



CRA Public File



Memo

To: CRA File
From: Andy Wagner
Date: June 30, 2024
Re: CRA Written Public Comments

At this time, there have been no written comments received from the public for the current calendar year or each of the prior two calendar years that specifically relate to the bank's performance in helping to meet community credit needs, and any response to the comments by the bank, if neither the comments nor the responses contain statements that reflect adversely on the good name or reputation of any persons other than the bank or publication of which would violate specific provisions of law.

This memo will be updated when the above information changes.

PUBLIC DISCLOSURE

September 13, 2021

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Security State Bank
Certificate Number: 13232

1930 South Gold Street
Centralia, Washington 98531

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
San Francisco Regional Office

25 Jessie Street at Ecker Square, Suite 2300
San Francisco, California 94105

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

TABLE OF CONTENTS

INSTITUTION RATING	1
DESCRIPTION OF INSTITUTION	2
DESCRIPTION OF ASSESSMENT AREAS.....	3
SCOPE OF EVALUATION	4
CONCLUSIONS ON PERFORMANCE CRITERIA	5
DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW	8
NON-MSA ASSESSMENT AREA - Full-Scope Review.....	9
THURSTON ASSESSMENT AREA - Limited-Scope Review.....	14
APPENDICES	17
INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA	17
GLOSSARY	18

INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The Lending Test is rated Satisfactory.

The loan-to-deposit (LTD) ratio is reasonable, considering seasonal variations and taking into account lending-related activities, given the institution's size, financial condition, and assessment area (AA) credit needs. A majority of loans and other lending-related activities are in the institution's AA; the geographic distribution of loans reflects reasonable dispersion throughout the AA; and the distribution of borrowers reflects, given the demographics of the AAs, reasonable penetration among businesses of different sizes. Lastly, the institution did not receive any substantiated complaints about its performance meeting AA credit needs during the review period; therefore, this factor did not affect the Lending Test rating.

The Community Development Test is rated Satisfactory.

The institution's community development (CD) performance demonstrates adequate responsiveness to CD needs in its AAs through CD loans, qualified investments, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AAs.

DESCRIPTION OF INSTITUTION

Security State Bank (SSB) is a community bank headquartered in Centralia, Washington. The institution is wholly-owned by Security State Corporation, a one-bank holding company. SSB's single subsidiary, Security State Mortgage, acts solely as a broker for secondary market home mortgages; therefore, all lending activity in this evaluation is directly from the institution. SSB did not open or close any branches or engage in any merger or acquisition activity during the review period. The institution received an "Outstanding" rating at its prior FDIC CRA Evaluation, dated November 26, 2018, based on Interagency Intermediate Small Institution Examination Procedures.

SSB operates 12 full-service branches in south-coastal Washington. While the bank remains primarily focused on commercial real estate lending, the bank also originates a limited amount of agricultural, consumer, and residential real estate loans. The bank also offered Small Business Administration (SBA) Paycheck Protection Program (PPP) loans during the evaluation period, originating 491 loans totaling \$43.1 million throughout 2020 and 2021. Congressional action created the PPP in 2020 to help businesses keep their workforce employed during the coronavirus pandemic. As the program was especially targeted to assist low- and moderate-income (LMI) owned, very small, and/or underserved businesses, PPP loans were particularly critical to the stabilization of SSB's AA during the review period.

Deposit services include traditional personal and business checking and savings accounts as well as personal money market and individual retirement accounts and certificates of deposit. Alternative banking services include online, mobile, and telephone banking, including remote deposit capabilities.

SSB's assets totaled \$648.0 million as of June 30, 2021, including \$212.3 million in total loans and \$15.6 million in total securities. Deposits as of the same date totaled \$571.4 million. The following table details the distribution of SSB's loan portfolio.

Loan Portfolio Distribution as of 06/30/2021		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	13,779	6.5
Secured by Farmland	10,887	5.1
Secured by 1-4 Family Residential Properties	22,280	10.5
Secured by Multifamily (5 or more) Residential Properties	21,064	9.9
Secured by Nonfarm Nonresidential Properties	97,156	45.8
Total Real Estate Loans	165,166	77.8
Commercial and Industrial Loans	35,300	16.6
Agricultural Production and Other Loans to Farmers	1,287	0.6
Consumer Loans	5,909	2.8
Obligations of State and Political Subdivisions in the U.S.	5,866	2.8
Other Loans	82	0.0
Lease Financing Receivable (net of unearned income)	-	-
Less: Unearned Income	(1,329)	(0.6)
Total Loans	212,281	100.0
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affected the bank's ability to meet the AA credit needs over the review period.

DESCRIPTION OF ASSESSMENT AREAS

SSB's AA is unchanged from the prior evaluation and is delineated as follows:

Description of Assessment Areas	
Assessment Area	Counties
Non-MSA	Lewis, Grays Harbor*, and Pacific* counties
Thurston	Thurston County*

*Source: Bank Data; * designates partial county*

Examiner review of AA partial geographies did not identify the arbitrary exclusion of LMI geographies or individuals or any conspicuous gaps in lending. Refer to individual AAs for additional detail.

SCOPE OF EVALUATION

General Information

Examiners utilized the Interagency Intermediate-Small Institution Examination Procedures to assess SSB’s CRA performance. This evaluation covers the period from the prior evaluation, dated November 26,2018, through the current evaluation date of September 13, 2021.

Assessment Area Breakdown of Loans, Deposits, and Branches						
Assessment Area	Loans*		Deposits		Branches	
	\$ (000s)	%	\$ (000s)	%	#	%
Non-MSA AA	8,138	91.5	553,888	96.9	11	90.9
Thurston AA	754	8.5	17,478	3.1	1	0.9
Total	8,892	100.0	571,366	100.0	12	100.0
<i>Source: Bank Data; FDIC Summary of Deposits (06/30/2021) ; *sampled small business loan volume only</i>						

As shown in the above table, the Non-MSA AA contains the majority of lending activity, deposits, and branch locations. Therefore, the AA was evaluated using full-scope procedures and carries more weight in determining overall conclusions. Limited-scope procedures were used for the Thurston AA, as the area received a full-scope review at the prior performance evaluation.

Activities Reviewed

Based on the bank’s business strategy and the number and dollar of loans originated during the evaluation period, small business loans represent SSB’s primary product line. The institution originated a minimal number of home mortgage and small farm loans during the review period and did not request inclusion of consumer loans; therefore, these loan types are excluded from the evaluation.

The institution is not required to collect or report CRA data; therefore, a sample of small business and small business PPP loans eligible for analysis under the Lending Test originated in 2020 were selected as follows:

Loan Type	Universe		Sampled	
	#	%	#	%
Small Business Loans	114	27.3	48	44.8
PPP Loans	304	72.7	59	55.2
Total	418	100.0	107	100.0

Though sampled separately, PPP loans are combined with small business loans and compared against relevant D&B demographic data to form Lending Test conclusions. While lending by both number and dollar volume was analyzed, performance by number of loans carries greater weight, as it provides a better representation of the number of businesses served.

All CD loans, investments, and services from the prior evaluation, dated November 26, 2018, through the current evaluation date were considered in forming overall Community Development

Test conclusions and are presented in this evaluation.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Lending Test performance is “Satisfactory.”

Loan-to-Deposit Ratio

The LTD ratio is reasonable, considering seasonal variations and taking into account lending-related activities, given the institution’s size, financial condition, and AA credit needs. SSB’s average net LTD declined over the 11 quarters of the review period, from a high of 53.9 percent as of December 31,2018, to a low of 35.9 percent as of June 30,2021. Shrinkage is primarily due to deposit growth as a result of pandemic-related economic impact payments made to consumers in 2020 and 2021. The institution’s average net LTD is generally lower than that of similarly-situated institutions, selected based on asset size, product mix, and market area, but not to an unreasonable degree; see the following table.

Average Net Loan-to-Deposit Ratio Comparison		
Institution	Assets as of 06/30/2021 \$(000s)	Average Net LTD Ratio %
Security State Bank	648,008	45.8
Similarly-Situated Institution #1	542,866	42.0
Similarly-Situated Institution #2	1,290,111	80.3
Similarly-Situated Institution #3	583,272	65.8
Similarly-Situated Institution #4	1,053,401	56.9

Source: Reports of Condition and Income 12/31/2018 - 06/30/2021

Assessment Area Concentration

A majority of small business loans are in the institution’s AA; see the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Business										
2020	93	86.9	14	13.1	107	8,892	76.6	2,724	23.5	11,616
Subtotal	93	86.9	14	13.1	107	8,892	76.5	2,724	23.5	11,616
Total	93	86.9	14	13.1	107	8,892	76.5	2,724	23.5	11,616

Source: Bank Data: Due to rounding, totals may not equal 100.0%

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the AA. Performance in both AAs is consistent with this conclusion. Neither AA includes any low-income census tracts (CTs); therefore, SSB's performance is based solely on lending to moderate-income CTs.

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes. Performance in both AAs is consistent with this conclusion.

Response to Complaints

The institution has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

COMMUNITY DEVELOPMENT TEST

Community Development Test performance is "Satisfactory." The institution's CD performance demonstrates adequate responsiveness to CD needs in its AAs through CD loans, qualified investments, and CD services, as appropriate, considering the institution's capacity and the need and availability of such opportunities for CD in the institution's AA.

Community Development Loans

SSB's CD lending volume is generally in line with similarly-situated institutions and represents 5.1 percent of average assets and 15.6 percent of average total loans. The institution's performance decreased slightly from the previous evaluation, where SSB originated 102 CD loans totaling \$35.5 million, which represented 8.3 percent of average assets and 16.5 percent of average total loans. With the exception of regional CD lending activity, all CD loans benefited the Non-MSA AA.

Community Development Lending										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2018	-	-	-	-	-	-	-	-	-	-
2019	2	451	2	100	1	1,000	38	10,412	43	11,963
2020	-	-	1	275	1	3,180	20	4,946	22	8,401
YTD 2021	2	1,309	-	-	-	-	20	5,072	22	6,381
<i>Regional</i>	<i>1</i>	<i>554</i>	<i>1</i>	<i>200</i>	<i>3</i>	<i>1,528</i>	<i>10</i>	<i>4,021</i>	<i>15</i>	<i>6,303</i>
Total	5	2,314	4	575	5	5,708	88	24,451	102	33,048

Source: Bank Data

As shown in the above table, SSB originated several CD loans that benefited the AA’s broader regional area. Examples of these loans include:

- In 2020, SSB helped to stabilize a distressed middle-income geography by originating a \$600,000 operating line of credit to a small business located in the bank’s regional area.
- In 2020, the institution originated two loans, totaling \$ 1.5 million, for the purchase of land for and the construction of single-family residences in a distressed middle-income CT.
- In 2019, SSB supported economic development of the regional area by extending \$26,000 in credit to a small business located in a moderate-income tract. The funds were used to purchase equipment, allowing the business to hire another employee.

Qualified Investments

The institution’s level of CD investments and donations is slightly above similarly-situated institutions and represents 0.9 percent of average total assets and 37.6 percent of average total investments. The number and dollar amounts are similar to that of the prior evaluation, where SSB made or maintained 15 investments totaling \$5.5 million and donated \$125,000, representing 1.3 percent of average assets and 57.2 percent of average total investments.

The majority of investment activity is prior period; current period investments totaled \$2.4 million. Additionally, all non-regional CD investment activity and almost all total donation dollars benefited the Non-MSA AA.

Qualified Investments										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Prior Period	-	-	1	213	-	-	8	3,177	9	3,390
2018	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	2	1,755	2	1,755
2020	-	-	-	-	-	-	-	-	-	-
YTD 2021	-	-	-	-	-	-	1	300	1	300
<i>Regional</i>	-	-	-	-	-	-	<i>1</i>	<i>317</i>	<i>1</i>	<i>317</i>
Subtotal	-	-	1	213	-	-	12	5,549	13	5,762
Qualified Grants & Donations	-	-	32	53	3	3	11	43	46	99
Total	-	-	33	266	3	3	23	5,592	59	5,861

Source: Bank Data

The single regional investment, a bond purchased by SSB in 2019, was used to make improvements to a high school located in a moderate-income tract. The majority of students that attend the school qualify for free- or-reduced lunch. Additionally, seven donations, totaling \$4,991 benefitted the AA’s regional area. Three donations, totaling \$4,000, were made to an organization that provides community services to LMI families.

Community Development Services

CD service activity is slightly below similarly-situated institutions, but not to an unreasonable degree. Performance decreased significantly from the prior evaluation, where SSB employees provided 5,000 hours of service to qualifying organizations. The decrease in hours is largely due to the coronavirus pandemic, which limited the traditional ‘in-person’ service activities that have historically been provided by bank employees to the AA. The majority of service hours targeted community service and economic development initiatives and demonstrate management’s responsiveness to identified CD needs. Additional details regarding CD service hours are included in the respective full- and limited-scope reviews. See the following table.

Community Development Services					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2018	8	44	5	9	66
2019	-	410	122	30	562
2020	-	381	622	30	1,033
YTD 2021	-	217	98	23	338
Total	8	1,052	847	92	1,999

Source: Bank Data

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

No evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs was identified.

NON-MSA ASSESSMENT AREA - Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE NON-MSA

The Non-MSA AA consists of all 20 CTs of Lewis County, 3 of 8 CTs of Pacific County, and 1 of 17 CTs of Grays Harbor County. The delineated AA is contiguous and does not reflect arbitrary exclusion of LMI individuals or geographies.

Economic and Demographic Data

The AA consists of 4 moderate- and 20 middle-income CTs; all 20 middle-income CTs were designated as distressed due to unemployment as of 2020. The following table details key demographic data for the AA.

Demographic Information of the Assessment Area						
Assessment Area: Non-MSA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	24	0.0	16.7	83.3	0.0	0.0
Population by Geography	93,932	0.0	15.6	84.4	0.0	0.0
Housing Units by Geography	43,804	0.0	15.7	84.3	0.0	0.0
Owner-Occupied Units by Geography	24,776	0.0	10.8	89.2	0.0	0.0
Occupied Rental Units by Geography	11,602	0.0	20.5	79.5	0.0	0.0
Vacant Units by Geography	7,426	0.0	24.4	75.6	0.0	0.0
Businesses by Geography	6,875	0.0	15.1	84.9	0.0	0.0
Farms by Geography	474	0.0	8.6	91.4	0.0	0.0
Family Distribution by Income Level	23,813	20.4	21.0	23.3	35.3	0.0
Household Distribution by Income Level	36,378	25.2	18.2	18.9	37.6	0.0
Median Family Income Non-MSAs – WA		\$58,240	Median Housing Value			\$167,425
			Median Gross Rent			\$787
			Families Below Poverty Level			10.8%

*Source: 2015 ACS and 2020 D&B Data
Due to rounding, totals may not equal 100.0%
(* The NA category consists of geographies that have not been assigned an income classification.*

Per the U.S. Census Bureau, government, education and health services, and retail trade represent the most significant non-farm industries of the AA. While average unemployment in the AA has historically been above state and national averages, the pandemic widened the gap further— demonstrating COVID-19’s greater impact to the AA relative to Washington and the U.S.: see the following table.

Date	Assessment Area* (%)	Washington (%)	United States (%)
12/31/18	6.6	4.4	3.8
06/30/19	6.9	4.3	3.8
12/31/19	6.6	4.0	3.6
06/30/20	11.3	8.8	8.4
12/31/20	9.9	8.0	7.8
06/30/21	7.0	5.5	6.1

*Source: U.S. Bureau of Labor Statistics: * average unemployment of Lewis, Pacific, and Grays Harbor counties*

Competition

According to the June 2021 FDIC Deposit Market Share report, SSB ranked 2nd out of 13 institutions operating in the AA, with a market share of 17.9 percent, and operates 11 of the 51 total financial institution offices in the market.

Community Contacts

Examiners conducted a community contact at an economic development organization that targets the AA. The contact indicated the organization’s current primary focus is on getting people back into the workforce to combat the area’s high unemployment rates and specifically noted that supply chain disruptions due to COVID-19 continue to make it difficult for local businesses to obtain product and keep busy. The contact stated that PPP loans were critical to keeping area businesses afloat during the height of the pandemic but that the need for micro-lending to the very small and/or start-up businesses in the AA remains high.

Credit and Community Development Needs and Opportunities

Considering information from the community contact and key economic and demographic data indicators, small business lending, particularly small dollar business lending, represents a primary credit need for the AA. Additionally, the provision of community services and economic development via technical assistance to entrepreneurs and very small businesses is a CD need.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE NON-MSA

LENDING TEST

Lending Test performance in the AA is satisfactory.

Geographic Distribution

The geographic distribution of small business loans reflects reasonable penetration throughout the AA. As the below table demonstrates, SSB’s lending is only slightly below the percentage of businesses operating in moderate-income tracts of the AA, which indicates adequate performance.

Geographic Distribution of Small Business Loans						
Assessment Area: Non-MSA AA						
Tract Income Level		% of Businesses	#	%	\$(000s)	%
Low						
	2020	0.0	0	0.0	0	0.0
Moderate						
	2020	15.1	10	11.8	367	4.5
Middle						
	2020	84.9	75	88.2	7,771	95.5
Upper						
	2020	0.0	0	0.0	0	0.0
Not Available						
	2020	0.0	0	0.0	0	0.0
Totals						
	2020	100.0	85	100.0	8,138	100.0
<i>Source: 2020 D&B Data; Bank Data; "-" data not available. Due to rounding, totals may not equal 100.0%</i>						

Borrower Profile

The distribution of borrowers reflects reasonable penetration among businesses of different revenue sizes, as depicted in the following table. While the institution’s percentage of lending to businesses with revenues of \$1.0 million or less is well below demographics, the significant number of loans skews SSB’s performance where revenues were ‘not available.’ As revenues were not a required element of the PPP application, SSB did not collect gross annual revenue information for these loans and all sampled PPP loans fell under the revenue ‘not available’ category. However, the institution’s ratio of loans to businesses with gross annual revenues of \$1.0 million or less to those with gross annual revenues of greater than \$1.0 million is 55.9 percent. As the percentage of businesses with gross annual revenue of \$1 million or less includes a large number of very small, non-credit seeking or non-credit worthy businesses, SSB’s adjusted ratio of lending to small businesses is reasonable.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Assessment Area: Non-MSA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000					
2020	84.7	19	22.4	2,427	29.8
>\$1,000,000					
2020	4.1	15	17.6	1,236	15.2
Revenue Not Available					
2020	11.2	51	60.0	4,475	55.0
Totals					
2020	100.0	85	100.0	8,138	100.0
<i>Source: 2020 D&B Data; Bank Data; "-"- data not available. Due to rounding, totals may not equal 100.0%</i>					

COMMUNITY DEVELOPMENT TEST

SSB's CD performance demonstrates adequate responsiveness to CD needs in the AA.

Community Development Loans

All SSB's CD lending activity during the review period is attributable to the Non-MSA AA; refer to overall conclusions for detail on activity by year and CD purpose. With 87 CD loans totaling \$26.7 million, CD lending volume decreased slightly from the previous evaluation, where the bank originated 101 loans totaling \$35.3 million. Notable examples of CD loans originated during the review period include:

- In 2021, SSB originated a \$102,300 loan to facilitate the expansion of a local business operating in a distressed middle-income geography of the AA. Five jobs were retained because of the expansion.
- In 2020, SSB extended \$65,000 in credit to a non-profit CD organization to revitalize an area of the AA designated as distressed middle-income.
- In 2019, the institution helped to stabilize the AA by refinancing a \$179,000 loan on a mixed-use commercial and residential building located in a moderate-income tract. The refinance lowered the interest rate and monthly payment amount, affording the borrower much lower payments.

Qualified Investments

All SSB's CD investment activity and almost all dollars donated during the review period benefitted the Non-MSA AA; refer to overall conclusions for detail on investment activity by year and CD purpose. SSB made or maintained 13 investments totaling \$5.8 million and donated \$94,052 to the

AA over the review period—an increase from the prior evaluation, where SSB made or maintained eight investments totaling \$3.7 million and donated \$125,000. Notable examples of investment and donation activity during the review period include:

- In 2021, the institution purchased a \$300,000 bond to finance the renovation of a local high school, located in a moderate-income geography. The majority of the students qualify for free- or reduced-lunch.
- In 2019, SSB purchased a \$1.5 million bond to fund upgrades at an organization that provides transportation services in an area consisting of moderate-income and distressed middle-income geographies.
- In 2019, SSB donated \$25,000 to a local non-profit organization; the funds helped revitalize a community park located in a distressed middle-income geography.

Community Development Services

Over 99.1 percent of CD service activity during the review period was provided to the Non-MSA AA; refer to overall conclusions for detail on investment activity by year and purpose. SSB employees provided 1,986 hours of service to 24 qualifying CD organizations in the AA over the review period. While this represents a significant decrease from the 4,957 hours provided to the AA at the last examination, service hours were adversely impacted by the coronavirus pandemic, which limited SSB employee's ability to provide in-person services. Overall, CD service hours are slightly below the level provided by similarly-situated institutions, but not to an unreasonable degree. Notable examples of CD service activities provided to the AA by bank employees during the review period include:

- Throughout 2019, 2020, and 2021, an employee served 83 hours as a Committee Member for a local foundation that awards scholarships to LMI individuals seeking higher education.
- An employee provided a combined 34 hours of service throughout the review period serving as a special project committee member for a local economic development organization; the purpose of the project is to address flood disaster issues in a distressed middle-income area with a history of flooding.
- In 2019, an SSB employee served 24 hours as an advisory board member for an organization that provides various community services to LMI individuals in the AA.

THURSTON ASSESSMENT AREA – Limited-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THURSTON

The Thurston AA has not changed since the previous evaluation and consists of the two moderate- and one upper-income CTs that make up the southwest corner of Thurston County. According to the June 2021 Deposit Market Share Report, SSB is ranked last of the three total financial institutions located in that portion of Thurston County. SSB has one out of the three branches in the AA and a deposit market share of 12.7 percent. Key demographic indicators of the AA are illustrated below.

Demographic Information of the Assessment Area						
Assessment Area: Thurston						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	3	0.0	66.7	33.3	0.0	0.0
Population by Geography	15,981	0.0	85.5	14.5	0.0	0.0
Housing Units by Geography	5,603	0.0	84.1	15.9	0.0	0.0
Owner-Occupied Units by Geography	4,154	0.0	84.7	15.3	0.0	0.0
Occupied Rental Units by Geography	1,132	0.0	86.4	13.6	0.0	0.0
Vacant Units by Geography	317	0.0	67.5	32.5	0.0	0.0
Businesses by Geography	811	0.0	84.7	15.3	0.0	0.0
Farms by Geography	94	0.0	89.4	10.6	0.0	0.0
Family Distribution by Income Level	3,974	31.5	22.1	20.2	26.2	0.0
Household Distribution by Income Level	5,286	19.8	21.3	29.6	29.2	0.0
Median Family Income MSA – 36500 Olympia-Lacey-Tumwater, WA MSA		\$74,420	Median Housing Value			\$201,066
			Median Gross Rent			\$1,254
			Families Below Poverty Level			9.7%
<i>Source: 2015 ACS and 2020 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(* The NA category consists of geographies that have not been assigned an income classification.</i>						

CONCLUSIONS ON PERFORMANCE CRITERIA IN THURSTON

LENDING TEST

The institution’s lending performance in the AA is consistent with the institution’s lending performance in the AA reviewed using full-scope examination procedures.

Geographic Distribution

Geographic Distribution of Small Business Loans						
Assessment Area: Thurston						
Tract Income Level		% of Businesses	#	%	\$(000s)	%
Low						
	2020	0.0	0	0.0	0	0.0
Moderate						
	2020	84.7	5	62.5	503	66.7
Middle						
	2020	15.3	3	37.5	251	33.3
Upper						
	2020	0.0	0	0.0	0	0.0
Not Available						
	2020	0.0	0	0.0	0	0.0
Totals						
	2020	100.0	8	100.0	754	100.0
<i>Source: 2020 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

Borrower Profile

Distribution of Small Business Loans by Gross Annual Revenue Category						
Assessment Area: Thurston						
Gross Revenue Level		% of Businesses	#	%	\$(000s)	%
<=\$1,000,000						
	2020	92.2	2	25.0	350	46.4
>\$1,000,000						
	2020	2.6	1	12.5	80	10.6
Revenue Not Available						
	2020	5.2	5	62.5	324	43.0
Totals						
	2020	100.0	8	100.0	754	100.0
<i>Source: 2020 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

COMMUNITY DEVELOPMENT TEST

The institution's CD performance in the Thurston AA is below the CD performance in the Non-MSA AA, which was reviewed using full-scope examination procedures; however, it does not change overall SSB conclusions.

Activity	#	\$
CD Loans	-	-
CD Investments	-	-
CD Donations	1	\$150
CD Service Hours	13	
<i>Source: Bank records</i>		

APPENDICES

INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes;
- 4) The geographic distribution of the bank's loans; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

Community Development Test

The Community Development Test considers the following criteria:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the bank provides community development services; and
- 4) The bank's responsiveness through such activities to the area's community development needs considering the amount and combination of these activities, along with their qualitative aspects.

GLOSSARY

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

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Community Development: For loans, investments, and services to qualify as community development activities, their primary purpose must:

- (1) Support affordable housing for low- and moderate-income individuals;
- (2) Target community services toward low- and moderate-income individuals;
- (3) Promote economic development by financing small businesses or farms; or
- (4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

Community Development Corporation (CDC): A CDC allows banks and holding companies to make equity type of investments in community development projects. Institution CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Institution CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

Community Development Financial Institutions (CDFIs): CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan

funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

Community Development Loan: A loan that:

- (1) Has as its primary purpose community development; and
- (2) Except in the case of a wholesale or limited purpose institution:
 - (i) Has not been reported or collected by the institution or an affiliate for consideration in the institution's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and
 - (ii) Benefits the institution's assessment area(s) or a broader statewide or regional area including the institution's assessment area(s).

Community Development Service: A service that:

- (1) Has as its primary purpose community development;
- (2) Is related to the provision of financial services; and
- (3) Has not been considered in the evaluation of the institution's retail banking services under § 345.24(d).

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

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Distressed Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

- (1) An unemployment rate of at least 1.5 times the national average;
- (2) A poverty rate of 20 percent or more; or

- (3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g, geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g, innovativeness, complexity, and responsiveness).

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

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

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g, geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

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

Low Income Housing Tax Credit: The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

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

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

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

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

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as non-MSA): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and

rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

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

Qualified Investment: A lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

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

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Investment Company (SBIC): SBICs are privately-owned investment companies which are licensed and regulated by the SBA. SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

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

Underserved Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a

population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.

SECURITY STATE BANK
Community Reinvestment Act Statement
Board Approved 8-20-2024

The Community Reinvestment philosophy of Security State Bank is to serve the credit needs of the Bank's assessment area by developing credit products in response to assessment area needs and to make all segments of the assessment area aware of these products. The Bank emphasizes loan programs to address special credit needs such as housing loans ineligible for the secondary market, home mortgage loans, consumer loans, and small business and farm loans. All segments of the assessment area have equal access to credit in accordance with uniform nondiscriminatory standards of credit worthiness.

COMMUNITY REINVESTMENT ACT POLICY
Objectives and Initiatives to Support the CRA Statement

Objectives:

The objectives of the Community Reinvestment Act Policy are as follows:

1. To create a framework and structure to facilitate development and to maximize opportunities. To provide credit and depository services to all segments of the assessment area served by the Bank.
2. To maintain a high level of management involvement in the community investment strategy, and the planning, implementation and performance assessment.
3. To enhance the sensitivity of all public contact personnel, to encourage and support business development in the target market, and to maintain a high level of awareness of the affirmative obligations which are a part of the Community Reinvestment Act.
4. To meet the objectives of the Community Reinvestment Act in content, interpretation and spirit, and to be responsive to the identified needs of the assessment area served by the Bank.
5. To promote economic and community development, housing finance alternatives and the revitalization of business and residential districts throughout our markets.

6. Loan to Deposit Ratio – the goal the Bank will strive for is a 50% to 70% loan/deposit ratio, as a result of the current economic climate. The Bank will include in the CRA public file loan/deposit ratios for the four quarters of the previous year.
7. Loans Outside of Assessment Area – The Bank will strive to have the majority of its loans by number and dollar amount to borrowers located within our assessment area.
8. Geographic Distribution – The Bank will monitor the geographic distribution of all loans and adverse actions since the last FDIC Community Reinvestment Act exam.
9. CRA Complaints – Written complaints about Bank CRA performance will be evaluated by and responded to by Senior Management. Copies of all CRA related complaints and their resolution will be placed in the CRA Public File.
10. Income Levels – The Bank will strive to loan to individual borrowers of different income levels and businesses and farms of all sizes.

Organization-

The CRA Committee:

This committee maintains the ultimate oversight responsibility for community investment strategy and performance. It will meet no less than twice annually to review initiatives and measured performance. Serving on the Committee are the CEO, two outside directors, the Community Reinvestment Act Officer, and the Marketing Officer.

The CRA Officer:

The Community Reinvestment Act Officer coordinates policy setting and implementation Bank-wide. Duties include the design and implementation of various initiatives, development of performance and monitoring systems, and responsibility for the coordination of internal and external information flows. Primary areas of policy setting include: needs assessment process, product development, target marketing, oversight and direction, conducting and coordinating CRA training, coordinating management involvement, and monitoring and documentation of activities related to CRA.

Initiatives:

The Bank will maintain initiatives in the following areas:

1. Community Needs Assessment – To ascertain the specific needs of all segments of the Bank’s assessment area. This process will emphasize targeted community outreach at the community leader, individual consumer or business levels.
2. Product Development – including appropriate lending programs, public/private partnership opportunities, and other products/services, consistent with safe and sound banking practice, which help to meet identified community needs.
3. Target Marketing – designed to reach consumers, small businesses and farms. The emphasis of this effort will be to provide awareness and knowledge, overcome any perception of inaccessibility and to encourage loan applications.
4. Training – to focus on the spirit and intent of the CRA, Bank policies, and initiatives and sensitivity at all levels.
5. Management Involvement – designed to maintain a high level of management involvement and support in CRA strategy formulation, implementation and monitoring including the incorporation of community investment performance into management’s annual performance evaluation.
6. Community and Economic Development – to emphasize affordable housing, small or minority held businesses and farms, economically underserved or distressed areas and relevant areas of financial education.

The local community served by the Bank shall be defined as all of Lewis County, a Southwestern portion of Thurston County, a Southwest portion of Grays Harbor County, and a large portion of Pacific County. The Bank will also consider loans outside of our defined assessment area to residents or businesses in other counties in Western Washington. When the Bank does not have enough good loan demand to fully utilize the amount of funds Bank management deems available for loans, the Bank will consider loan participations with other banks, also preferably in Western Washington.

Business Products Offered at Security State Bank:
(not specifically mentioned in bank brochures)

Construction loans for single-family housing
Commercial real estate loans
Commercial equipment loans
Commercial revolving/ draw down lines of credit
Commercial term working capital loans
Commercial timber loans
SBA guaranteed loans
SBA 504 loans
Letters of credit-standby and documentary
Farm real estate loans
Agricultural feed lines of credit
Agricultural term livestock loans
Agricultural crop loans
USDA loans
Farm Services Agency Guaranteed loans
Loans to non-profit organizations
Business Manager-accounts receivable management products
Visa business credit cards
OD protection for business accounts
Cash Management Services
Online/Mobile Banking and Bill Pay
Remote capture
Merchant services Visa/MasterCard

Consumer Products/Services Offered at Security State Bank:
(not specifically mentioned in bank brochures)

Secondary market single-family residential fixed rate loans
Portfolio single-family residential real estate loans
Construction loans for single-family housing
Home Mortgage Loans
Home Equity loans, to include Home Equity Lines of Credit
Manufactured Home Loans on owned or leased ground
Visa credit cards
OD protection and other unsecured products
Revolving lines of credit
Installment loans (RV, cars, boats)
Online/Mobile banking and bill pay



Memo

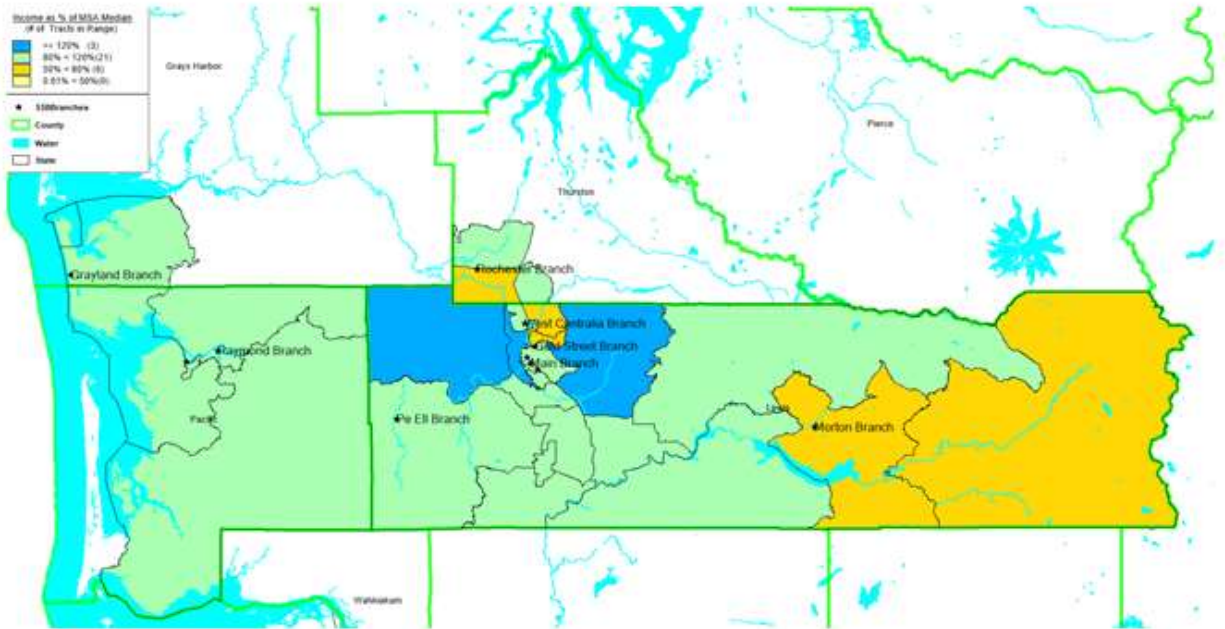
To: CRA File
From: Andy Wagner, CRA Officer
Date: June 30, 2024
Re: Branch Openings, Closings (current and previous 2 years)

For purposes of monitoring branch openings and closings, there have been no openings or closings of SSB branches in the current or previous calendar 2 years. This memo will be updated when an opening or closing occurs.

ASSESSMENT AREA	SECURITY STATE BANK	Blocks
4-1-2024	Tracts	
Lewis County	9701-9720(all 21)	All (non MSA)
Thurston County	127.1, 127.2, 127.3	All (MSA)
Pacific	9502 9503.01, 9503.02 9504	All (non MSA) All (non MSA) All (non MSA)
Grays Harbor	16.01 16.02	All (non MSA) All (non MSA)

Security State Banks Assessment Area represents all of Lewis County, a southwest portion of Thurston County, a southwest portion of Grays Harbor County, and a large portion of Pacific County. Our Assessment Area includes 30 Census Tracts.

- There are 19 distressed/underserved tracts in our assessment area.
- 0 low-income tracts.
- 6 moderate-income tracts (and also 3 branches located in those tracts).
- 21 middle-income tracts.
- 3 upper-income tracts.



★ 11 Security State Bank Branches

Security State Bank

Branch Locations

4-1-24

Main Branch
442 NW Chehalis Ave.
Chehalis, WA 98532
Census Tract 9708

South Chehalis
1451 S. Market Blvd.
Chehalis, WA 98532
Census Tract 9710

West Centralia
1231 Harrison Ave.
Centralia, WA 98531
Census Tract 9703

Rochester Branch
10333 Highway 12 SW
Rochester, WA 98579
Census Tract 0127.20

Raymond Branch
221 Commercial St.
Raymond, WA 98577
Census Tract 9502

PeEll Branch
118 North Main St.
PeEll, WA 98572
Census Tract 9715.02

Gold Street
1930 S. Gold St.
Centralia, WA 98531
Census Tract 9707

Morton Branch
245 Second St.
Morton, WA 98356
Census Tract 9719

Airport Branch
1431 NW Louisiana Ave., Suite30
Chehalis, WA 98532
Census Tract 9708

South Bend Branch
111 Central
South Bend, WA 98586
Census Tract 9503.01

Grayland Branch
853 Hart
Grayland, WA 98547
Census Tract 0016.02

ASSESSMENT AREAS

Map of each assessment area showing the boundaries of the area and identifying the census tracts contained in the area, as identified by the current FFIEC tracts.

Assessment Area							
Name	County	# of Census Tracts	Low-Income	Moderate-Income	Middle-Income	Upper-Income	# of Distressed/ Underserved Tracts
Lewis County (Non MSA/MD)	Lewis	21	0	5	13	3	13
36500- Olympia-Lacey-Tumwater, WA MSA/MD	Thurston	3	0	1	2	0	0
Pacific County (Non MSA/MD)	Pacific	4	0	0	4	0	4
Grays Harbor County(Non MSA/MD)	Grays Harbor	2	0	0	2	0	2
Totals		30	0	6	21	3	19

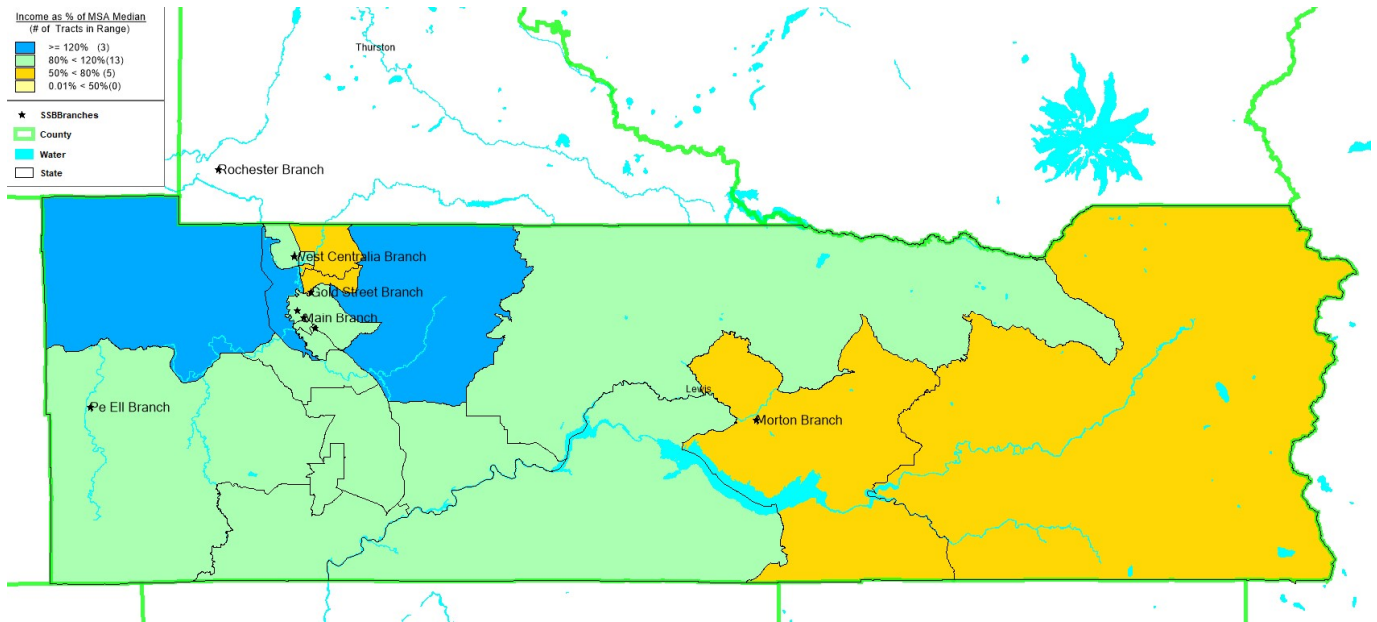
MSA/MD = Metropolitan Statistical Area/Metropolitan Division

2023 FFIEC Census Report - Summary Census Demographic Information
 State: 53 - WASHINGTON (WA)
 County: 041 - LEWIS COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
53	041	9701.00	Upper	No	134.16	\$86,000	\$115,378	\$94,522	3670	13.51	496	1065	1308
53	041	9702.00	Upper	No	123.31	\$86,000	\$106,047	\$86,875	4033	21.94	885	1108	1377
53	041	9703.00	Middle	Yes*	90.45	\$86,000	\$77,787	\$63,724	5577	27.11	1512	1254	1856
53	041	9704.00	Moderate	No	67.22	\$86,000	\$57,809	\$47,360	6266	31.63	1982	1690	2418
53	041	9705.00	Middle	Yes*	102.15	\$86,000	\$87,849	\$71,973	2304	22.09	509	571	928
53	041	9706.00	Moderate	No	63.48	\$86,000	\$54,593	\$44,726	2220	29.77	661	380	683
53	041	9707.00	Moderate	No	71.17	\$86,000	\$61,206	\$50,144	4284	33.19	1422	813	1500
53	041	9708.00	Middle	Yes*	113.13	\$86,000	\$97,292	\$79,708	4306	20.88	899	953	1261
53	041	9709.00	Middle	Yes*	88.12	\$86,000	\$75,783	\$62,083	2008	29.43	591	354	614
53	041	9710.00	Middle	Yes*	109.89	\$86,000	\$94,505	\$77,422	3208	22.13	710	727	1274
53	041	9711.00	Upper	No	135.06	\$86,000	\$116,152	\$95,156	4398	15.58	685	1281	1654
53	041	9712.00	Middle	Yes*	81.55	\$86,000	\$70,133	\$57,460	3828	14.21	544	1125	1555
53	041	9713.00	Middle	Yes*	103.85	\$86,000	\$89,311	\$73,167	5983	17.40	1041	1668	2253
53	041	9714.00	Middle	Yes*	101.86	\$86,000	\$87,600	\$71,766	2923	15.98	467	835	1078
53	041	9715.01	Middle	Yes*	97.42	\$86,000	\$83,781	\$68,636	2802	21.77	610	722	1014
53	041	9715.02	Middle	Yes*	105.57	\$86,000	\$90,790	\$74,380	4880	13.79	670	1455	1925
53	041	9716.00	Middle	Yes*	110.38	\$86,000	\$94,927	\$77,768	4046	17.33	701	1247	1589
53	041	9717.00	Middle	Yes*	91.33	\$86,000	\$78,544	\$64,344	5079	18.57	943	1627	2371
53	041	9718.00	Middle	Yes*	93.74	\$86,000	\$80,616	\$66,046	4612	13.57	626	1270	2243
53	041	9719.00	Moderate	No	74.51	\$86,000	\$64,079	\$52,500	2865	12.74	365	874	1211
53	041	9720.00	Moderate	No	63.33	\$86,000	\$54,464	\$44,618	2877	11.61	334	884	2613

* Will automatically be included in the 2024 Distressed or Underserved Tract List

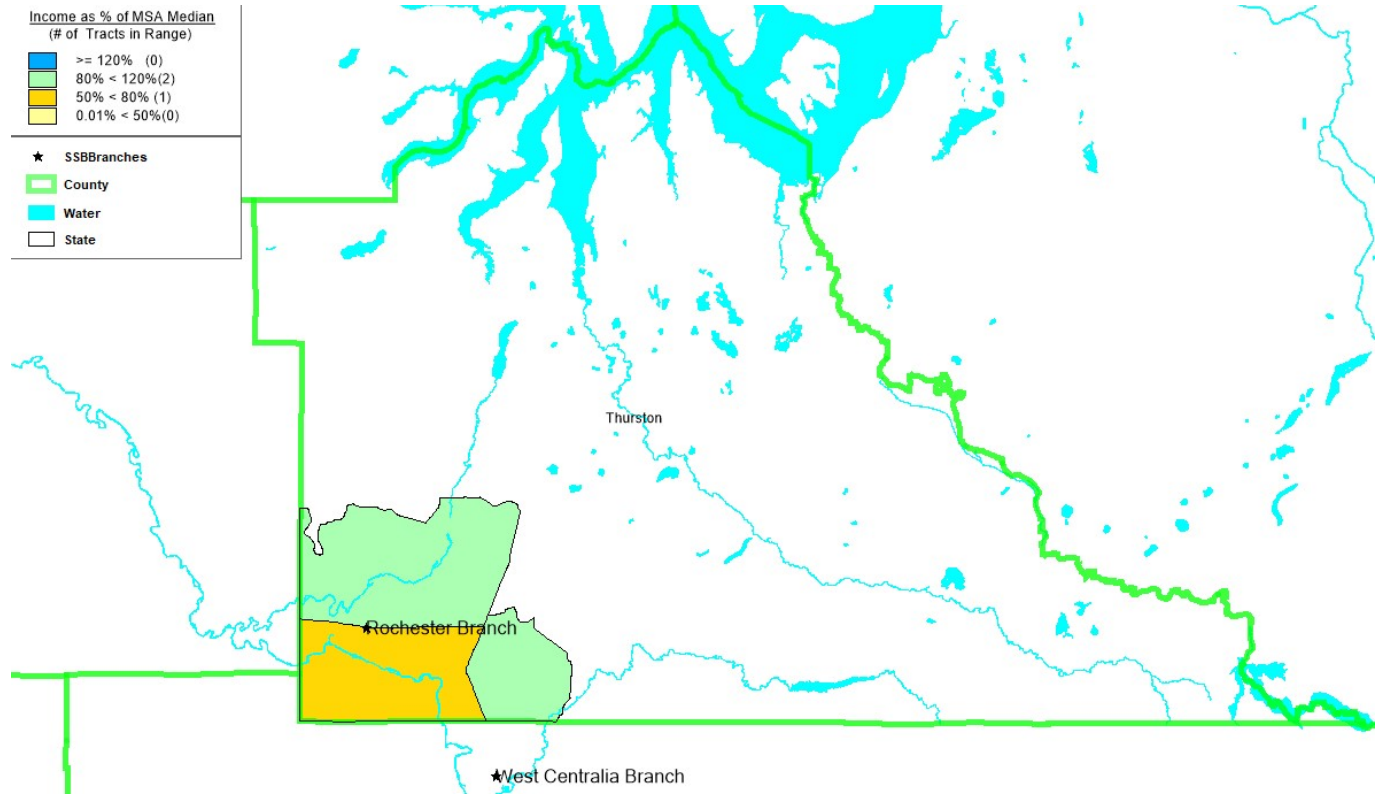


2023 FFIEC Census Report - Summary Census Demographic Information
 MSA/MD: 36500 - OLYMPIA-LACEY-TUMWATER, WA
 State: 53 - WASHINGTON (WA)



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
53	087	0125.32	Middle	No	100.70	\$102,500	\$103,218	\$91,768	3558	22.43	798	1200	1531
53	087	0126.10	Upper	No	127.01	\$102,500	\$130,185	\$115,741	6344	15.61	990	2071	2644
53	087	0126.20	Moderate	No	75.10	\$102,500	\$76,978	\$68,438	4773	17.03	813	1242	1761
53	087	0127.10	Middle	No	81.80	\$102,500	\$83,845	\$74,547	2407	22.19	534	616	883
53	087	0127.20	Moderate	No	79.08	\$102,500	\$81,057	\$72,063	6670	26.73	1783	1953	2806
53	087	0127.30	Middle	No	106.18	\$102,500	\$108,835	\$96,765	6766	21.92	1483	1852	2063
53	087	9901.00	Unknown	No	0.00	\$102,500	\$0	\$0	0	0.00	0	0	0

* Will automatically be included in the 2024 Distressed or Underserved Tract List



2023 FFIEC Census Report - Summary Census Demographic Information
 State: 53 - WASHINGTON (WA)
 County: 049 - PACIFIC COUNTY



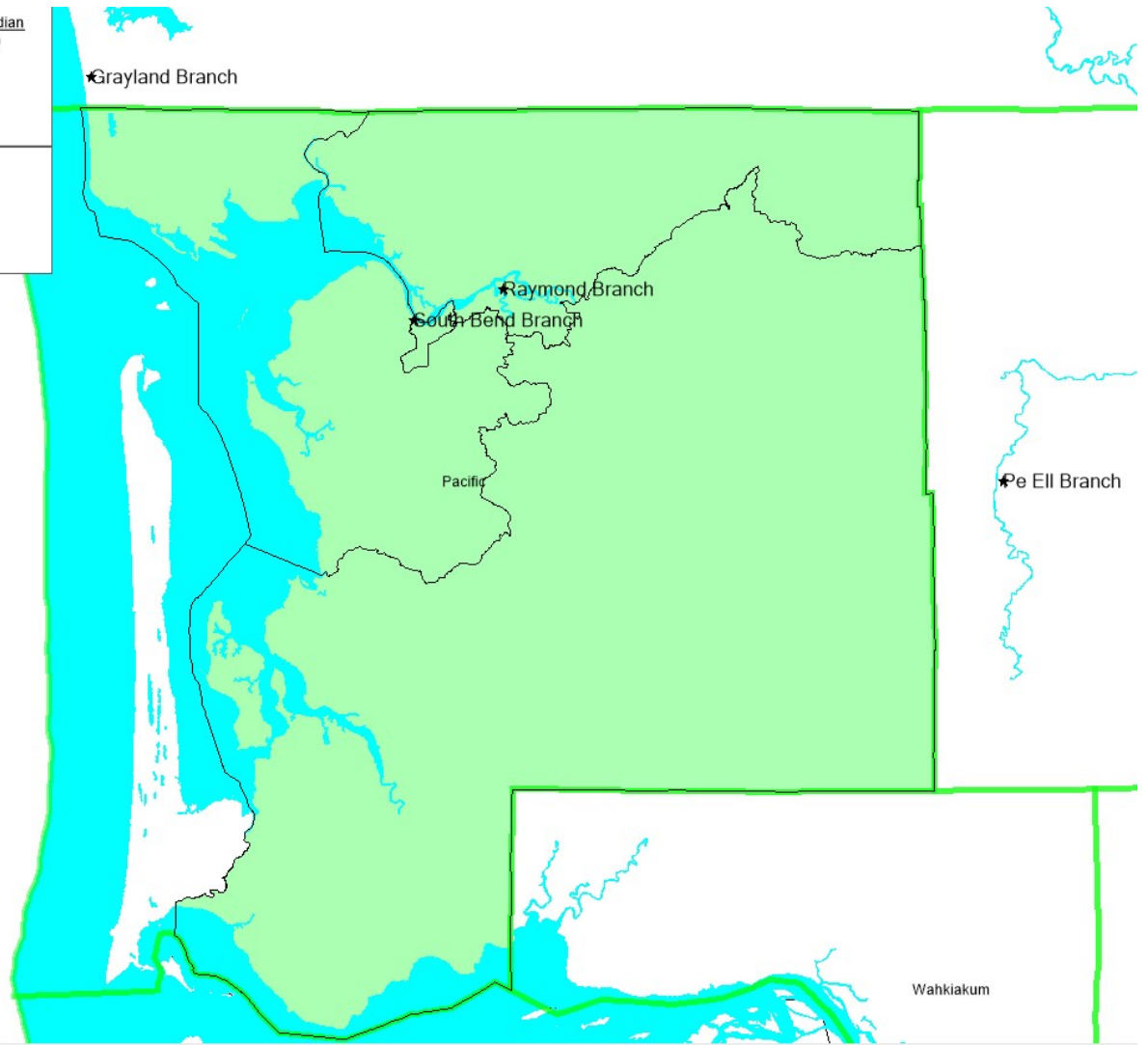
State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
53	049	9502.00	Middle	Yes*	99.23	\$86,000	\$85,338	\$69,912	4639	27.40	1271	1459	2010
53	049	9503.01	Middle	Yes*	87.95	\$86,000	\$75,637	\$61,964	2294	29.12	668	905	1625
53	049	9503.02	Middle	Yes*	85.92	\$86,000	\$73,891	\$60,536	1452	35.40	514	429	656
53	049	9504.00	Middle	Yes*	102.75	\$86,000	\$88,365	\$72,391	4025	14.91	600	1354	2027
53	049	9505.01	Middle	Yes*	94.49	\$86,000	\$81,281	\$66,573	1876	17.32	325	668	1164
53	049	9505.02	Moderate	No	61.65	\$86,000	\$53,019	\$43,438	1020	19.41	198	270	625
53	049	9508.00	Middle	Yes*	89.21	\$86,000	\$78,721	\$62,857	1474	19.67	290	330	1048
53	049	9507.01	Moderate	No	79.05	\$86,000	\$67,983	\$55,697	1325	15.40	204	511	1031
53	049	9507.02	Moderate	No	70.52	\$86,000	\$60,647	\$49,688	2215	14.00	310	731	1871
53	049	9508.01	Middle	Yes*	111.88	\$86,000	\$96,217	\$78,826	1822	12.07	220	788	1757
53	049	9508.02	Middle	Yes*	114.54	\$86,000	\$98,504	\$80,698	1223	12.76	156	559	1480
53	049	9901.00	Unknown	No	0.00	\$86,000	\$0	\$0	0	0.00	0	0	0
53	049	9999.99	Middle	No	95.20	\$86,000	\$81,872	\$67,077	23365	20.36	4756	8004	15294

* Will automatically be included in the 2024 Distressed or Underserved Tract List

Income as % of MSA Median
(# of Tracts in Range)

- >= 120% (0)
- 80% < 120%(4)
- 50% < 80% (0)
- 0.01% < 50%(0)

- ★ SSBBranches
- ▭ County
- ▭ Water
- ▭ State



2023 FFIEC Census Report - Summary Census Demographic Information
 State: 53 - WASHINGTON (WA)
 County: 027 - GRAYS HARBOR COUNTY



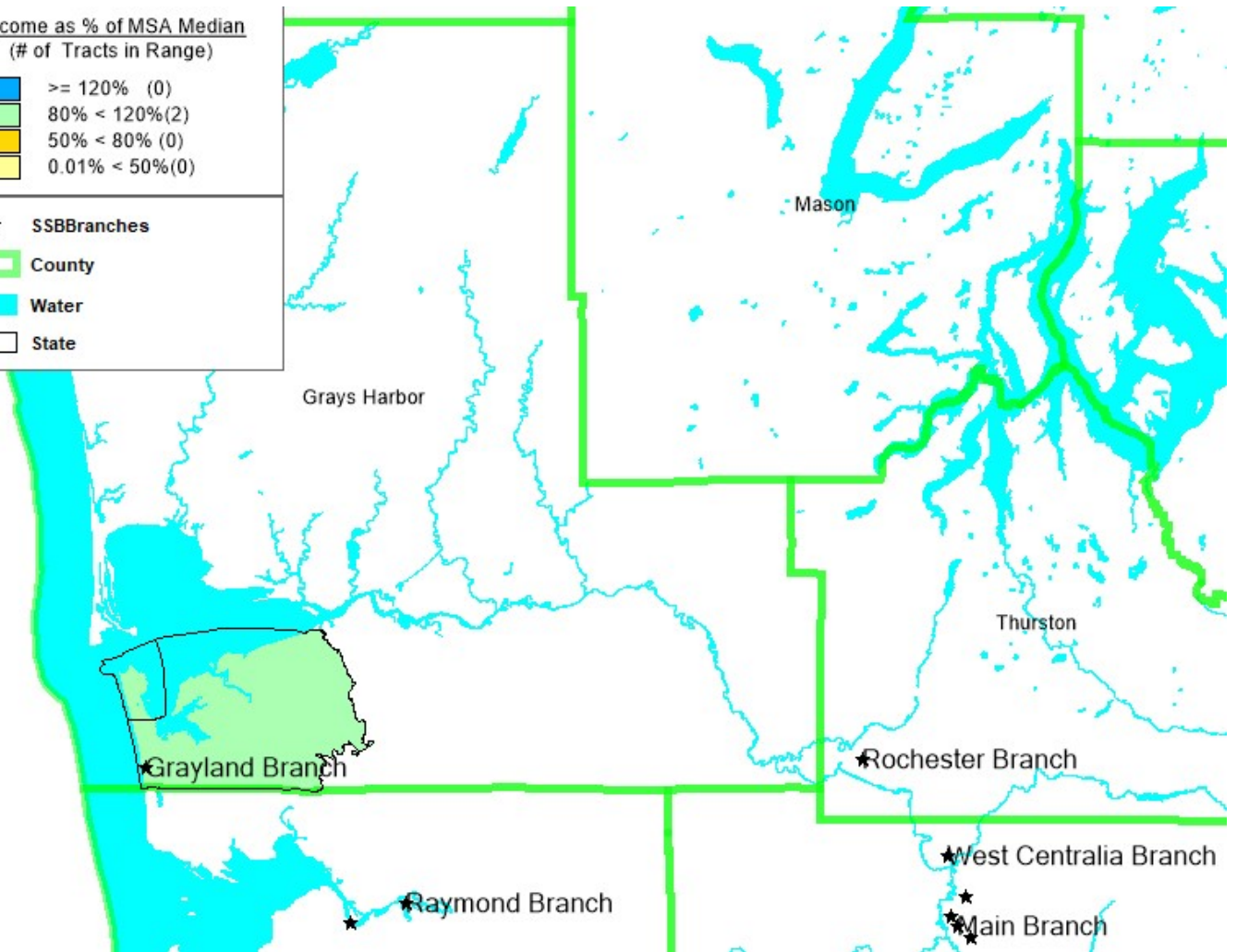
State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
53	027	0002.01	Moderate	No	78.25	\$88,000	\$67,295	\$55,130	6728	14.94	1005	2555	4588
53	027	0002.02	Middle	Yes*	103.19	\$86,000	\$88,743	\$72,704	2018	19.47	393	633	1501
53	027	0003.00	Middle	Yes*	92.02	\$86,000	\$79,137	\$64,833	3308	20.47	677	1120	1541
53	027	0004.01	Middle	Yes*	112.17	\$86,000	\$96,466	\$79,028	2927	13.73	402	964	1283
53	027	0004.02	Middle	Yes*	91.88	\$86,000	\$79,000	\$64,719	3978	15.84	630	1029	1618
53	027	0005.01	Middle	Yes*	95.08	\$86,000	\$81,769	\$66,989	2994	19.37	580	836	1285
53	027	0005.02	Middle	Yes*	114.03	\$86,000	\$98,066	\$80,341	4192	24.00	1006	878	1280
53	027	0006.00	Middle	Yes*	95.85	\$86,000	\$82,431	\$67,530	4110	15.45	635	1157	1498
53	027	0007.00	Middle	Yes*	110.27	\$86,000	\$94,832	\$77,692	4740	27.28	1293	1402	1959
53	027	0008.00	Upper	No	133.83	\$86,000	\$115,094	\$94,286	4238	18.17	770	1745	2006
53	027	0009.00	Moderate	No	78.38	\$86,000	\$67,407	\$55,221	6114	29.00	1773	1518	2554
53	027	0010.00	Moderate	No	58.88	\$86,000	\$50,620	\$41,471	3796	39.25	1490	414	1269
53	027	0011.00	Middle	Yes*	108.22	\$86,000	\$93,069	\$76,250	4330	23.81	1031	1197	1602
53	027	0012.00	Moderate	No	76.72	\$86,000	\$65,979	\$54,051	4477	32.95	1475	726	1830
53	027	0013.00	Middle	Yes*	82.26	\$86,000	\$70,744	\$57,955	3535	29.02	1026	953	1563
53	027	0014.00	Moderate	No	76.29	\$86,000	\$65,609	\$53,750	2144	23.37	501	503	874
53	027	0015.00	Middle	Yes*	98.75	\$86,000	\$84,925	\$69,572	3937	23.90	941	1030	1705
53	027	0016.01	Middle	Yes*	107.77	\$86,000	\$92,682	\$75,931	2995	20.50	614	802	1727
53	027	0016.02	Middle	Yes*	86.93	\$86,000	\$74,760	\$61,250	3706	29.47	1092	572	1184
53	027	9400.00	Middle	Yes*	82.32	\$86,000	\$70,795	\$58,000	1369	90.14	1234	219	398
53	027	9900.00	Unknown	No	0.00	\$86,000	\$0	\$0	0	0.00	0	0	0

* Will automatically be included in the 2024 Distressed or Underserved Tract List

Income as % of MSA Median
(# of Tracts in Range)

- $\geq 120\%$ (0)
- $80\% < 120\%$ (2)
- $50\% < 80\%$ (0)
- $0.01\% < 50\%$ (0)

- ★ SSBBranches
- County
- Water
- State



Locations and Hours- As of 4-1-24



Administrative Offices

1930 S. Gold Street
Centralia, WA 98531

360-736-0763 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

Administrative Office Hours

Monday – Friday
8:00 a.m. – 5:00 p.m.



Commercial Loan Department

442 NW Chehalis Avenue
Chehalis, WA 98532

360-748-8648 or 877-595-0378

Mailing Address: P.O. Box 1050, Centralia, WA 98531

Commercial Loan Department Hours

Monday – Friday

8:00 a.m. – 5:00 p.m.



Security State Mortgage

1231 Harrison Ave.
Centralia, WA 98531

Located next to our West Centralia Branch

360-807-2310 or 877-262-5104

Mailing Address: P.O. Box 296, Centralia, WA 98531

NMLS#418451

Security State Mortgage Hours

Monday – Friday

9:00 a.m. – 5:00 p.m.

or by appointment



Trust Department

1930 S Gold Street
Centralia, WA 98531

360-330-2784 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

Trust Department Hours

Monday – Friday
8:00 a.m. – 5:00 p.m.



Airport Branch

1431 NW Louisiana Avenue, Suite 301
Chehalis, WA 98532

Located in the Twin City Town Center

360-767-6000 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

ATM Located Here

Airport Branch Lobby and Drive-up Hours

Monday – Friday

9:00 a.m. – 7:00 p.m.

Saturday

10:00 a.m. – 3:00 p.m.



Gold Street Branch

1930 S Gold Street
Centralia, WA 98531

360-736-1371 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

ATM Located Here

Gold Street Branch Lobby Hours

Monday – Thursday
9:00 a.m. – 5:00 p.m.

Friday: 9:00 a.m. – 5:30 p.m.

Gold Street Branch Drive-Up Hours

Monday – Friday
9:00 a.m. – 5:30 p.m.



Grayland Branch

853 Hart
Grayland, WA 98547

360-267-5481 or 800-242-2036

Mailing Address: P.O. Box 329, Grayland, WA 98547

ATM Located Here

Grayland Branch Hours

Monday – Friday

11:00 a.m. – 12:30 p.m.

1:30 p.m. – 4:00 p.m.



Main Branch

442 NW Chehalis Avenue
Chehalis, WA 98532

360-748-3361 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

ATM Located Here

Main Branch Lobby Hours

Monday – Friday: 9:00 a.m. – 5:00 p.m.

Main Branch Drive-Up Hours

Monday – Friday

9:00 a.m. – 1:00 p.m.

2:00 p.m. – 5:00 p.m.



Morton Branch

245 Second St.
Morton, WA 98356

360-496-5107 or 800-242-2036

Mailing Address: P.O. Box 1297, Morton, WA 98356

ATM Located Here

Morton Branch Lobby and Drive-up Hours

Monday – Thursday
9:00 a.m. – 5:00 p.m.

Friday
9:00 a.m. – 5:30 p.m.



Pe Ell Branch

118 N Main St.
Pe Ell, WA 98572

360-291-2888 or 800-242-2036

Mailing Address: P.O. Box 578, Pe Ell, WA 98572

ATM Located Here

Pe Ell Branch Lobby and Drive-up Hours

Monday – Friday

11:00 a.m. – 12:30 p.m.

1:30 p.m. – 4:00 p.m.



Raymond Branch

221 Commercial St
Raymond, WA 98577

360-942-2401 or 800-242-2036

Mailing Address: P.O. Box 552, Raymond, WA 98577

ATM Located Here

Raymond Branch Lobby and Drive-up Hours

9:00 a.m. – 5:00 p.m.



Rochester Branch

10333 Highway 12 SW
Rochester, WA 98579

Located in Bailey's IGA

360-273-2817 or 800-242-2036

Mailing Address: P.O. Box 1100, Rochester, WA 98579

ATM Located Here

Rochester Branch Lobby Hours

Monday – Friday

9:00 a.m. – 6:00 p.m.

Saturday

9:00 a.m. – 1:00 p.m.



South Bend Branch

111 Central

South Bend, WA 98577

360-875-5581 or 800-242-2036

Mailing Address: P.O. Box 552, Raymond, WA 98577

ATM Located Here

South Bend Branch Lobby and Drive-up Hours

Monday – Friday

9:00 a.m. – 5:00 p.m.



South Chehalis Branch

1451 South Market Blvd.

Chehalis, WA 98532

360-748-9279 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

ATM Located Here

South Chehalis Branch Lobby Hours

Monday – Thursday

9:00 a.m. – 5:00 p.m.

Friday

9:00 a.m. – 5:30 p.m.

South Chehalis Branch Drive-Up Hours

Monday – Friday

9:00 a.m. – 5:30 p.m.



West Centralia Branch

1231 Harrison Avenue
Centralia, WA 98531

360-736-2861 or 800-242-2036

Mailing Address: P.O. Box 1050, Centralia, WA 98531

ATM Located Here

West Centralia Branch Lobby Hours

Monday – Thursday
9:00 a.m. – 5:00 p.m.

Friday
9:00 a.m. – 5:30 p.m.

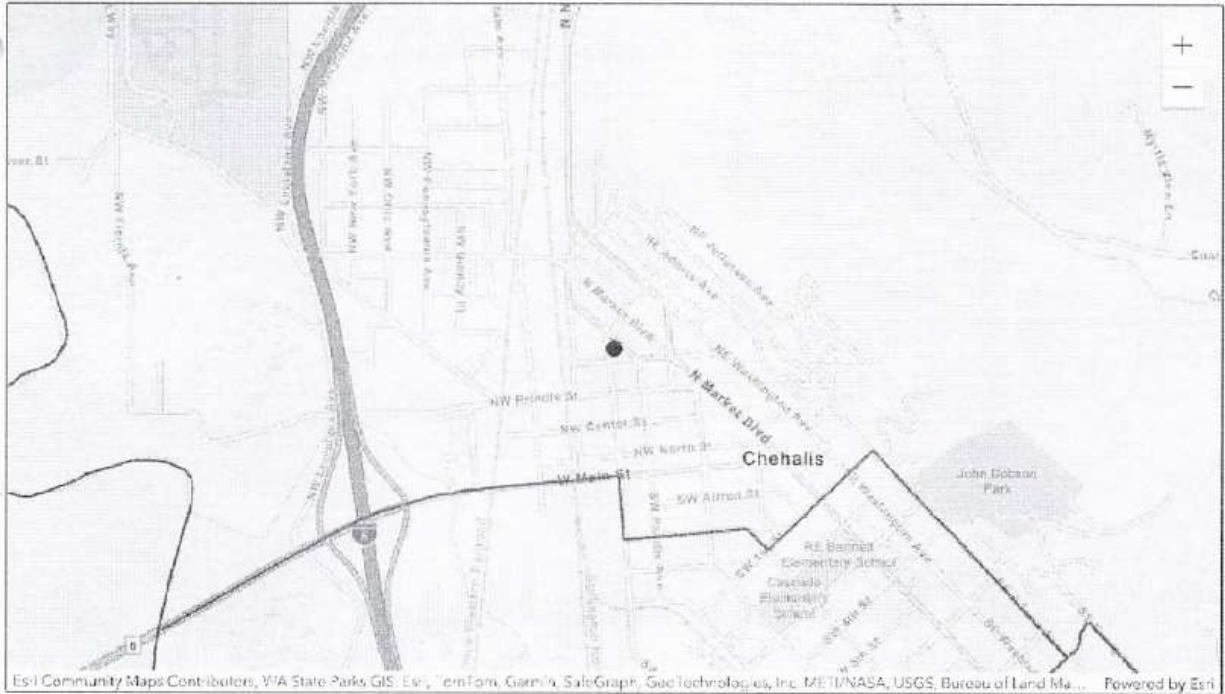
West Centralia Branch Drive-Up Hours

Monday – Friday
9:00 a.m. – 5:30 p.m.

ATM Locations

Centralia	Centralia College, Gold Street Branch, West Centralia Branch
Chehalis	Airport Branch, Main Branch Drive-Up, South Chehalis Branch, Sunbirds
Grayland	Grayland Branch
Morton	Morton Branch
Packwood	Blanton's Market
Pe Ell	Pe Ell Branch
Raymond	Raymond Branch
Rochester	Bailey's IGA
South Bend	South Bend Branch
Winlock	Cedar Village IGA

FFIEC FFIEC Geocoding/Mapping System -- 2023



● Matched Address: 442 NW Chehalis Ave, Chehalis, Washington, 98532
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9708.00

MAIN BRANCH

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 442 NW Chehalis Ave, Chehalis, Washington, 98532
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 041 - LEWIS COUNTY
 Tract Code: 9708.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$97,292
2020 Tract Median Family Income	\$79,708
Tract Median Family Income %	113.13
Tract Population	4306
Tract Minority %	20.88
Tract Minority Population	899
Owner-Occupied Units	953
1- to 4- Family Units	1261

Census Population Information

Tract Population	4306
Tract Minority %	20.88
Number of Families	991
Number of Households	1804
Non-Hispanic White Population	3407
Tract Minority Population	899
American Indian Population	39
Asian/Hawaiian/Pacific Islander Population	71
Black Population	34
Hispanic Population	474
Other/Two or More Races Population	281

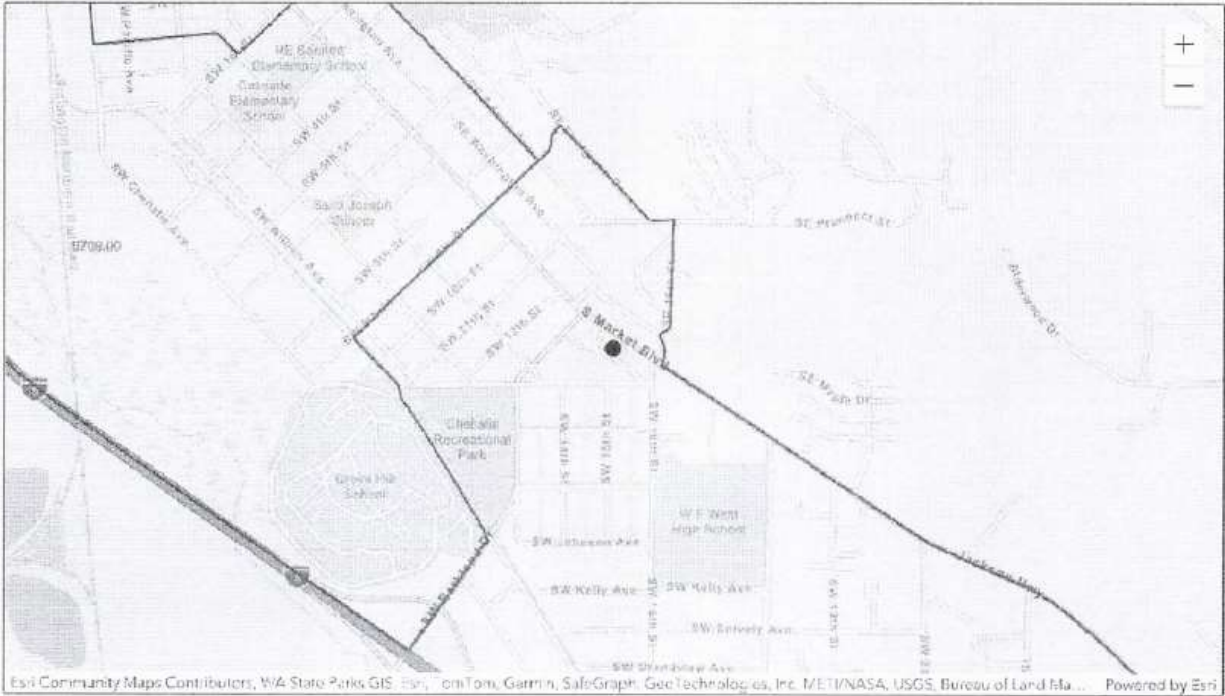
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	9.93
Tract Median Family Income %	113.13
2020 Tract Median Family Income	\$79,708
2023 Estimated Tract Median Family Income	\$97,292
2020 Tract Median Household Income	\$52,283

Census Housing Information

Total Housing Units	1909
1- to 4- Family Units	1261
Median House Age (Years)	46
Owner-Occupied Units	953
Renter Occupied Units	851
Owner Occupied 1- to 4- Family Units	953
Inside Principal City?	NO
Vacant Units	105

FFIEC FFIEC Geocoding/Mapping System -- 2023



● Matched Address: 1451 S Market Blvd, Chehalis, Washington, 98532
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9710.00

SOUTH CHEHALIS

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 1451 S Market Blvd, Chehalis, Washington, 98532
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 041 - LEWIS COUNTY
 Tract Code: 9710.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$94,505
2020 Tract Median Family Income	\$77,422
Tract Median Family Income %	109.89
Tract Population	3208
Tract Minority %	22.13
Tract Minority Population	710
Owner-Occupied Units	727
1- to 4- Family Units	1274

Census Population Information

Tract Population	3208
Tract Minority %	22.13
Number of Families	794
Number of Households	1305
Non-Hispanic White Population	2498
Tract Minority Population	710
American Indian Population	25
Asian/Hawaiian/Pacific Islander Population	54
Black Population	40
Hispanic Population	401
Other/Two or More Races Population	190

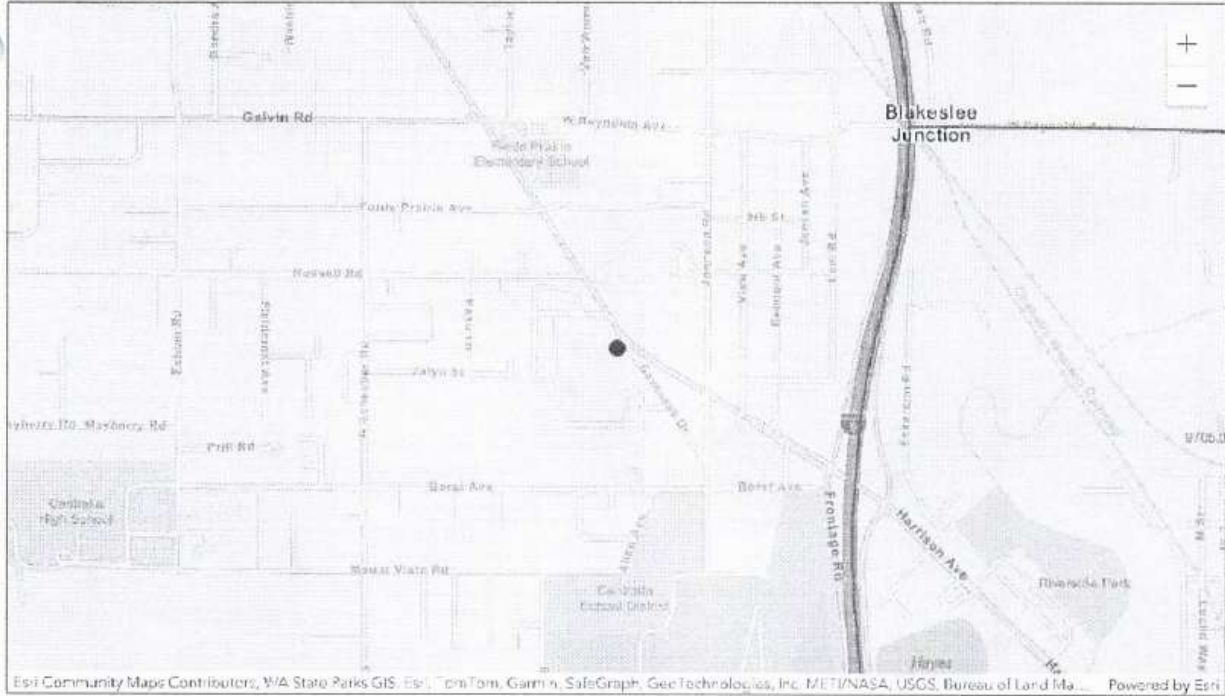
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	7.27
Tract Median Family Income %	109.89
2020 Tract Median Family Income	\$77,422
2023 Estimated Tract Median Family Income	\$94,505
2020 Tract Median Household Income	\$63,599

Census Housing Information

Total Housing Units	1428
1- to 4- Family Units	1274
Median House Age (Years)	55
Owner-Occupied Units	727
Renter Occupied Units	578
Owner Occupied 1- to 4- Family Units	727
Inside Principal City?	NO
Vacant Units	123

FFIEC FFIEC Geocoding/Mapping System -- 2023



● Matched Address: 1231 Harrison Ave, Centralia, Washington, 98531
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9703.00

WEST CENTRALIA

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 1231 Harrison Ave, Centralia, Washington, 98531
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 041 - LEWIS COUNTY
 Tract Code: 9703.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$77,787
2020 Tract Median Family Income	\$63,724
Tract Median Family Income %	90.45
Tract Population	5577
Tract Minority %	27.11
Tract Minority Population	1512
Owner-Occupied Units	1254
1- to 4- Family Units	1856

Census Population Information

Tract Population	5577
Tract Minority %	27.11
Number of Families	1242
Number of Households	2298
Non-Hispanic White Population	4065
Tract Minority Population	1512
American Indian Population	67
Asian/Hawaiian/Pacific Islander Population	99
Black Population	71
Hispanic Population	986
Other/Two or More Races Population	289

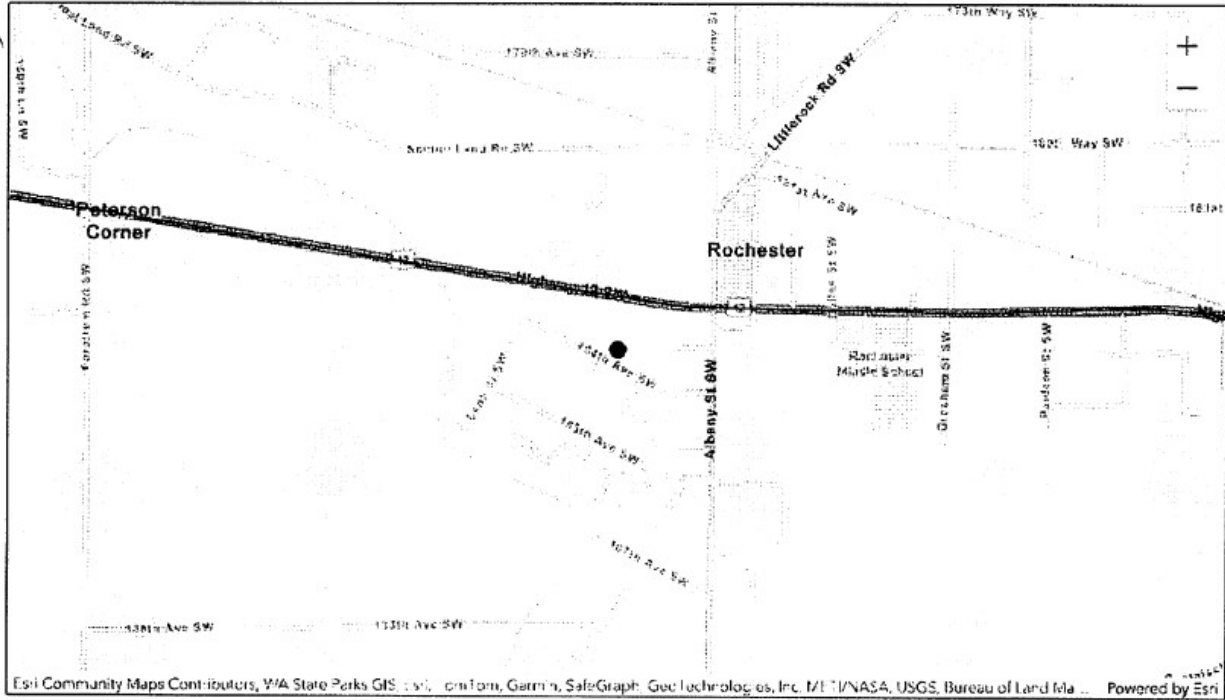
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	25.54
Tract Median Family Income %	90.45
2020 Tract Median Family Income	\$63,724
2023 Estimated Tract Median Family Income	\$77,787
2020 Tract Median Household Income	\$45,819

Census Housing Information

Total Housing Units	2363
1- to 4- Family Units	1856
Median House Age (Years)	40
Owner-Occupied Units	1254
Renter Occupied Units	1044
Owner Occupied 1- to 4- Family Units	1254
Inside Principal City?	NO
Vacant Units	65

FFIEC FFIEC Geocoding/Mapping System – 2023



● Matched Address: 10333 Highway 12 SW, Rochester, Washington, 98579
 MSA: 36500 - OLYMPIA-LACEY-TUMWATER, WA || State: 53 - WASHINGTON || County: 067 - THURSTON COUNTY || Tract Code: 0127.20

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 10333 Highway 12 SW, Rochester, Washington, 98579
 MSA: 36500 - OLYMPIA-LACEY-TUMWATER, WA
 State: 53 - WASHINGTON
 County: 067 - THURSTON COUNTY
 Tract Code: 0127.20

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$102,500
2023 Estimated Tract Median Family Income	\$81,057
2020 Tract Median Family Income	\$72,063
Tract Median Family Income %	79.08
Tract Population	6670
Tract Minority %	26.73
Tract Minority Population	1783
Owner-Occupied Units	1953
1- to 4- Family Units	2806

Census Population Information

Tract Population	6670
Tract Minority %	26.73
Number of Families	1696
Number of Households	2701
Non-Hispanic White Population	4887
Tract Minority Population	1783
American Indian Population	126
Asian/Hawaiian/Pacific Islander Population	122
Black Population	43
Hispanic Population	1025
Other/Two or More Races Population	467

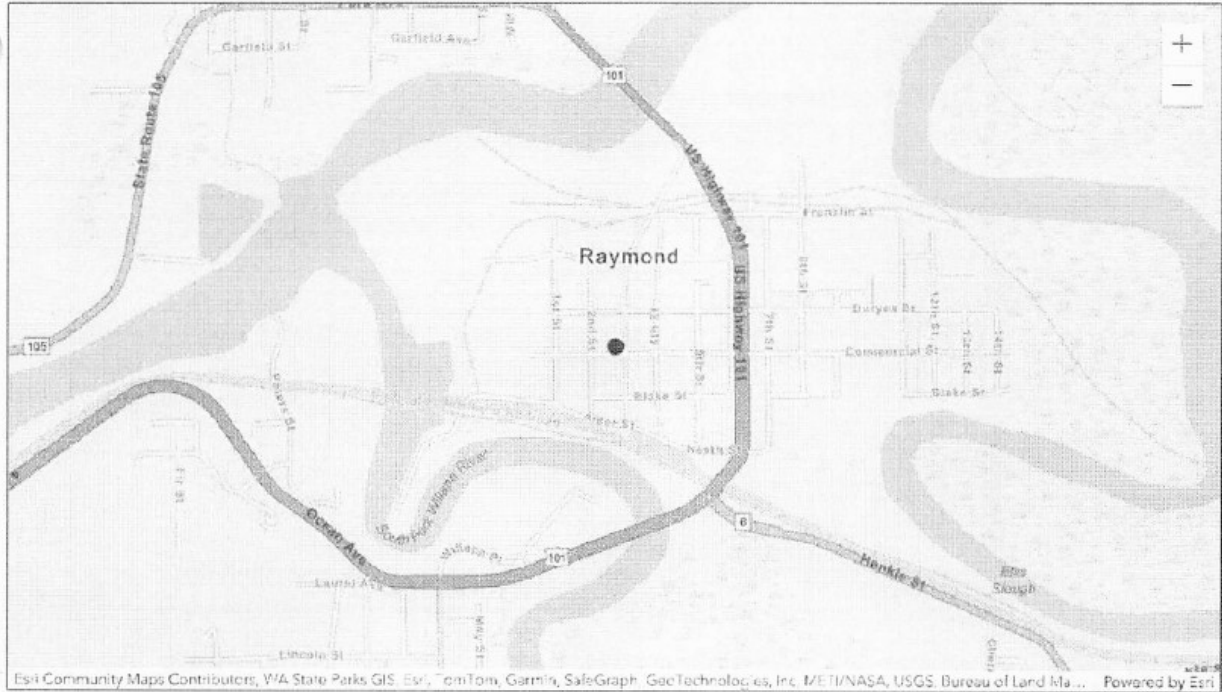
Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/stalewide non-MSA/MD Median Family Income	\$91,125
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$102,500
% below Poverty Line	7.29
Tract Median Family Income %	79.08
2020 Tract Median Family Income	\$72,063
2023 Estimated Tract Median Family Income	\$81,057
2020 Tract Median Household Income	\$70,596

Census Housing Information

Total Housing Units	2862
1- to 4- Family Units	2806
Median House Age (Years)	30
Owner-Occupied Units	1953
Renter Occupied Units	748
Owner Occupied 1- to 4- Family Units	1897
Inside Principal City?	NO
Vacant Units	161

FFIEC FFIEC Geocoding/Mapping System – 2023



● Matched Address: 221 Commercial St, Raymond, Washington, 98577
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 049 - PACIFIC COUNTY || Tract Code: 9502.00

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 221 Commercial St, Raymond, Washington, 98577
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 049 - PACIFIC COUNTY
 Tract Code: 9502.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$85,338
2020 Tract Median Family Income	\$69,912
Tract Median Family Income %	99.23
Tract Population	4639
Tract Minority %	27.40
Tract Minority Population	1271
Owner-Occupied Units	1459
1- to 4- Family Units	2010

Census Population Information

Tract Population	4639
Tract Minority %	27.40
Number of Families	1240
Number of Households	1886
Non-Hispanic White Population	3368
Tract Minority Population	1271
American Indian Population	122
Asian/Hawaiian/Pacific Islander Population	203
Black Population	14
Hispanic Population	612
Other/Two or More Races Population	320

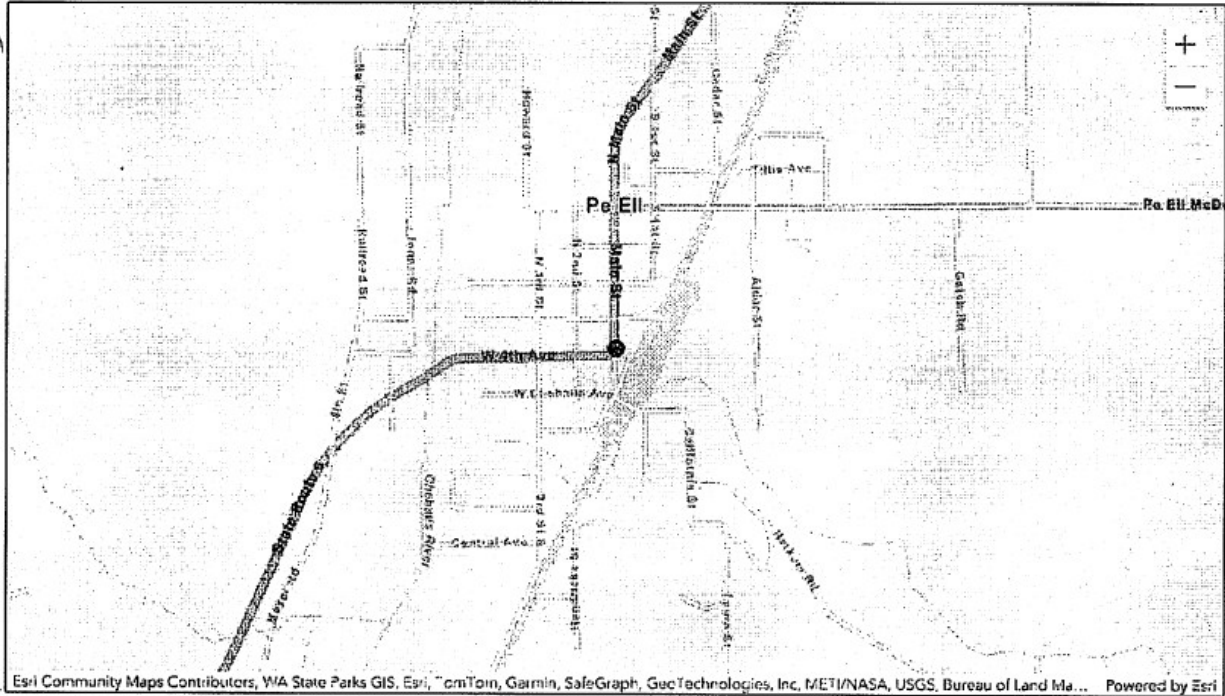
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	14.79
Tract Median Family Income %	99.23
2020 Tract Median Family Income	\$69,912
2023 Estimated Tract Median Family Income	\$85,338
2020 Tract Median Household Income	\$59,012

Census Housing Information

Total Housing Units	2171
1- to 4- Family Units	2010
Median House Age (Years)	63
Owner-Occupied Units	1459
Renter-Occupied Units	427
Owner Occupied 1- to 4- Family Units	1459
Inside Principal City?	NO
Vacant Units	285

FFIEC FFIEC Geocoding/Mapping System – 2023



● Matched Address: 118 N Main St, Pe Ell, Washington, 98572
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9715.02

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 118 N Main St, Pe Ell, Washington, 98572
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 041 - LEWIS COUNTY
 Tract Code: 9715.02

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$90,790
2020 Tract Median Family Income	\$74,380
Tract Median Family Income %	105.57
Tract Population	4860
Tract Minority %	13.79
Tract Minority Population	670
Owner-Occupied Units	1455
1- to 4- Family Units	1925

Census Population Information

Tract Population	4860
Tract Minority %	13.79
Number of Families	1267
Number of Households	1769
Non-Hispanic White Population	4190
Tract Minority Population	670
American Indian Population	70
Asian/Hawaiian/Pacific Islander Population	44
Black Population	10
Hispanic Population	243
Other/Two or More Races Population	303

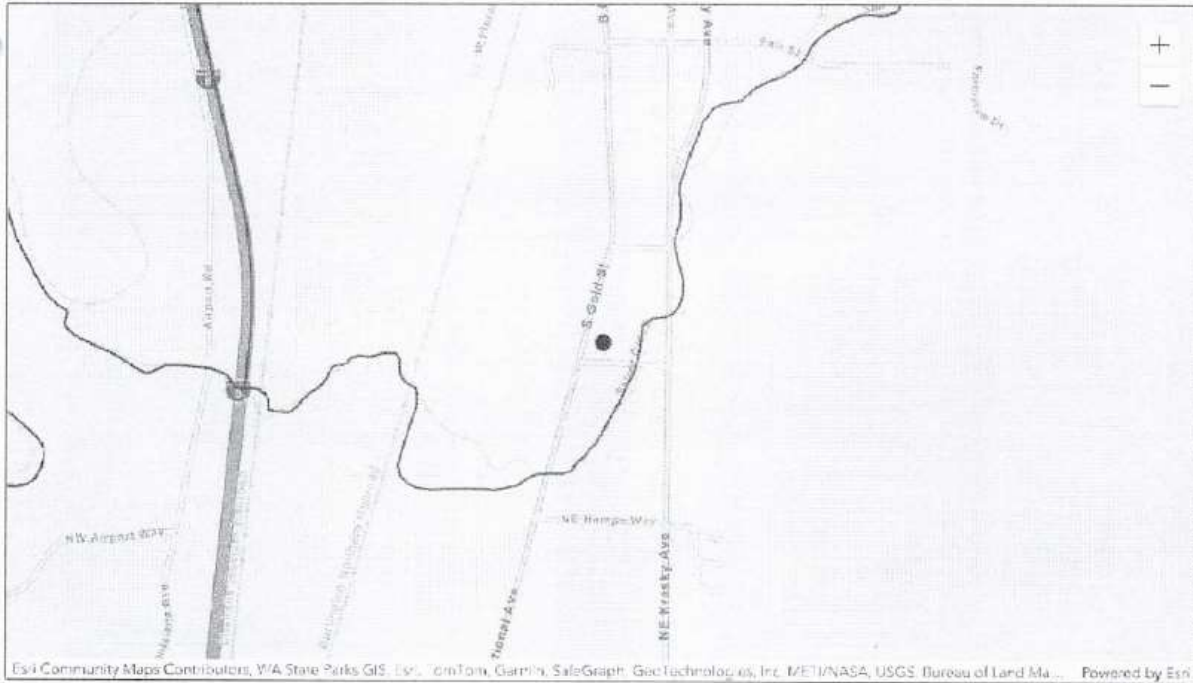
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	6.66
Tract Median Family Income %	105.57
2020 Tract Median Family Income	\$74,380
2023 Estimated Tract Median Family Income	\$90,790
2020 Tract Median Household Income	\$70,064

Census Housing Information

Total Housing Units	1929
1- to 4- Family Units	1925
Median House Age (Years)	37
Owner-Occupied Units	1455
Renter-Occupied Units	314
Owner Occupied 1- to 4- Family Units	1455
Inside Principal City?	NO
Vacant Units	160

FFIEC FFIEC Geocoding/Mapping System – 2023



● Matched Address: 1930 S Gold St, Centralia, Washington, 98531
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9707.00

● Selected Tract
 MSA: || State: || County: || Tract Code:

GOLD STREET

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 1930 S Gold St, Centralia, Washington, 98531
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 041 - LEWIS COUNTY
 Tract Code: 9707.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$61,206
2020 Tract Median Family Income	\$50,144
Tract Median Family Income %	71.17
Tract Population	4284
Tract Minority %	33.19
Tract Minority Population	1422
Owner-Occupied Units	813
1- to 4- Family Units	1500

Census Population Information

Tract Population	4284
Tract Minority %	33.19
Number of Families	1011
Number of Households	1563
Non-Hispanic White Population	2862
Tract Minority Population	1422
American Indian Population	56
Asian/Hawaiian/Pacific Islander Population	38
Black Population	52
Hispanic Population	910
Other/Two or More Races Population	366

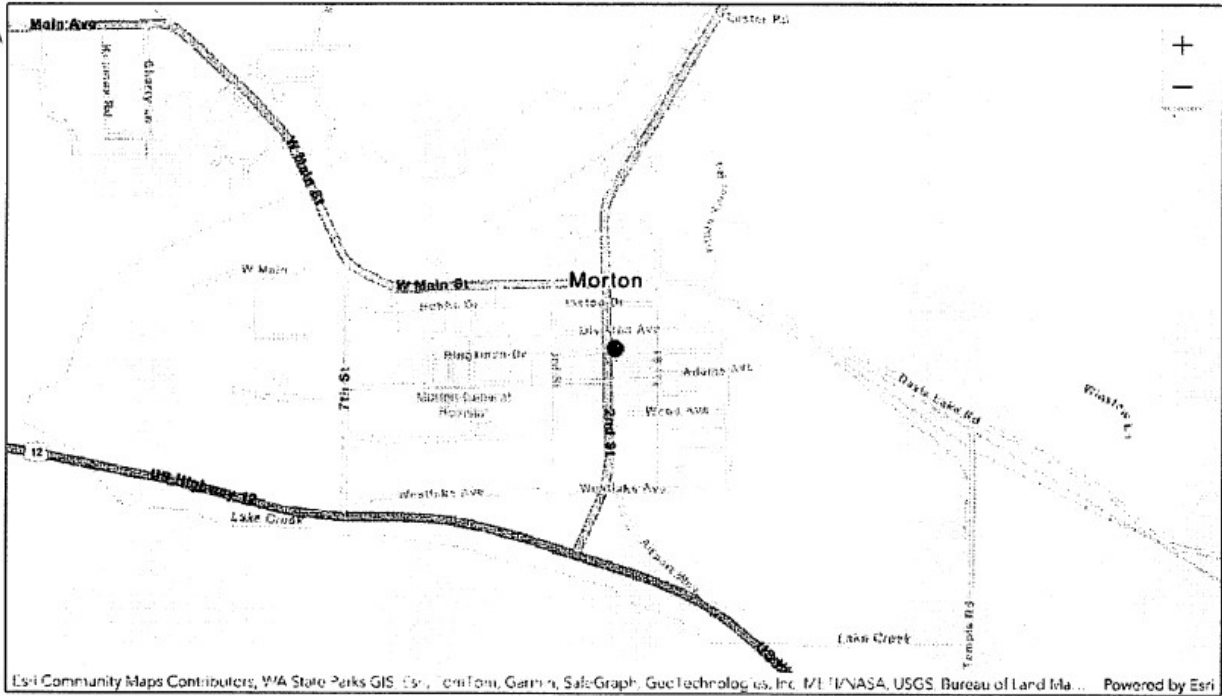
Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	18.74
Tract Median Family Income %	71.17
2020 Tract Median Family Income	\$50,144
2023 Estimated Tract Median Family Income	\$61,206
2020 Tract Median Household Income	\$44,890

Census Housing Information

Total Housing Units	1673
1- to 4- Family Units	1500
Median House Age (Years)	72
Owner-Occupied Units	813
Renter-Occupied Units	750
Owner Occupied 1- to 4- Family Units	813
Inside Principal City?	NO
Vacant Units	110

FFIEC FFIEC Geocoding/Mapping System – 2023



- Matched Address: 245 2nd St, Morton, Washington, 98356
MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9719.00
- Selected Tract
MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 245 2nd St, Morton, Washington, 98356
MSA: NA - NA (Outside of MSA)
State: 53 - WASHINGTON
County: 041 - LEWIS COUNTY
Tract Code: 9719.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$64,079
2020 Tract Median Family Income	\$52,500
Tract Median Family Income %	74.51
Tract Population	2865
Tract Minority %	12.74
Tract Minority Population	365
Owner-Occupied Units	874
1- to 4- Family Units	1211

Census Population Information

Tract Population	2865
Tract Minority %	12.74
Number of Families	778
Number of Households	1071
Non-Hispanic White Population	2500
Tract Minority Population	365
American Indian Population	38
Asian/Hawaiian/Pacific Islander Population	14
Black Population	14
Hispanic Population	141
Other/Two or More Races Population	158

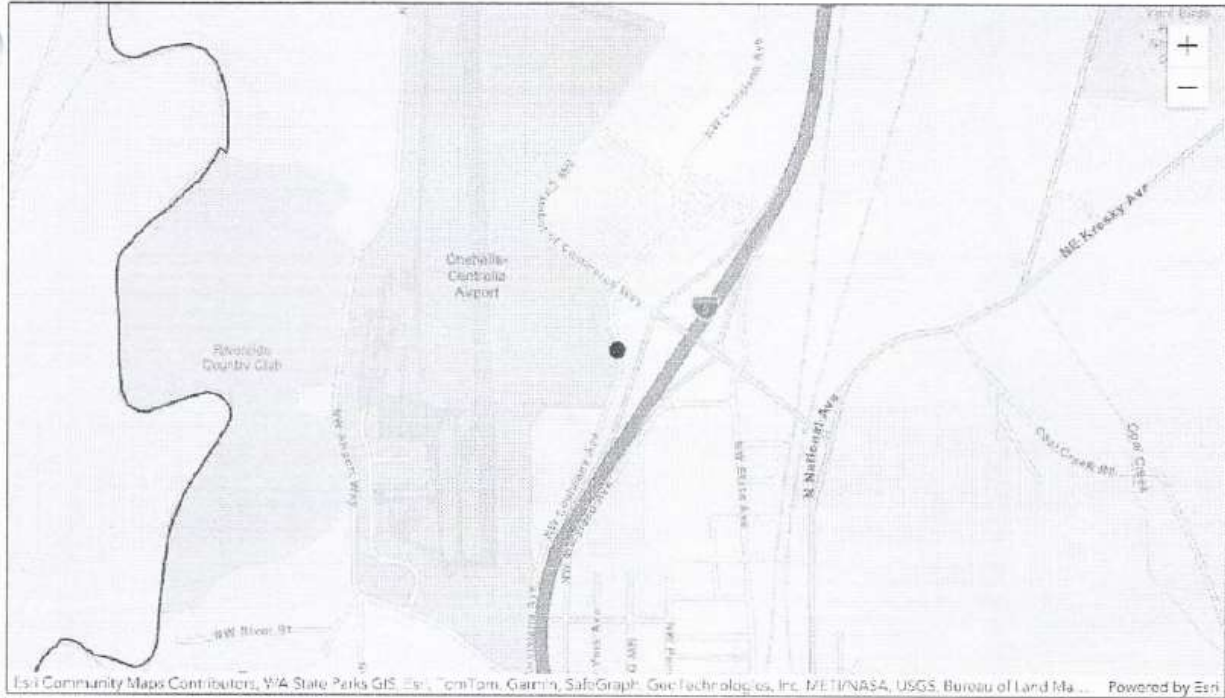
Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	22.06
Tract Median Family Income %	74.51
2020 Tract Median Family Income	\$52,500
2023 Estimated Tract Median Family Income	\$64,079
2020 Tract Median Household Income	\$48,068

Census Housing Information

Total Housing Units	1285
1- to 4- Family Units	1211
Median House Age (Years)	49
Owner-Occupied Units	874
Renter Occupied Units	197
Owner Occupied 1- to 4- Family Units	874
Inside Principal City?	NO
Vacant Units	214

FFIEC FFIEC Geocoding/Mapping System -- 2023



● Matched Address: 1431 NW Louisiana Ave, Chehalis, Washington, 98532
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 041 - LEWIS COUNTY || Tract Code: 9708.00

● Selected Tract
 MSA: || State: || County: || Tract Code:

AIRPORT

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 1431 NW Louisiana Ave, Chehalis, Washington, 98532
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 041 - LEWIS COUNTY
 Tract Code: 9708.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$97,292
2020 Tract Median Family Income	\$79,708
Tract Median Family Income %	113.13
Tract Population	4306
Tract Minority %	20.88
Tract Minority Population	899
Owner-Occupied Units	953
1- to 4- Family Units	1261

Census Population Information


Tract Population	4306
Tract Minority %	20.88
Number of Families	991
Number of Households	1804
Non-Hispanic White Population	3407
Tract Minority Population	899
American Indian Population	39
Asian/Hawaiian/Pacific Islander Population	71
Black Population	34
Hispanic Population	474
Other/Two or More Races Population	281

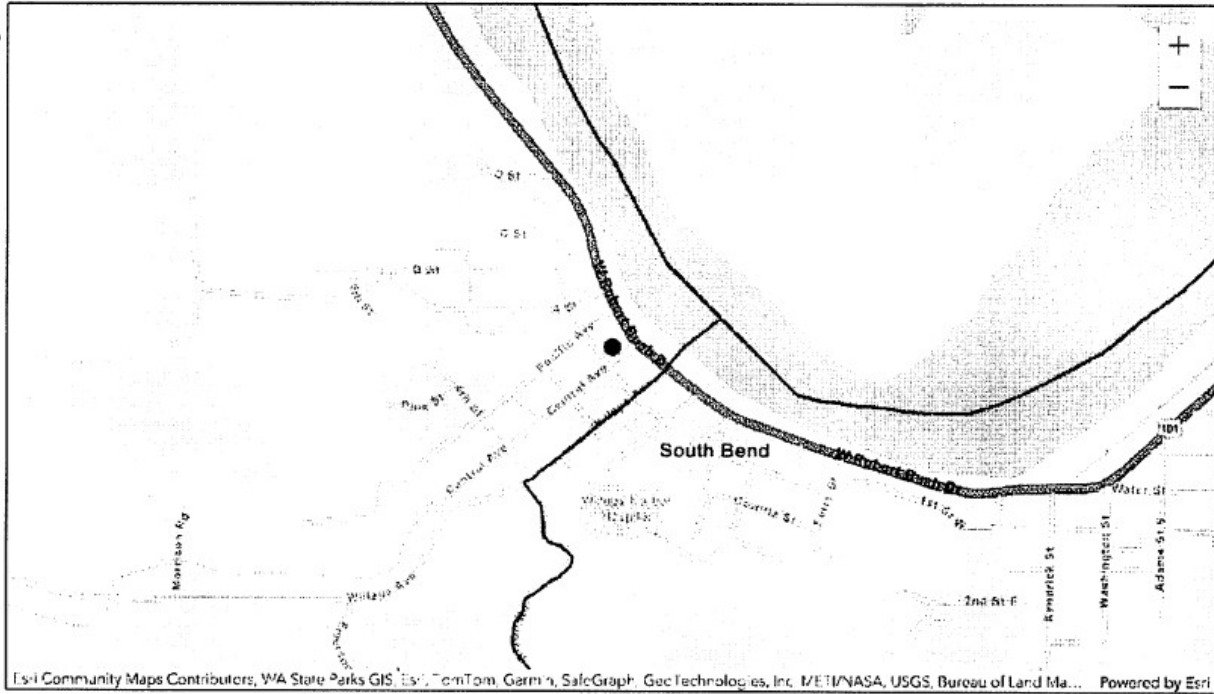
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	9.93
Tract Median Family Income %	113.13
2020 Tract Median Family Income	\$79,708
2023 Estimated Tract Median Family Income	\$97,292
2020 Tract Median Household Income	\$52,283

Census Housing Information

Total Housing Units	1909
1- to 4- Family Units	1261
Median House Age (Years)	46
Owner-Occupied Units	953
Renter-Occupied Units	851
Owner Occupied 1- to 4- Family Units	953
Inside Principal City?	NO
Vacant Units	105

 FFIEC Geocoding/Mapping System – 2023



- Matched Address: 111 Central Ave, South Bend, Washington, 98586
MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 049 - PACIFIC COUNTY || Tract Code: 9503.01
- Selected Tract
MSA: || State: || County: || Tract Code:

 2023 FFIEC Geocode Census Report

Matched Address: 111 Central Ave, South Bend, Washington, 98586
MSA: NA - NA (Outside of MSA)
State: 53 - WASHINGTON
County: 049 - PACIFIC COUNTY
Tract Code: 9503.01

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$75,637
2020 Tract Median Family Income	\$61,964
Tract Median Family Income %	87.95
Tract Population	2294
Tract Minority %	29.12
Tract Minority Population	668
Owner-Occupied Units	905
1- to 4- Family Units	1625

Census Population Information

Tract Population	2294
Tract Minority %	29.12
Number of Families	672
Number of Households	1113
Non-Hispanic White Population	1626
Tract Minority Population	668
American Indian Population	147
Asian/Hawaiian/Pacific Islander Population	42
Black Population	8
Hispanic Population	298
Other/Two or More Races Population	173

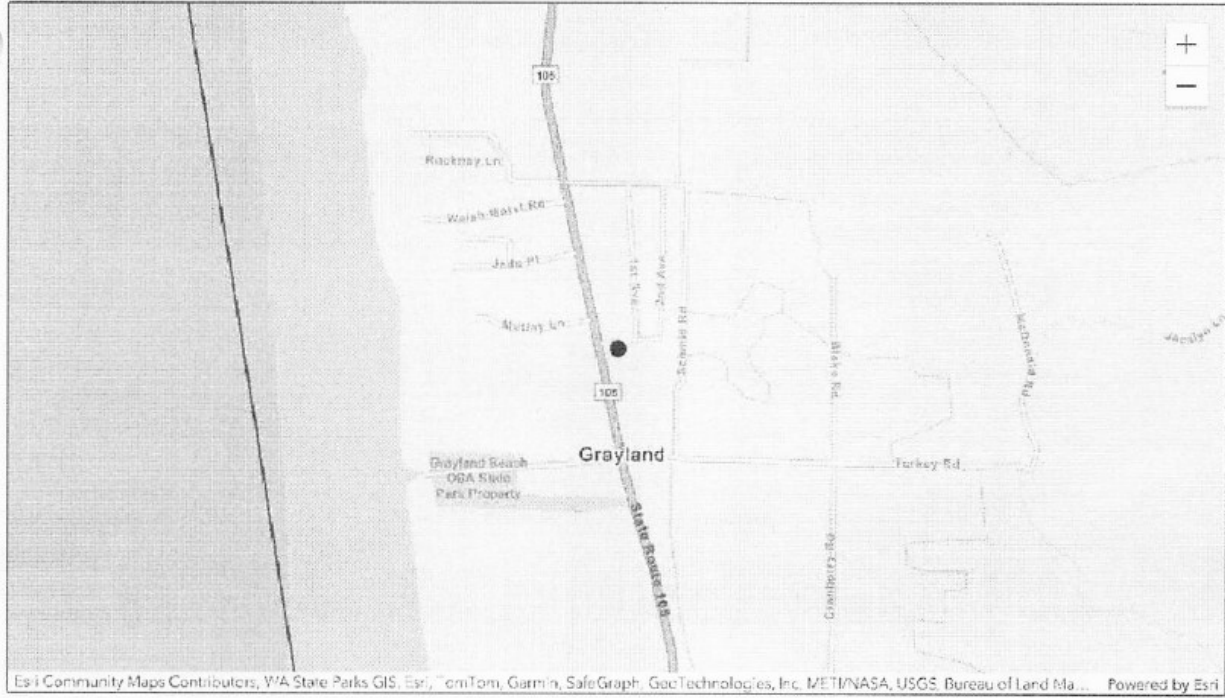
Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	14.08
Tract Median Family Income %	87.95
2020 Tract Median Family Income	\$61,964
2023 Estimated Tract Median Family Income	\$75,637
2020 Tract Median Household Income	\$50,026

Census Housing Information

Total Housing Units	1732
1- to 4- Family Units	1625
Median House Age (Years)	48
Owner-Occupied Units	905
Renter Occupied Units	208
Owner Occupied 1- to 4- Family Units	905
Inside Principal City?	NO
Vacant Units	619

FFIEC FFIEC Geocoding/Mapping System – 2023



● Matched Address: 853 Hart St, Grayland, Washington, 98547
 MSA: NA - NA (Outside of MSA) || State: 53 - WASHINGTON || County: 027 - GRAYS HARBOR COUNTY || Tract Code: 0016.02

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2023 FFIEC Geocode Census Report

Matched Address: 853 Hart St, Grayland, Washington, 98547
 MSA: NA - NA (Outside of MSA)
 State: 53 - WASHINGTON
 County: 027 - GRAYS HARBOR COUNTY
 Tract Code: 0016.02

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
2023 Estimated Tract Median Family Income	\$74,760
2020 Tract Median Family Income	\$61,250
Tract Median Family Income %	86.93
Tract Population	3706
Tract Minority %	29.47
Tract Minority Population	1092
Owner-Occupied Units	572
1- to 4- Family Units	1184

Census Population Information

Tract Population	3706
Tract Minority %	29.47
Number of Families	340
Number of Households	696
Non-Hispanic White Population	2814
Tract Minority Population	1092
American Indian Population	92
Asian/Hawaiian/Pacific Islander Population	20
Black Population	430
Hispanic Population	282
Other/Two or More Races Population	268

Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$70,452
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,000
% below Poverty Line	20.59
Tract Median Family Income %	86.93
2020 Tract Median Family Income	\$61,250
2023 Estimated Tract Median Family Income	\$74,760
2020 Tract Median Household Income	\$44,631

Census Housing Information

Total Housing Units	1184
1- to 4- Family Units	1184
Median House Age (Years)	43
Owner-Occupied Units	572
Renter Occupied Units	124
Owner Occupied 1- to 4- Family Units	572
Inside Principal City?	NO
Vacant Units	488

Security State Bank

Loan to Deposit Ratios For the Previous Year's Four Quarter-Ending Dates

03-31-23	38.72%
06-30-23	41.22%
09-30-23	40.68%
12-31-23	44.81%

Products & Services Offered

Checking Accounts

- **Personal Checking Accounts**
 - E-Checking Account
 - Security Basic Checking Account
 - Smart Start Checking Account (*for customers age 13-20*)
 - Security Prime Checking Account (*for customers age 50 & over*)
 - Security Advantage Checking Account

- **Business Checking Accounts**
 - Basic Business Checking
 - Business Checking
 - Business Plus Checking
 - Non-Profit Checking
 - Non-Profit Plus Checking
 - Public Funds Account
 - Public Funds NOW Account
 - IOLTA/IRETA
 - Bancontrol

Savings Accounts

- **Personal Savings Accounts**
 - Security Saver Account
 - Minor Savings Account (*for customers age 13-20*)
 - In Trust For (ITF) Savings Account
 - UTMA (Uniform Transfer to Minors) Savings Account
 - Health Savings Account (H.S.A.)
 - Money Market Deposit Account
 - Certificate of Deposit (CD)
 - Individual Retirement Account (IRA)
 - Traditional
 - Roth
 - Coverdell Education Savings Account
 - Simplified Employee Pension (SEP)

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Savings Account – continued

- **Business Savings Accounts**
 - Business Savings Account
 - Business Money Market Deposit Account
 - Business Certificate of Deposit (CD)
 - Non-Profit Savings Account
 - Non-Profit Money Market Deposit Account
 - Non-Profit Certificate of Deposit (CD)
 - Public Funds Money Market Deposit Account

Loans

- **Consumer Loans**
 - Automobile Loans
 - New and Used Vehicles
 - Recreational Vehicle Loans
 - Boat, RV, Tractor, Horse Trailer, Motorcycle, Quad, Snowmobile, Jet Ski
 - Unsecured Personal Loans
 - Loans secured by Certificate of Deposit (CD)
 - SecurityLine (*Unsecured personal line of credit*)
 - PremiereLine (*Unsecured personal line of credit*)
 - VISA Credit Card
 - Classic and Platinum Options
 - Mobile Wallet Enabled
 - Home Equity Loans
 - Home Equity Lines of Credit

- **Residential Real Estate Loans**
 - Home Mortgage Loans
 - Home Construction Loans
 - Home Refinance Loans
 - Land Only Loans
 - Manufactured Home Loans (*on owned or leased ground*)
 - Special Program Loans including FHA, VA and USDA-Rural Housing Loans

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Loans – continued

- **Business Loans**

- Commercial Equipment Loans
- Commercial Real Estate Loans
- Commercial Term Working Capital Loans
- Commercial Revolving/Draw Down Lines of Credit
- Commercial Timber Loans
- Construction Loans
- Letters of Credit – Standby and Documentary
- Farm Loans
- USDA Loans
- Farm Services Agency Guaranteed Loans
- SBA Guaranteed Loans
- SBA 504 Loans
- Loans to Non-Profit Organizations
- Business VISA Credit Card
- Business Manager (*Accounts Receivable Management Product*)
- OD Protection for Business Accounts

Convenience Services

- **Personal**

- Online Banking
 - Online Bill Pay
 - External Transfer
 - Real-Time Alerts
- Mobile Banking/Mobile App
 - Mobile Deposit
- E-Statements
- Direct Deposit
- VISA Debit Card
 - Mobile Wallet Enabled
 - Card Guard/Card Valet
- ATM Card
- Night Depository
- Wire Transfers

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Convenience Services - continued

- **Business**
 - Business Online Banking
 - Real Time Alerts
 - Soft Tokens/Hard Tokens
 - Business Bill Pay
 - Business Mobile App
 - Mobile Deposit
 - ACH/Wire Transfer Approvals
 - E-Statements
 - Direct Deposit
 - Cash Management
 - Payroll Direct Deposit
 - ACH Payments
 - ACH Collections
 - Tax Payments
 - Same-Day ACH
 - Online Wire Transfers
 - Positive Pay
 - Merchant Source Capture/Remote Deposit
 - Merchant Services/Credit Card Processing
 - Visa Debit Card
 - Card Valet
 - Mobile Wallet Enabled
 - Night Depository
 - Wire Transfers

Miscellaneous Services

- Safe Deposit Boxes
- 24 Hour Automated Telephone Banking
- ATM Services
- Trust Services Department
- Contract Collection Services
- VISA Gift Cards
- Notary Public