted for the quarter ended September 30, 2025 as compared to \$2.68 per share basic and \$2.66 per share diluted for the same period in 2024. Earnings for the quarter ended September 30, 2025 were positively impacted by an increase of \$7.9 million in net interest income and an increase of \$7.8 million in other income, partially offset by an increase of \$3.8 million in the income tax provision, a \$235,000 increase in the provision for credit losses, and a \$197,000 increase in operating expenses. The Bank's annualized return on average equity for the quarter ended September 30, 2025 was 15.15%, and the annualized return on average assets was 1.54%, compared to 5.52% and 0.54%, respectively, for the same period in 2024.

Core net income for the third quarter of 2025, which represents net income excluding the after-tax net gain on equity securities, both realized and unrealized, was \$8.5 million or \$3.90 per share basic and \$3.86 per share diluted, representing an annualized core return on average equity of 7.45% and an annualized core return on average assets of 0.76%. This compares to core net income of \$3.2 million or \$1.45 per share basic and \$1.44 per share diluted, representing an annualized core return on average equity of 2.99% and an annualized core return on average assets of 0.29% for the same period in 2024.

Net Interest Income

Net interest income was \$19.3 million for the third quarter of 2025, as compared to \$11.5 million for the third quarter of 2024. The \$7.9 million increase was due to a 70 basis point increase in the weighted average spread, combined with a \$176.2 million, or 4.1%, increase in average interest-earning assets in the three months ended September 30, 2025, as compared to the same period in 2024. For the quarter ended September 30, 2025, the weighted average rate spread and net interest margin were 1.04% and 1.74%, respectively, compared to 0.34% and 1.07%, respectively, for the quarter ended September 30, 2024. Average interest-bearing liabilities increased by \$70.5 million, or 2.0% and the rate paid on interest-bearing liabilities decreased by 57 basis points during the same period.

Following a period of increasing and elevated short term market rates, the Federal Reserve began lowering the federal funds rate target range in the second half of 2024. After remaining on hold for several months, the Federal Reserve reduced the federal funds rate target range again in September of 2025. As a result, the Bank experienced a significant decline in the cost of interest-bearing liabilities in the third quarter of 2025 when compared to the prior year, driven primarily by the repricing of the Bank's funding sources, as the Bank began to reduce retail and commercial deposit rates and to take advantage of the inverted yield curve by rolling over maturing longer term FHLB advances and brokered deposits. At the same time, the funding mix shifted positively towards lower cost deposits, with average non-interest bearing deposits increasing by 23.1% in the third quarter of 2025 when compared to the same period in the prior year. During this period, long term rates remained above prior cycles lows, allowing the Bank to reprice existing adjustable loans and originate new loans at favorable rates, contributing to a gradual increase in the yield on interest-earning assets. This was the sixth consecutive quarter, since the beginning of the recent cycle, that the Bank's quarterly net interest margin expanded, and the fifth consecutive quarter of expansion versus the prior year comparable quarter.

Interest and dividend income increased by \$3.4 million to \$52.9 million for the third quarter of 2025, as compared to \$49.5 million for the third quarter of 2024, driven by an increase in both the average balance and the yield on interest-earning assets. The yield on total interest-earning assets was 4.75% for the quarter ended September 30, 2025, as compared to 4.62% for the quarter ended September 30, 2024.

Interest income on loans increased by \$2.6 million when comparing the two periods, primarily resulting from a 23 basis point increase in yield, combined with a 0.79% increase in average loan balances.

Securities and short-term investments, which include the Bank's cash holdings at the FRBB, accounted for 10.7% of the total average interest-earning assets for the quarter ended September 30, 2025 compared to 7.8% for the quarter ended September 30, 2024, as the Bank continued to manage its balance sheet to reduce the carrying cost of its on-balance sheet liquidity. The increase was driven by the Bank extending some liabilities at lower interest rates, which has resulted in the Bank maintaining a larger cash balance at the FRBB without incurring an immediate carrying cost. This increase was also driven, to a lesser extent, by an increase in the fair value of the Bank's equity securities portfolio when compared to the prior year. Combined income for these categories increased by \$810,000 when comparing the two periods, primarily due to a \$145.2 million increase in combined average balances, partially offset by lower average yields. The decline in yields reflected primarily a lower interest on the Bank's cash held at the FRBB and a lower dividend on the FHLB stock investment.

The average rate on interest-bearing liabilities decreased to 3.71% for the third quarter of 2025 from 4.28% for the comparable quarter of 2024. Total interest expense decreased by \$4.4 million when comparing the quarters ended September 30, 2025 and 2024 due to lower interest rates on deposits and borrowings, partially offset by higher aggregate average balances.

Interest expense on interest-bearing deposits for the third quarter of 2025 decreased by \$3.7 million over the same period in 2024, due to a 73 basis point decrease in the weighted average rate, partially offset by an increase of \$13.6 million in average interest-bearing deposits. Beginning in 2022, the Bank observed rising market pricing for term deposits, money market accounts, and wholesale funds. This trend, which was driven by increasing short-term market rates and intense competition, both from other banks

as well as the U.S. Treasury fixed income securities, stabilized in early 2024 and reversed in the second half of the year and the first nine months of 2025. During this period, the Bank continued to manage core product rates, implemented special offerings, and continued to use wholesale time deposits to remain competitive while balancing cost versus growth.

Interest expense on borrowed funds for the third quarter of 2025 decreased by \$707,000 as compared to the same quarter in 2024, primarily due to a 36 basis point decline in the weighted average rate, partially offset by a \$56.9 million increase in average balances. The decrease in the FHLB borrowings rate was primarily driven by the lower short-term market rates and the Bank's actions taken to benefit from the inverted yield curve (by extending advances), partially offset by a smaller share of lower rate HLB-Option advances as a percentage of the borrowed funds mix. The FHLB of Boston provides an explanation of HLB-Option Advances on its website under the "Products" section that explains the features of this product.

The following tables detail components of net interest income and yields/rates on daily average earning assets/liabilities.

	Three Months Ended September 30,					
	2024			2025		
	<u>AVERAGE BALANCE(8)</u>	<u>INTEREST</u>	<u>YIELD/ RATE (9)</u>	<u>AVERAGE BALANCE(8)</u>	<u>INTEREST</u>	<u>YIELD/ RATE (9)</u>
	(In Thousands)					
Loans (1) (2)	\$ 3,915,967	\$ 45,035	4.56 %	\$ 3,946,966	\$ 47,672	4.79 %
Securities (3) (4)	122,715	1,625	5.25	139,154	1,498	4.27
Federal Reserve and other short-term investments	207,446	2,802	5.36	336,213	3,739	4.41
Total interest-earning assets	4,246,128	49,462	4.62	4,422,333	52,909	4.75
Other assets	69,148			82,490		
Total assets	\$ 4,315,276			\$ 4,504,823		
Interest-bearing deposits (5)	\$ 2,071,780	21,371	4.09	\$ 2,085,424	17,663	3.36
Borrowed funds	1,449,491	16,610	4.55	1,506,359	15,903	4.19
Total interest-bearing liabilities	3,521,271	37,981	4.28	3,591,783	33,566	3.71
Demand deposits	355,768			437,977		
Other liabilities	14,577			18,463		
Total liabilities	3,891,616			4,048,223		
Stockholders' equity	423,660			456,600		
Total liabilities and stockholders' equity	\$ 4,315,276			\$ 4,504,823		
Net interest income		\$ 11,481			\$ 19,343	
Weighted average spread			0.34 %			1.04 %
Net interest margin (6)			1.07 %			1.74 %
Average interest-earning assets to average interest-bearing liabilities (7)	120.59 %			123.12 %		

- (1) Before allowance for credit 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.
- (7) Total interest-earning assets divided by total interest-bearing liabilities.
- (8) Average balances are calculated on a daily basis.
- (9) Annualized based on the actual number of days in the period.

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

**Three Months Ended September 30, 2025
Compared to the Three Months Ended September 30, 2024
Increase (Decrease)**

	Due to		Total
	Volume	Rate (In Thousands)	
Interest and dividend income:			
Loans	\$ 359	\$ 2,278	\$ 2,637
Securities and FHLB stock	201	(328)	(127)
Federal Reserve and other short-term investments	1,500	(563)	937
Total interest and dividend income	2,060	1,387	3,447
Interest expense:			
Deposits	140	(3,848)	(3,708)
Borrowed funds	635	(1,342)	(707)
Total interest expense	775	(5,190)	(4,415)
Net interest income	\$ 1,285	\$ 6,577	\$ 7,862

Provision for Credit Losses

At September 30, 2025, management's review of the allowance for credit losses concluded that a balance of \$28.0 million was adequate to provide for losses based upon evaluation of risk in the loan portfolio. During the third quarter of 2025, management provided \$275,000 to achieve such an allowance for credit loss balance at September 30, 2025. Comparably, at September 30, 2024, management's evaluation of the balance of the allowance for loan losses indicated the need for a quarterly provision of \$40,000.

In the second quarter of 2025, the Bank placed a commercial real estate loan with an outstanding balance of \$30.6 million on nonaccrual, after the borrower failed to make the full payment due at maturity. This loan is secured by an entitled land development site for the second phase of a significant multifamily development in Washington, D.C. known as Banner Lane and colloquially referred to as Sursum Corda, the name of the community that formerly occupied the site. Certain performance obligations, including but not limited to the payment of real estate taxes, are unconditionally guaranteed by a large publicly traded national homebuilder as well as an affordable housing developer headquartered in New York City. A joint venture between these parties is the direct owner of the site. These parties have also conditionally guaranteed payment with respect to losses suffered in the event of certain triggers, although they did not fully guarantee all payments unconditionally. The Bank has not yet initiated any litigation with respect to the conditional guarantee, as it would first require the realization of loss, if any.

The loan was originally made with the expectation that the borrower and guarantors would obtain construction financing, including certain subsidies, for vertical construction of the second phase. The first phase of the project was under construction at origination and has subsequently been completed, occupied, and sold. The borrower and guarantors have recently sought to extend the entitlements for the site for an additional year and the Bank continues to work with the parties, as well as independently, to identify a solution that protects the Bank's interests.

See Notes 1 and 6 to the accompanying interim consolidated financial statements and "Loans and Foreclosed Real Estate" included in this Management's Discussion and Analysis for additional information pertaining to the allowance for credit losses.

Other Income

Other income consists of net gain on equity securities, customer service fees on deposits, increases in the cash surrender value of bank-owned life insurance policies and miscellaneous income. Total other income was \$11.6 million for the quarter ended September 30, 2025, compared to other income of \$3.7 million for the same period in 2024. In the third quarter of 2025, the Bank recorded gains totaling \$11.3 million on equity securities, comprised solely of unrealized gains on equity securities held at the end of the period. In the third quarter of 2024, the Bank recorded gains totaling \$3.4 million on equity securities, including \$3.4 million of unrealized gains on equity securities held at the end of the period and \$45,000 of gains recognized on equity securities sold during the period.

Customer service fees on deposits declined by \$4,000, or 2.9%, in the third quarter of 2025 compared to the same period in 2024. 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. This trend has subsided gradually as the Bank has eliminated the majority of these fees. 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 bank-owned life insurance also contributed to other income during the third quarters of 2025 and 2024. The Bank held \$14.2 million in life insurance policies at September 30, 2025 as compared to \$13.9 million at September 30, 2024. The policies accrete at a variable rate of interest with minimum stated guaranteed rates. Income from these assets is fully excludable from federal income taxes and contributed \$93,000 to other income in the third quarter of 2025, as compared

to \$94,000 for the same period in 2024.

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 were \$7.5 million, or an annualized 0.67% of average total assets, for the quarter ended September 30, 2025 as compared to \$7.3 million, or an annualized 0.68% of average total assets, for the same period of 2024.

Salaries and employee benefits expenses increased by \$264,000, or 6.2%, in the three months ended September 30, 2025 compared to the same period in 2024, primarily due to annual merit-based salary increases, enhancements to our operational teams and higher payroll taxes. The number of employees increased, reflecting additional relationship managers in our Specialized Deposit Group (“SDG”) and additional cash management specialists that support the customer-facing business development team.

Occupancy and equipment expenses increased by \$29,000, or 7.1%, in the third quarter of 2025 compared to the same period in 2024. The increase in 2025 was primarily driven by higher maintenance and rent expenses, combined with lower rental income recorded in the third quarter of 2025 compared to the same quarter in the prior year. The Bank owns rental apartments located above its Nantucket branch which are rented during the summer season.

Data processing expenses for the third quarter of 2025 increased by \$56,000, or 7.1%, when compared to the same period in 2024, driven primarily by higher core processing charges associated with improvements made to the Bank’s systems and volume increases in 2025, partially offset by lower software expenses. 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. The Bank regularly adds or removes software products as it experiments with different tools to accomplish these objectives.

Deposit insurance expense for the third quarter of 2025 decreased by \$45,000, or 6.1%, when compared to the same period in 2024. The decrease was the result of a lower assessed rate, partially offset by a higher assessment base driven by the Bank’s average balance sheet size growth. Deposit insurance expense consists of premiums paid to the FDIC and the Massachusetts Depositors Insurance Fund (“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.

Marketing expenses decreased by \$32,000, or 22.7%, for the third quarter of 2025 as compared to the same period in 2024, as the Bank continues to carefully manage these expenses focusing on business development for the Bank’s Commercial Real Estate Group and SDG. The Bank continued to shift its marketing spending in 2025 towards supporting its commercial deposit acquisition.

Foreclosure and related 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. The Bank recorded \$39,000 in foreclosure and related expenses in the quarter ended September 30, 2025 as compared to \$15,000 in the same period in 2024, reflecting the low number of delinquent and non-performing loans in both periods. At September 30, 2025, December 31, 2024 and September 30, 2024, the Bank did not own any foreclosed property.

Other general and administrative expenses, which include director fees, supplies, deposit/card related losses and audit-related expenses, among others, decreased by \$99,000, or 10.1%, when comparing the two periods, reflecting primarily lower loan related expenses, partially offset by higher travel, audit and legal expenses. Over the last several years, the Bank has seen a general increase in deposit-related operational losses, particularly related to check fraud, and continues to explore technical and procedural solutions to minimize this expense.

Income Taxes

The Bank recognizes income taxes under the asset and liability method in which deferred tax assets and liabilities are established for the temporary difference between the accounting basis and the tax basis of the Bank's assets and liabilities at enacted tax rates expected to be in effect when the amounts related to such temporary differences are realized or settled. The Bank's deferred tax asset is reviewed quarterly by management as to the realizability of such asset.

During the third quarter of 2025, the Bank recorded \$5.8 million, or 25.2% of pre-tax income, in tax expense as compared to \$2.0 million, or 25.5%, for the same quarter in 2024. The lower effective tax rate was primarily the result of higher unrealized gains on equity securities recognized during the third quarter of 2025 as compared to the same quarter in the prior year, as these securities are held at a tax-advantaged subsidiary. The Bank did not recognize excess tax benefit on the exercise of stock options in the third quarter 2024 or the third quarter of 2025.

RESULTS OF OPERATIONS

COMPARISON OF THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

General

The Bank reported net income of \$33.8 million for the nine months ended September 30, 2025 as compared to \$16.8 million for the nine months ended September 30, 2024. Net income was \$15.51 per share basic and \$15.37 per share diluted for the nine months ended September 30, 2025 as compared to \$7.73 per share basic and \$7.67 per share diluted for the same period in 2024. Earnings for the nine months ended September 30, 2025 were positively impacted by an increase of \$22.5 million in net interest income and a \$3.2 million increase in other income, partially offset by a \$692,000 increase in operating expenses, a \$697,000 increase in the provision for credit losses and an increase of \$7.3 million in the income tax provision. The Bank's annualized return on average equity for the nine months ended September 30, 2025 was 10.07%, and the annualized return on average assets was 1.01%, compared to 5.35% and 0.52%, respectively, for the same period in 2024.

Core net income for the nine months ended September 30, 2025, which represents net income excluding the after-tax net gain on equity securities, both realized and unrealized, was \$22.1 million or \$10.13 per share basic and \$10.03 per share diluted, representing an annualized core return on average equity of 6.57% and an annualized core return on average assets of 0.66%. This compares to core net income of \$7.6 million or \$3.47 per share basic and \$3.45 per share diluted, representing an annualized core return on average equity of 2.41% and an annualized core return on average assets of 0.23% for the same period in 2024.

Net Interest Income

Net interest income was \$53.4 million for the first nine months of 2025 as compared to \$30.9 million for the first nine months of 2024. The \$22.5 million increase was due to a 68 basis point increase in the weighted average spread, combined with a \$99.8 million, or 2.3%, increase in average interest-earning assets in the first nine months of 2025, as compared to the same period in 2024. For the first nine months of 2025, the weighted average rate spread and net interest margin were 0.93% and 1.63%, respectively, as compared to 0.24% and 0.96%, respectively, for the same period in 2024. Average interest-bearing liabilities increased by \$4.8 million, or 0.1%, and the rate paid on interest-bearing liabilities decreased by 54 basis points during the same period.

Following a period of increasing and elevated short term market rates, the Federal Reserve began lowering the federal funds rate target range in the second half of 2024. After remaining on hold for several months, the Federal Reserve reduced the federal funds rate target range again in September of 2025. As a result, the Bank experienced a significant decline in the cost of interest-bearing liabilities in the first nine months of 2025 when compared to the prior year, driven primarily by the repricing of the Bank's funding sources, as the Bank began to reduce retail and commercial deposit rates and to take advantage of the inverted yield curve by rolling over maturing longer term FHLB advances and brokered deposits. At the same time, the funding mix shifted positively towards lower cost deposits, with average non-interest bearing deposits increasing by 22.2% in the first nine months of 2025 when compared to the same period in the prior year. During this period, long term rates remained above prior cycles lows, allowing the Bank to reprice existing adjustable loans and originate new loans at favorable rates, contributing to a gradual increase in the yield on interest-earning assets.

Interest and dividend income increased by \$8.1 million to \$154.0 million for the first nine months of 2025, as compared to \$146.0 million for the first nine months 2024, driven by the increase in average interest-earning assets discussed above, combined with a higher yield. The yield on total interest-earning assets was 4.69% for the nine months ended September 30, 2025, as compared to 4.55% for the same period in 2024.

Interest income on loans increased by \$6.8 million when comparing the two periods, primarily resulting from a 24 basis point increase in yield, partially offset by a 0.2% decline in average loan balances.

Securities and short-term investments, which include the Bank's cash holdings at the FRBB, accounted for 9.9% of the total average interest-earning assets for the nine months ended September 30, 2025 compared to 7.6% for the nine months ended September 30, 2024, as the Bank continued to manage its balance sheet to reduce the carrying cost of its on-balance sheet liquidity. The increase was driven by the Bank extending some liabilities at lower interest rates, which has resulted in the Bank maintaining a larger cash balance at the FRBB without incurring an immediate carrying cost. This increase was also driven, to a lesser extent, by an increase in the fair value of the Bank's equity securities portfolio when compared to the prior year. Combined income for these categories increased by \$1.2 million when comparing the two periods, primarily due to a \$107.2 million increase in combined average balances, partially offset by lower average yields. The decline in yields reflected primarily a lower interest rate on the Bank's cash held at the FRBB and a lower dividend on the FHLB stock investment.

The average rate on interest-bearing liabilities decreased to 3.76% for the first nine months of 2025 from 4.30% for the comparable period in 2024. Total interest expense decreased by \$14.4 million when comparing the nine months ended September 30, 2025 and 2024, due to lower interest rates on deposits and borrowings, partially offset by higher aggregate average balances.

Interest expense on interest-bearing deposits for the nine months ended September 30, 2025 decreased by \$10.5 million over the same period in 2024, due to a 67 basis point decrease in the weighted average rate, partially offset by an increase of \$2.9 million in average interest-bearing deposits. Beginning in 2022, the Bank observed rising market pricing for term deposits, money market accounts, and wholesale funds. This trend, which was driven by increasing short-term market rates and intense competition, both from other banks as well as the U.S. Treasury fixed income securities, stabilized in early 2024 and reversed in the second half of the year and the first nine months of 2025. During this period, the Bank continued to manage core product rates, implemented special

offerings, and continued to use wholesale time deposits to remain competitive while balancing cost versus growth.

Interest expense on borrowed funds for the first nine months of 2025 decreased by \$3.9 million as compared to the same period in 2024, primarily due to a 36 basis point decrease in the weighted average rate, partially offset by a \$1.8 million increase in average balances. The decrease in the FHLB borrowings rate was primarily driven by lower short-term market rates and the Bank's actions taken to benefit from the inverted yield curve (by extending advances).

The following tables detail components of net interest income and yields/rates on daily average earning assets/liabilities.

	Nine Months Ended September 30,					
	2024			2025		
	<u>AVERAGE BALANCE(8)</u>	<u>INTEREST</u>	<u>YIELD/ RATE (9)</u>	<u>AVERAGE BALANCE(8)</u>	<u>INTEREST</u>	<u>YIELD/ RATE (9)</u>
	(In Thousands)					
Loans (1) (2)	\$ 3,950,610	\$ 132,820	4.48 %	\$ 3,943,153	\$ 139,645	4.72 %
Securities (3) (4)	119,477	4,758	5.30	135,154	4,506	4.44
Federal Reserve and other short-term investments	206,029	8,374	5.41	297,571	9,866	4.42
Total interest-earning assets	4,276,116	145,952	4.55	4,375,878	154,017	4.69
Other assets	66,477			79,989		
Total assets	\$ 4,342,593			\$ 4,455,867		
Interest-bearing deposits (5)	\$ 2,106,667	64,658	4.09	\$ 2,109,589	54,125	3.42
Borrowed funds	1,452,606	50,361	4.62	1,454,455	46,474	4.26
Total interest-bearing liabilities	3,559,273	115,019	4.30	3,564,044	100,599	3.76
Demand deposits	349,545			427,219		
Other liabilities	14,780			16,449		
Total liabilities	3,923,598			4,007,712		
Stockholders' equity	418,995			448,155		
Total liabilities and stockholders' equity	\$ 4,342,593			\$ 4,455,867		
Net interest income		\$ 30,933			\$ 53,418	
Weighted average spread			0.25 %			0.93 %
Net interest margin (6)			0.96 %			1.63 %
Average interest-earning assets to average interest-bearing liabilities (7)	120.14 %			122.78 %		

- (1) Before allowance for credit 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.
- (7) Total interest-earning assets divided by total interest-bearing liabilities.
- (8) Average balances are calculated on a daily basis.
- (9) Annualized based on the actual number of days in the period.

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

**Nine Months Ended September 30, 2025
Compared to the Nine Months Ended September 30, 2024
Increase (Decrease)**

	Due to		Total
	Volume	Rate (In Thousands)	
Interest and dividend income:			
Loans	\$ (251)	\$ 7,076	\$ 6,825
Securities and FHLB stock	579	(831)	(252)
Federal Reserve and other short-term investments	3,236	(1,744)	1,492
Total interest and dividend income	<u>3,564</u>	<u>4,501</u>	<u>8,065</u>
Interest expense:			
Deposits	90	(10,623)	(10,533)
Borrowed funds	64	(3,951)	(3,887)
Total interest expense	<u>154</u>	<u>(14,574)</u>	<u>(14,420)</u>
Net interest income	\$ <u>3,410</u>	\$ <u>19,075</u>	\$ <u>22,485</u>

Provision for Credit Losses

At September 30, 2025, management's review of the allowance for credit losses concluded that a balance of \$28.0 million was adequate to provide for losses based upon evaluation of risk in the loan portfolio. During the first nine months of 2025, management provided \$1.0 million to achieve such an allowance for credit loss balance at September 30, 2025. Comparably, at September 30, 2024, management's evaluation of the balance of the allowance for credit losses indicated the need for a provision of \$328,000.

In the second quarter of 2025, the Bank placed a commercial real estate loan with an outstanding balance of \$30.6 million on nonaccrual, after the borrower failed to make the full payment due at maturity. This loan is secured by an entitled land development site for the second phase of a significant multifamily development in Washington, D.C. known as Banner Lane and colloquially referred to as Sursum Corda, the name of the community that formerly occupied the site. Certain performance obligations, including but not limited to the payment of real estate taxes, are unconditionally guaranteed by a large publicly traded national homebuilder as well as an affordable housing developer headquartered in New York City. A joint venture between these parties is the direct owner of the site. These parties have also conditionally guaranteed payment with respect to losses suffered in the event of certain triggers, although they did not fully guarantee all payments unconditionally. The Bank has not yet initiated any litigation with respect to the conditional guarantee, as it would first require the realization of loss, if any.

The loan was originally made with the expectation that the borrower and guarantors would obtain construction financing, including certain subsidies, for vertical construction of the second phase. The first phase of the project was under construction at origination and has subsequently been completed, occupied, and sold. The borrower and guarantors have recently sought to extend the entitlements for the site for an additional year and the Bank continues to work with the parties, as well as independently, to identify a solution that protects the Bank's interests.

With the exception of this loan, the Bank had no delinquent or non performing commercial real estate loans as of September 30, 2025. The Bank did not record any charge-offs in the first nine months of 2025 or 2024.

See Notes 1 and 6 to the accompanying interim consolidated financial statements and "Loans and Foreclosed Real Estate" included in this Management's Discussion and Analysis for additional information pertaining to the allowance for credit losses.

Other Income

Other income consists of net gain on equity securities, customer service fees on deposits, increases in the cash surrender value of bank-owned life insurance policies and miscellaneous income. Total other income was \$15.9 million for the first nine months of 2025, as compared to \$12.7 million for the same period in 2024. In the first nine months of 2025, the Bank recorded gains totaling \$15.1 million on equity securities, including \$15.0 million of unrealized gain on equity securities held at the end of the period and a \$21,000 gain recognized on equity securities sold during the period. In the first nine months of 2024, the Bank recorded gains totaling \$11.9 million on equity securities, including \$11.8 million of unrealized gains on equity securities held at the end of the period and \$45,000 of gains recognized on equity securities sold during the period.

Customer service fees on deposits were stable in the first nine months of 2025 compared to the same period in 2024. 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. This trend has subsided gradually as the Bank has eliminated the majority of these fees. 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 bank-owned life insurance also contributed to other income during the first nine months

of 2025 and 2024. The Bank held \$14.2 million in life insurance policies at September 30, 2025 as compared to \$13.9 million at September 30, 2024. The policies accrete at a variable rate of interest with minimum stated guaranteed rates. Income from these assets is fully excludable from federal income taxes and contributed \$256,000 to other income in the first nine months of 2025, as compared to \$257,000 for the same period in 2024.

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 were \$22.5 million, or an annualized 0.67% of average total assets, for the nine months ended September 30, 2025 as compared to \$21.8 million, or an annualized 0.67% of average total assets, for the same period of 2024.

Salaries and employee benefits expenses increased by \$592,000, or 4.6%, in the nine months ended September 30, 2025 compared to the same period in 2024, primarily due to annual merit-based salary increases, enhancements to our operational teams and higher payroll taxes. The number of employees increased, reflecting additional relationship managers in our SDG and additional cash management specialists that support the customer-facing business development team.

Occupancy and equipment expenses increased by \$60,000, or 4.9%, in the first nine months of 2025 compared to the same period in 2024. The increase in 2025 was primarily driven by higher rent and real estate tax expenses, combined with lower rental income recorded in the third quarter of 2025 compared to the same quarter in the prior year. The Bank owns rental apartments located above its Nantucket branch which are rented during the summer season. The rental season in 2025 was weaker when compared to the prior year.

Data processing expenses for the first nine months of 2025 increased by \$45,000, or 2.0%, when compared to the same period in 2024, driven primarily by higher core processing charges associated with improvements made to the Bank's systems and volume increases in 2024, partially offset by lower software expenses. 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. The Bank regularly adds or removes software products as it experiments with different tools to accomplish these objectives.

Deposit insurance expense for the first nine months of 2025 decreased by \$142,000 or 6.0%, when compared to the same period in 2024. The decrease was the result of a lower assessed rate, partially offset by a higher assessment base driven by the Bank's average assets growth. 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.

Marketing expenses increased by \$50,000, or 12.0%, for the first nine months of 2025 as compared to the same period in 2024, as the Bank continues to carefully manage these expenses focusing on business development for the Bank's Commercial Real Estate Group and SDG. The Bank continued to shift its marketing spending in 2025 towards supporting commercial deposit acquisition.

Foreclosure and related 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. The Bank recorded \$63,000 in foreclosure and related expenses in the nine months ended September 30, 2025 as compared to \$61,000 in the same period in 2024, reflecting the low number of delinquent and non-performing loans in both periods. At September 30, 2025, December 31, 2024 and September 30, 2024, the Bank did not own any foreclosed property.

Other general and administrative expenses, which include director fees, supplies, deposit related losses and audit-related expenses, among others, increased by \$85,000 or 3.1%, when comparing the two periods, reflecting higher audit-related expenses, legal fees, insurance expense and debit card and deposit related operational losses, partially offset by lower loan related expenses. Over the last several years, the Bank has seen a general increase in deposit-related operational losses, particularly related to check fraud, and continues to explore technical and procedural solutions to minimize this expense.

Income Taxes

The Bank recognizes income taxes under the asset and liability method in which deferred tax assets and liabilities are established for the temporary difference between the accounting basis and the tax basis of the Bank's assets and liabilities at enacted tax rates expected to be in effect when the amounts related to such temporary differences are realized or settled. The Bank's deferred tax asset is reviewed quarterly by management as to the realizability of such asset.

During the first nine months of 2025, the Bank recorded \$11.9 million, or 26.1% of pre-tax income, in tax expense as compared to \$4.7 million, or 21.7%, for the same quarter in 2024. The lower effective tax rate in the prior year was the result of \$465,000 of stock options excess tax benefit and the revision of income tax estimates recorded in the first nine months of 2024, partially offset by higher unrealized gains on equity securities - as these securities are held at a tax-advantaged subsidiary - in the first months of 2025. The

Bank recorded \$32,000 in stock option excess tax benefit in the first nine months of 2025.

BALANCE SHEET ANALYSIS

COMPARISON AT SEPTEMBER 30, 2025 TO DECEMBER 31, 2024

Assets totaled \$4.531 billion at September 30, 2025, as compared to \$4.458 billion at December 31, 2024, an increase of \$73.5 million, or 2.2% annualized. During the first nine months of 2025, the Bank continued to manage the balance of reserves held at the FRBB, in order to minimize the carrying cost of its on-balance sheet liquidity. In 2025, the Bank has carried a larger balance of cash reserves at the FRBB, as extending the wholesale funding book has allowed the Bank to operate with higher on-balance sheet liquidity without incurring an immediate carrying cost.

Securities, Short-term Investments and FHLB Stock

Securities were \$140.6 million at September 30, 2025, an increase of \$20.8 million when compared to \$119.8 million at December 31, 2024, reflecting an increase in the fair value of the equity securities portfolio and purchases made in the first nine months of 2025.

At both September 30, 2025 and December 31, 2024, the Bank held a \$3.5 million investment in the subordinated debt issued by the National Capital Bancorp Inc., a Washington, D.C.-based bank holding company which the Bank also maintains a significant equity investment, as well as additional investments made in the senior notes and subordinated debt of other financial institutions. These investments are included in securities held to maturity on the Consolidated Balance Sheets. To the extent permissible under Massachusetts law, the Bank decides whether to hold these securities at the Bank or in a tax-advantaged subsidiary in order to reduce taxable income.

At September 30, 2025, equity securities accounted for approximately 95% of the investment portfolio. At September 30, 2025, the Bank held a \$9.0 million investment in the CRA Fund, a mutual fund which invests in securities which qualify under the CRA securities test. Additionally, the portfolio included \$125.1 million in marketable common equity securities. The Bank's marketable 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 investments in the financial services and technology areas.

During the third quarter of 2025, the Bank's portfolio of securities reportable under Section 13(f) of the Securities Exchange Act of 1934 exceeded \$100.0 million for the first time. This does not represent the entirety of the Bank's marketable equity securities, as the Bank's holdings that are traded "Over the Counter" are exempt for reporting under Section 13(f). As a result, the Bank expects to begin filing an itemized listing of its Section 13(f) securities on Form 13(f) beginning in the first quarter of 2026.

A breakdown of the marketable equity securities portfolio per industry follows:

	December 31, 2024		September 30, 2025	
	Amount	Percent	Amount	Percent
(Dollars in Thousands)				
Payments	\$ 27,751	27 %	\$ 29,806	24 %
Technology	26,776	26	36,210	29
Insurance	20,150	19	22,999	19
Banking	22,494	21	27,473	22
Credit Ratings/Data	5,915	6	5,815	4
Others	1,489	1	2,795	2
Total	<u>\$ 104,575</u>	<u>100 %</u>	<u>\$ 125,098</u>	<u>100 %</u>

The Bank receives three 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 deploy capital 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. Three, to the extent the Bank holds these investments in a tax-advantaged subsidiary, the Bank benefits from a favorable state tax treatment under Massachusetts law.

As a member of the FHLB of Boston, the Bank is required to hold a Membership Stock Investment plus an Activity-based Stock Investment in the FHLB, which is based primarily on the amount of FHLB borrowings. The Bank recorded dividends on FHLB stock totaling \$1.1 million and \$3.4 million for the three and nine months ended September 30, 2025, as compared to \$1.3 million and \$3.8 million for the same periods in 2024. The decrease reflects primarily a lower dividend rate received on FHLB stock held for the three and nine months ended September 30, 2025 as compared to the prior year. At September 30, 2025, the Bank held \$63.1 million in FHLB stock compared to \$61.0 million at December 31, 2024.

Loans and Foreclosed Real Estate

During the first nine months of 2025, net loans outstanding increased by \$40.1 million to \$3.914 billion, from \$3.874 billion at December 31, 2024, attributable primarily to originated loans of \$391.6 million, partially offset by payoffs and amortization. Comparably, loan originations for the same period in 2024 were \$195.3 million. At September 30, 2025, net loans outstanding represented 86% of assets, as compared to 87% at December 31, 2024. Mortgage loans continue to account for more than 99% of the loan portfolio. While the Bank's lending activities are focused in Massachusetts, the WMA and the SFBA, the Bank may, on an exceptional basis, make loans secured by properties in other markets to accommodate commercial banking customers' needs. These are reflected in the Other Market category in the table below. As of September 30, 2025, the Bank had a single loan in this category.

A breakdown of the originated loan by geography follows:

	Nine Months Ended September 30, 2024		Nine Months Ended September 30, 2025	
	Amount	Percent	Amount	Percent
(Dollars in Thousands)				
Massachusetts	\$ 139,676	71 %	\$ 258,957	66 %
Washington Metropolitan Area	50,418	26	128,298	33
San Francisco Bay Area	5,200	3	2,890	1
Other Market	—	—	1,500	—
Total	<u>\$ 195,294</u>	<u>100 %</u>	<u>\$ 391,645</u>	<u>100 %</u>

A breakdown of the the originated loan by geography for the last five quarters follows:

	Three months ended,				
	September 30, 2024	December 31, 2024	March 31, 2025	June 30, 2025	September 30, 2025
(Dollars in Thousands)					
Massachusetts	\$ 46,628	\$ 66,788	\$ 94,599	\$ 117,764	\$ 46,594
Washington Metropolitan Area	12,090	99,600	72,725	34,968	20,605
San Francisco Bay Area	5,200	3,600	1,650	1,200	40
Other Market	—	—	—	1,500	—
Total	<u>\$ 63,918</u>	<u>\$ 169,988</u>	<u>\$ 168,974</u>	<u>\$ 155,432</u>	<u>\$ 67,239</u>

A breakdown of the outstanding loans by geography follows:

	December 31, 2024		September 30, 2025	
	Amount	Percent	Amount	Percent
(Dollars in Thousands)				
Massachusetts	\$ 2,560,988	66 %	\$ 2,541,966	65 %
Washington Metropolitan Area	1,213,932	31	1,274,504	32
San Francisco Bay Area	125,722	3	123,826	3
Other Market	—	—	1,483	—
Total	<u>\$ 3,900,642</u>	<u>100 %</u>	<u>\$ 3,941,779</u>	<u>100 %</u>

WMA: The Bank began making commercial real estate loans in the WMA in late 2016, after several years of research and preparation. The Bank had also held direct equity investments in other WMA area banks prior to entering the market operationally. In 2019, the Bank opened a commercial lending office at 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., renovated the property, and opened a commercial banking office in 2022. The Bank has a senior commercial real estate lender based in the WMA, along with two relationship managers from its SDG. When needed, the Bank also utilizes Boston-based staff in its Commercial Real Estate Group and SDG with experience in the WMA, on a fly-away basis from its corporate office.

The Bank originally 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 one of 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. 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. With eight 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 did not initially make commercial construction loans in this market, as these loans have a higher level of inherent risk. As the Bank developed greater familiarity with the market and the portfolio grew, the Bank made the investment in the operational capacity to originate and manage such loans in the WMA and the Bank now originates the full range of commercial mortgages in Washington. For similar reasons, the Bank initially delayed originating residential owner occupant loans in the WMA, but as the Bank's customer base has grown, the Bank has seen some demand for this service. In 2023, the Bank began offering such loans to existing commercial and private clients of the Bank in the WMA.

SFBA: The San Francisco Bay Area is the Bank's newest and smallest market, having begun operations in 2021 with a focus on commercial real estate customers and commercial and nonprofit deposit relationships. The Bank relied on Boston and WMA-based staff to cover the initial operations in this market. The Bank has a commercial real estate lender based in the SFBA, along with two relationship managers from its SDG. The Bank does not have a retail branch in this market. The Bank built the operational framework for originating commercial real estate loans in the SFBA and began engaging with prospective customers in 2021. The Bank closed its first loan in the SFBA in 2021 and continued to originate loans in 2022, and to a lesser extent, in 2023, 2024 and 2025.

This initiative builds on several years of research and direct equity investments that provided the Bank with exposure and insight into the SFBA real estate and banking markets, but the Bank's long-term plans were accelerated to capitalize the pandemic-related disruption in those markets. The Bank continues to believe that the most attractive markets for its business are coastal, urban, gateway cities with substantial wealth, favorable demographics, substantial multifamily real estate, and consolidation among small and mid-sized banks. The Bank initially focused on both investor and owner-occupied commercial real estate and multifamily properties, but now offers owner-occupied residential loans to its clients as well.

Originations in the SFBA have been materially lower since the Bank initiated operations when compared to the WMA and Boston markets. This is largely the product of the changes in market conditions in 2023 and 2024 in the SFBA market, as opposed to a deliberate choice by the Bank to alter its approach to the marketplace. There were some SFBA market-specific conditions in 2023, including disruption in the local banking market and several well-publicized portfolios of distressed multifamily properties, that appear to have had a differential impact on the SFBA multifamily market. The Bank continues to engage actively with prospective customers in the SFBA for both lending and deposit opportunities.

All underwriting and approval processes across all markets are identical to those utilized in the Boston market and all loans are reviewed and approved by the Bank's Executive Committee and when larger than \$2.0 million, by the Bank's full Board of Directors. A member of the Executive Committee performs a site visit for every collateral property. The Bank has retained local counsel in both markets 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 consulting firm in Boston, Washington, D.C., and San Francisco for environmental assessments and property condition reports to ensure quality of execution and to manage risk. This firm also performs seismic risk assessments in San Francisco for the Bank. The Bank generally requires that all third-party assessments are conducted by the Bank's consultants and will not generally accept reports ordered separately by a borrower. 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 customers with cross-holdings across these markets.

Commercial real estate loans by collateral type at December 31, 2024 and September 30, 2025 , are as follows:

	<u>December 31, 2024</u>		<u>September 30, 2025</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
	(Dollars in Thousands)			
Multifamily (5+)	\$ 1,149,227	36 %	\$ 1,201,685	36 %
Residential (1-4)	485,114	15	475,356	14
Office	484,757	15	405,464	12
Mixed use	555,284	17	684,049	21
Retail	303,520	9	304,379	9
Industrial	130,978	4	117,697	4
Land	59,086	2	54,172	2
Others	64,133	2	69,041	2
Total	<u>\$ 3,232,099</u>	<u>100 %</u>	<u>\$ 3,311,843</u>	<u>100 %</u>

Mixed-use properties generally consist of urban properties which combine a substantial multifamily use with street level retail or office uses, but may include properties which combine different non-residential purposes.

Loans are carried net of the allowance for credit losses. The allowance is maintained at a level to absorb losses within the loan portfolio. At September 30, 2025, the allowance for credit losses had a balance of \$28.0 million, as compared to \$27.0 million at December 31, 2024. The allowance for credit losses represented 0.71% of gross loans as of September 30, 2025, as compared to 0.69% at December 31, 2024.

The Bank's non-performing assets consist of non-accrual loans and foreclosed real estate. At September 30, 2025, there were seven loans classified as non-accrual totaling \$32.1 million as compared to seven non-accrual loans totaling \$1.5 million at December 31, 2024. In the second quarter of 2025, the Bank placed a commercial real estate loan with an outstanding balance of \$30.6 million on nonaccrual, after the borrower failed to make the full payment due at maturity. This loan is secured by an entitled development site for a significant multifamily development in Washington, D.C. and has an associated conditional guarantee from a large national homebuilder and an affordable housing developer. With the exception of this loan, the Bank had no delinquent or non performing commercial real estate loans as of September 30, 2025. At September 30, 2025, non-performing assets were 0.71% of total assets, as compared to 0.03% at December 31, 2024. At September 30, 2025 and December 31, 2024, the Bank had no foreclosed assets. 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.

Management believes that its loans classified as non-accrual are significantly collateralized, pose minimal risk of loss to the Bank, and the allowance for credit losses allocated to these loans is sufficient to absorb such losses, if any. However, management continues to monitor the loan portfolio and additional reserves will be recorded if necessary.

Below is a summary of non-performing assets:

	December 31, 2024	September 30, 2025
	(Dollars in Thousands)	
Non-accrual loans:		
Residential real estate	\$ 924	\$ 600
Commercial real estate	—	30,638
Home equity	597	834
Total non-accrual loans	<u>1,521</u>	<u>32,072</u>
Foreclosed real estate	—	—
Total non-performing assets	<u>\$ 1,521</u>	<u>\$ 32,072</u>
Percent of non-accrual loans to:		
Total loans	0.04 %	0.81 %
Total assets	0.03 %	0.71 %
Percent of non-performing assets to:		
Total loans and foreclosed real estate	0.04 %	0.81 %
Total assets	0.03 %	0.71 %
Allowance for credit losses to total loans	0.69 %	0.71 %

Other Assets

The Bank held \$14.2 million in bank-owned life insurance at September 30, 2025, as compared to \$14.0 million at December 31, 2024. The \$256,000 increase during the first nine months of 2025 is due to increases in the cash surrender value of policies insuring the life of the Bank's Chief Executive Officer. The policies 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 September 30, 2025, one of three issuers was rated at or above Bank guidelines. Of the other two issuers, one retained a rating from A.M. Best two notches below Bank guidelines at B++ (with a negative outlook), while the other retained a rating from Moody's and Fitch one notch below Bank guidelines at A3 and A-, respectively (with a positive outlook).

As of September 30, 2025, both the right-of-use ("ROU") asset and corresponding lease liability related to operating leases for two of the Bank's banking offices were \$1.3 million. In the third quarter of 2025, the Bank extended the lease for its Boston branch and re-measured the ROU asset and corresponding operating lease liability. The ROU asset is included in other assets and the lease liability is included in other liabilities in the Consolidated Balance Sheets.

As of September 30, 2025, the Bank held a \$2.4 million investment in the common stock of Founders Bank, a de novo bank in Washington, D.C. This balance includes a \$50,000 unrealized gain recognized on the initial \$1.0 million investment, based upon the subscription price of the second investment round in 2022. The Bank remains the largest shareholder of Founders Bank. This investment represents a non-marketable equity security and is included in other assets on the Consolidated Balance Sheets.

As of September 30, 2025, other assets included a \$812,000 investment in the Washington Housing Initiative, a CRA investment vehicle that provides low cost loans to acquire and develop affordable workforce housing in Washington D.C. and a \$5.0 million

investment in the San Francisco Housing Accelerator Fund, a CRA investment vehicle that provides low cost loans to acquire and develop affordable workforce housing in San Francisco.

Deposits

Total deposits increased by \$3.9 million to \$2.496 billion at September 30, 2025, from \$2.492 billion at December 31, 2024. Non-certificate accounts, which include regular, money market, NOW and demand deposits, decreased by \$7.3 million, or 0.6%, from December 31, 2024 to September 30, 2025, while certificate balances increased by \$11.2 million, or 0.9%. The decrease in non-certificate accounts was the net result of a decrease in money market account balances - driven by customer needs, partially offset by significant growth in demand deposit accounts. The Bank continues to invest in new relationship managers for the SDG and focus on developing and deepening deposit relationships with new and existing commercial and non-profit customers. The increase in certificate account balances primarily reflects a \$10.5 million increase in wholesale time deposits, which includes both brokered and Internet listing services time deposits, combined with \$692,000 growth in retail and commercial time deposits, as the Bank continued to focus on improving retention of maturing deposits while continuing to offer competitive rates. Non-certificate accounts represent 50.6% of total deposits at September 30, 2025 as compared to 50.9% at December 31, 2024.

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. At times, the Bank also faces direct and indirect competition from fixed income securities such as U.S. Treasury bills or non-bank financial services companies with access to the Federal Reserve's Overnight Reverse Repurchase Facility. 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 for 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 September 30, 2025, the Bank had \$505.4 million in deposits from these sources, as compared to \$494.9 million at December 31, 2024. The increase was primarily driven by brokered time deposits, and to a lesser extent Internet listing services deposits. The percentage of the Bank's wholesale funding allocated to Internet listing services deposits remains significantly below the Bank's long term average, reflecting less attractive conditions on this market since early 2022. The Bank carefully manages its wholesale funding mix allocation based on market conditions to reduce the Bank's cost of interest-bearing liabilities and minimize the negative effect of elevated short-term rates on the Bank's net interest margin, while capturing the benefit of declining rates. In doing this, the Bank takes into consideration each funding source's interest rate, broker commission and FDIC insurance assessment implications (as applicable), speed of execution as well as the operational characteristics. 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.

Below is a summary of deposits:

	Deposit Balances by Type			
	December 31, 2024	% of Total	September 30, 2025	% of Total
	(Dollars in Thousands)			
Non-certificate accounts				
Regular	\$ 72,928	2.9 %	\$ 67,845	2.7 %
Money market deposits	787,033	31.6	744,558	29.8
NOW	12,274	0.5	17,300	0.7
Demand	397,469	16.0	432,653	17.4
Total non-certificate accounts	<u>1,269,704</u>	<u>51.0</u>	<u>1,262,356</u>	<u>50.6</u>
Term certificates of less than \$250,000	828,422	33.2	825,401	33.0
Term certificates of \$250,000 or more	393,969	15.8	408,199	16.4
Total certificate accounts	<u>1,222,391</u>	<u>49.0</u>	<u>1,233,600</u>	<u>49.4</u>
Total deposits	<u>\$ 2,492,095</u>	<u>100.0 %</u>	<u>\$ 2,495,956</u>	<u>100.0 %</u>

Borrowings

FHLB advances were \$1.526 billion, or 33.7% of total assets, at September 30, 2025, as compared to \$1.497 billion, or 33.6% of total assets, at December 31, 2024. The Bank continued to manage its wholesale funding mix opportunistically during the first nine months of 2025. During this period, borrowings increased by \$29.5 million, as the Bank used FHLB advances to fund balance sheet growth. Since late 2023, the Bank has somewhat extended the duration of its FHLB Regular Advances to capture the benefit of the FHLB curve inversion and, to a lesser extent, to protect against a slower pace of decline - or an unlikely increase - in short-term market rates. Additionally, at September 30, 2025, the Bank had \$785.0 million in FHLB HLB-Option Advances outstanding. These are 3-year, 4-year, 5-year and to a lesser extent 7-year original maturity fixed rate advances callable quarterly by the FHLB after an initial lockout period of three months, which provide the Bank with a lower fixed rate in exchange for the call option granted to the FHLB. At September 30, 2025, the Bank had \$30.0 million, \$335.0 million, \$375.0 million and \$45.0 million in HLB-Option Advances outstanding, with original maturities in 2027, 2028, 2029 and 2030, respectively, all of which were past their lockout periods and were callable by the FHLB in the fourth quarter of 2025. Management does not expect these advances to be called in the current environment.

Derivatives and Hedging

As of September 30, 2025, the Bank was party to a forward starting interest rate collar that was designated as a cash flow hedge. This cash flow hedge, which has a notional amount of \$25.0 million and was executed to hedge the interest rate risk associated with short-term FHLB advances indexed to the Secured Overnight Financing Rate ("SOFR"), has a starting date in March of 2026 and a term of two and one-half years. The cap and floor rates on this contract are 4.50% and 1.00%, respectively.

The Bank continues to explore ways to manage certain types of tail risk utilizing derivatives, given the overall liability sensitivity of the Bank's balance sheet and business model.

Liquidity and Capital Resources

In order to ensure the Bank has sufficient liquidity to fund its lending operations, off-balance sheet commitments and contractual obligations, the Bank maintains an adequate level of readily available liquidity, both on and off-balance sheet.

The Bank also assesses its liquidity position regularly 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 has no contractual maturity, or is subject to early repayment or redemption at the discretion of the issuer or customer, cash flows can be difficult to predict. Generally, these rights are exercised when it is most financially favorable to the issuer or customer.

Marketable common equity holdings, although generally highly 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 the first nine months of 2025, prepayment rates were slightly higher when compared to the same period in 2024. The Bank has observed a gradual trend towards normalizing prepayment rates, particularly in commercial real estate loans (including turnover in the construction portfolio).

The Bank invests in key executive life insurance policies that are illiquid during the life of the executive. Such policies totaled \$14.2 million, or less than 1% of total assets, at September 30, 2025.

Non-certificate deposit balances can generally be withdrawn from the Bank at any time. 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.

Time certificates of deposit, which have predefined maturity dates, have different redemption characteristics based on their nature. Retail certificates of deposit, subject to early redemption penalties, can 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 had \$1.234 billion in time deposits outstanding at September 30, 2025, of which \$1.212 billion have a contractual maturity within one year.

At September 30, 2025, \$741.3 million of the Bank's borrowings were fixed in terms of maturity and \$785.0 million were callable by the FHLB during the third quarter of 2025. The Bank had no amortizing advances as of September 30, 2025.

The Bank also monitors its off-balance sheet items. At September 30, 2025, the Bank had approximately \$343.5 million in commitments to extend credit, as compared to \$378.1 million at December 31, 2024. The Bank also has commitments for data processing agreements totaling \$12.7 million at September 30, 2025. In the third quarter of 2025, the Bank renegotiated and extended certain elements of the Bank's core processor contract with Fiserv until June of 2031, entered into a new contract for an open application programming interface (API) layer, obtained the option to cancel other elements of the contract in advance of contract maturity, and entered into a 5 year agreement with another provider for the Bank's commercial and retail online banking platform.

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 365-day horizon, the level of price-sensitive 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 September 30, 2025, each measurement was within predefined Bank guidelines, with the exception of the loan to deposit ratio and the dependency ratio, which were above the guidelines. The loan to deposit ratio has increased in recent years driven primarily by the significant growth in the loan portfolio in 2022, and to a lesser extent in 2023, and the modest deposit growth by comparison. This ratio has also been impacted by the Bank's allocation of the wholesale funding mix between wholesale deposits and borrowings - particularly by management's deliberate actions to replace maturing Internet listing services time deposits with lower rate FHLB advances during the recent cycle. The Bank's initial source of liquidity is cash and cash equivalents which were \$360.0 million, or 7.9% of total assets, at September 30, 2025. Virtually all cash and cash equivalents are held in overnight cash balances at the FRBB, which are immediately accessible for liquidity. The Bank carefully monitors these overnight cash balances to minimize the carrying cost of on-balance sheet liquidity.

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 and is eligible to access the FRBB discount window.

The FHLB does not accept certain types of real estate loans and establishes certain limits on borrowing activity, including a limitation on commercial real estate collateral discounted value up to two times the Bank's GAAP shareholders' equity and an overall limit of total extension of credit up to 40% of the Bank's total assets. This latter limit, which was lowered from 50% by the FHLB in early 2024, applies to all members. In 2024, the FHLB adopted a framework that establishes this limit based upon an assessment of a member's credit category, going from 40% for members in category "1" to 5% for members in category "4".

This dual relationship with the FHLB and FRBB provides the Bank with the flexibility to maximize available capacity and to access immediately available liquidity using the FRBB discount window if the FHLB was unavailable to provide liquidity or were to establish more stringent limits in the future. The Bank actively pledges new collateral as loans are originated and manages the collateral allocation between the FHLB and the FRBB to maximize borrowing capacity. In aggregate, the Bank had available borrowing capacity of \$843.3 million from these sources at September 30, 2025, as compared to \$866.6 million at December 31, 2024.

As of September 30, 2025, the Bank can borrow up to approximately \$1.816 billion from the FHLB 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. At September 30, 2025, the Bank had \$1.526 billion in advances outstanding from the FHLB and had \$284.8 million in available unused capacity (net of accrued interest on outstanding advances). This compares to an unused capacity of \$296.7 million at December 31, 2024. The FHLB unused capacity decreased in the first nine months of 2025 as a result of a \$29.3 million increase in outstanding advances, partially offset by an increase in gross capacity, as the Bank manages collateral to maximize capacity while staying within the 40% limit discussed above.

At September 30, 2025, the Bank can borrow up to \$558.5 million by accessing the FRBB Discount Window, based on the Bank's available qualified collateral which consists primarily of HELOCs, one-to-four-family residential mortgage loans, multifamily residential property, construction and commercial mortgage loans. The Bank initially obtained approval to pledge HELOCs, and in 2023, obtained approval and began pledging commercial and residential real estate loans. In the first quarter of 2024, the Bank obtained approval to pledge additional loans to the FRBB in anticipation of the FHLB 40% cap adoption, and transferred collateral from the FHLB to the FRBB. At September 30, 2025 the Bank did not have any advances outstanding at the FRBB and had \$558.5 million in available unused capacity. This compares to an unused capacity of \$570.0 million at December 31, 2024. The FRBB unused capacity decreased by \$11.4 million in the first nine months of 2025.

The Bank obtains the necessary capital to support its current and future requirements from the retained earnings generated through its operations.

At September 30, 2025, the Bank had capital of \$461.7 million, or 10.2% of total assets, as compared to \$431.8 million, or 9.7% of total assets, at December 31, 2024. During the nine months ended September 30, 2025, stockholders' equity increased by \$30.0 million due primarily to net income for the period of \$33.8 million, partially offset by the declaration of dividends of \$1.89 per share, which reduced capital by \$4.1 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 at September 30, 2025 and December 31, 2024.

The following table details the Bank's actual capital ratios and minimum regulatory ratios as of December 31, 2024 and September 30, 2025.

	Actual			Minimum Capital Requirement*			Minimum To Be Well Capitalized Under Prompt Corrective Actions Provisions		
	Amounts		Ratio	Amounts		Ratio	Amounts		Ratio
	(Dollars in Thousands)								
<u>December 31, 2024</u>									
Total Capital to Risk-Weighted Assets	\$	458,735	13.90 %	\$	346,598	10.50 %	\$	330,094	10.00 %
Common Equity Tier 1 Capital to Risk-Weighted Assets		431,755	13.08		231,066	7.00		214,561	6.50
Tier 1 Capital to Risk-Weighted Assets		431,755	13.08		280,580	8.50		264,075	8.00
Tier 1 Capital to Average Assets		431,755	9.87		175,028	4.00		218,785	5.00
<u>September 30, 2025</u>									
Total Capital to Risk-Weighted Assets	\$	489,722	14.48 %	\$	355,146	10.50 %	\$	338,234	10.00 %
Common Equity Tier 1 Capital to Risk-Weighted Assets		461,717	13.65		236,764	7.00		219,852	6.50
Tier 1 Capital to Risk-Weighted Assets		461,717	13.65		287,499	8.50		270,587	8.00
Tier 1 Capital to Average Assets		461,717	10.25		180,193	4.00		225,241	5.00

* Minimum risk-based regulatory capital ratios and amounts at December 31, 2024 and September 30, 2025 include the applicable minimum risk-based capital ratios and capital conservation buffer of 2.5%

Item 3 – 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 maximize the Bank's net interest income through the economic cycle while minimizing, 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 composed 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. Management believes that there have been no material changes in the interest rate risk reported in the Bank's Annual Report on Form 10-K for the fiscal year ended December 31, 2024, filed with the Federal Deposit Insurance Corporation. The information is contained in the Form 10-K within the section "Quantitative and Qualitative Disclosures About Market Risk."

Item 4 – Controls and Procedures

(a) 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 September 30, 2025, 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 provide only reasonable assurance of achieving their objectives and management necessarily 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 September 30, 2025, the CEO and CFO concluded that, as of such date, the Bank's disclosure controls and procedures were effective at the reasonable assurance level.

(b) Changes in Internal Control

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 September 30, 2025 that have materially affected, or are reasonably likely to materially affect, the Bank's internal control over financial reporting.

PART II – OTHER INFORMATION

Item 1 – Legal Proceedings

The Bank is involved, from time to time, as plaintiff or defendant in various legal actions arising in the normal course of business and typically related to loan collection activities. As of September 30, 2025, 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 the Bank's financial condition or results of operations.

Item 1A – Risk Factors

There have generally been no material changes to the nature of the risk factors previously disclosed in the Bank's most recent Form 10-K for the year ended December 31, 2024 filed with the FDIC, other than the one discussed below.

Inflationary pressures and rising prices may affect our results of operations and financial condition and a downturn in local economic conditions could negatively impact the Bank's business. The Bank, in its Form 10-K, outlined the potential risks to the Bank's business from certain macroeconomic forces, including but not limited to the impact of inflationary pressures on the Bank's financial condition. Since the filing of the Form 10-K, the U.S. government has announced a variety of new tariffs on goods imported to the United States from overseas. The Bank has had difficulty assessing the size, scope, nature, and applicability of these proposed tariffs. To the extent that they are implemented, they would be the largest increase in U.S. tariff rates in several generations and could have a materially adverse impact on the U.S. economy, both directly and via the implementation of retaliatory tariffs by foreign trading partners. The mechanism by which macroeconomic deterioration could impact the Bank's operations is further outlined in Form 10-K.

Item 2 – Unregistered Sales of Equity Securities and Use of Proceeds

None.

Item 3 – Defaults Upon Senior Securities

None.

Item 4 – Mine Safety Disclosures

Not applicable.

Item 5 – Other Information

None.

Item 6 – Exhibits

Exhibit No.

31.1	Certifications – Chief Executive Officer
31.2	Certifications – Chief Financial Officer
32.1	Certification Pursuant to 18 U.S.C. §1350 – Chief Executive Officer
32.2	Certification Pursuant to 18 U.S.C. §1350 – Chief Financial Officer

SIGNATURES

Pursuant to the requirements 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

Date: November 5, 2025

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

Date: November 5, 2025

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

CERTIFICATIONS

EXHIBIT 31.1

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

1. I have reviewed this quarterly report on Form 10-Q of the 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:
 - 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: November 5, 2025

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

CERTIFICATIONS

EXHIBIT 31.2

I, Cristian A. Melej, certify that:

1. I have reviewed this quarterly report on Form 10-Q of the 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:
 - 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: November 5, 2025

/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 Quarterly Report on Form 10-Q of Hingham Institution for Savings (the “Bank”) for the fiscal quarter ended September 30, 2025, 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: November 5, 2025

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 Quarterly Report on Form 10-Q of Hingham Institution for Savings (the “Bank”) for the fiscal quarter ended September 30, 2025, 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: November 5, 2025