CAPITAL FUNDING BANCORP, INC.

AND ITS SUBSIDIARY CFG Community Bank, DBA
CFG Bank

INVESTOR UPDATE Q3 2021

November 5, 2021

Time: 2:00 p.m. Eastern
Conference Number: 667-262-0979
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Capital Funding Bancorp, Inc. Overview

Founded:

Capital Funding Bancorp, Inc. was formed through the acquisition of AmericasBank Corp, Inc. in April 2009 which was subsequently renamed to CFG Community Bank. CFG Community Bank is a wholly owned subsidiary of Capital Funding Bancorp, Inc. and is chartered in the state of Maryland. In 2019, CFG Community Bank rebranded as CFG Bank for marketing purposes.

Areas of Expertise:

CFG Bank operates two bank branches in the Baltimore area and an online branch with a focus on Commercial & Industrial and Commercial Real Estate lending, Cash Management, and deposit solutions for consumers, businesses, and corporations. CFG Bank is committed to consistently offering some of the most competitive CD and money market rates across the nation.

Capital Funding, LLC, a wholly owned subsidiary of CFG Bank, focuses on originating bridge loans to healthcare skilled nursing and assisted living facilities before they are permanently financed through the Department of Housing and Urban Development ("HUD") program as well as direct placement through HUD. Once HUD financing is complete, Capital Funding, LLC services these loans for their remaining life.

Capital Finance, LLC, a wholly owned subsidiary of CFG Bank, focuses on originating accounts receivable loans to skilled nursing facilities who borrow funds to finance their receivables from Medicare and Medicaid.

Total Assets:

$2.311 billion (as of Q3 2021)

Headquarters:

1422 Clarkview Rd, Baltimore, Maryland 21209

CFG Bank Initiatives

- Awarded 2nd "Best Place to Work 2021" in the large company category by the Baltimore Business Journal, based on employee survey
  - See attached Baltimore Business Journal article (pages 15-16)
- CFG Bank announced it will begin focusing efforts on the multi-family and senior housing sectors, a natural extension of its significant presence in the long-term care industry
  - To run operations, CFG Bank promoted long-time insider Erik Howard to Executive Managing Director of Business Development and Marketing
  - As part of the expansion, CFG Bank hired a new head of multi-family lending, Elizabeth Buckalew, who most recently was with JP Morgan's corporate banking team
  - Additionally, CFG Bank promoted insiders Craig Casagrande and Tim Eberhart to be Co-Heads of its long-term care business development group and named insider industry-veteran Ken Assiran as leader of CFG Bank's senior housing lending platform
- Capitalize on becoming Baltimore's biggest headquartered bank, after the news of Howard Bank selling to F.N.B. Corporation
  - CFG Bank intends to expand its services for clients, increase marketing efforts, and continue giving back to the community
- In October, Capital Funding Bancorp made a $1 million commitment to the Alloy Alchemist Fund, a strategic fund focused on solving problems and innovating in the bank space
  - The investment will expose CFG Bank Management to new and innovative companies, their teams, and innovative technologies and solutions

- Continue growth and cross-sell opportunities within the healthcare spectrum

  - Continue to successfully utilize our loan securitization process which enables the Bank to close large healthcare loans, improving non-interest income and optimizing the Bank's capital. It is anticipated that over 90% of these securitized loans will progress to HUD permanent financing which the Bank would then service

- Onboard new commercial and business deposit accounts

  - New cash management system launched successfully in Q3 2020 to grow operational deposit accounts in the Commercial and Healthcare divisions

  - Significant pipeline of new and existing customers in process of transitioning their operating accounts to CFG Bank

  - Fund new loan growth with low-cost core relationship-based deposits

Capital Funding Bancorp, Inc. and its subsidiary CFG Community Bank, DBA CFG Bank
Q3 2021 Highlights

- As of 09/30/21, 3rd quarter earnings of $18.7 million were $11.7 million higher than the comparable QTD prior year period of $7.0 million, representing a 167.1% increase. Q3 2021 earnings remained strong and were driven primarily by strong performance by the Bank's healthcare securitization and bridge to HUD origination businesses.

- As of 09/30/21, YTD earnings of $54.8 million were $40.1 million higher than the comparable YTD prior year period of $14.7 million, representing a 272.9% increase. YTD tax-effected ROA increased from 0.97% in 2020 to 2.66% in 2021. YTD tax-effected ROE increased from 14.79% in 2020 to 42.54% in 2021.

- YTD net interest income of $68.7 million is $32.4 million or 89.6% above the prior year comparable period and QTD net interest income of $29.2 million is $15.6 million, or 114.7% above Q3 QTD 2020 net interest income of $13.6 million. Compared to the 3rd quarter of 2020, the Company's YTD annualized net interest margin has improved by 133 basis points, increasing from 3.30% at 09/30/2020, to 4.63% at 09/30/2021. The increase was driven by growth in high-yielding beneficial interests in securitization assets (from the securitization process) and a lower cost of funds, due to lower money market rates, repricing of the CD portfolio, and growth in non-interest-bearing deposits.

- The Company's debt service coverage ratio stands at 10.79 at 09/30/2021 and has nearly doubled from 5.41 at 12/31/2020.

- Total loans increased to $1.61 billion at 9/30/21, an increase of $322 million and $93 million during the year and 3rd quarter, respectively, which represents an increase of 24.9% and 6.1% increase for the year and quarter, respectively. This growth was driven primarily by our healthcare bridge lending business, Commercial Division C&I loans, and supported by the Company's $30 million subordinated debt capital raise in Q2 2021, partially offset by a decline of $95 million in Payment Protection Program ("PPP") Loans forgiven by the Small Business Administration during the year.

- Total deposits increased to $1.96 billion at 9/30/21, an increase of $466 million and $263 million during the year and 3rd quarter, or 31.2% and 15.5% growth, respectively. Growth was broad based and included growth in consumer online and branch deposits and non-interest bearing deposits from the Bank's healthcare and commercial customers. More specifically, core deposit growth in Q3 2021 was $140 million. Additionally, $120 million of new short term Brokered CDs were issued to fund short term GNMA Participation Certificate growth. These CDs matured in November 2021.

- Nonperforming loans to period end loans at 9/30/21 and 12/31/20 were 1.10% and 1.46%, a decrease of 0.36% during the year and a decrease of 0.23% from 1.23% at 06/30/21 for the 3rd quarter, primarily due to growth in loans. Compared to 12/31/20, the balance of nonperforming loans has remained steady, with approximately $13.5 million of the $18 million of nonperforming loans related to one restaurant group for which Management is in the process of upgrading and moving the loans back to accrual status in Q4 2021. Asset quality remains strong, which is reflected by the decreasing nonperforming loans to period loans ratios noted above.

- The ALLL balance increased to $33.2 million at 9/30/21, an increase of $6.0 million and $2.4 million during the year and quarter, respectively. The Company recorded an ALLL provision of approximately $5.0 million and $2.2 million for the year and quarter, respectively. This increase in the provision was attributed primarily to loan growth and partially offset by an improved economic outlook. The ALLL is 2.06% of Loans at 9/30/21, down from 2.11% at 12/31/20. Excluding PPP Loans, the ALLL is 2.12% of Loans at 9/30/2021.

Capital Funding Bancorp, Inc. and its subsidiary CFG Community Bank, DBA CFG Bank
Q3 2021 Highlights

■ At 9/30/21, the mortgage servicing rights on the Company's HUD servicing portfolio ("Servicing Rights – HUD") had a fair value of approximately $43.4 million, which represents a yearly increase of $966 million, from $42.5 million at 12/31/20. The increase in the fair value of the asset YTD is primarily due to a reduction in the portfolio's weighted average note rate due to rate modifications (refinancing) of existing loans, which result in lower modeled prepayment rates and a higher valuation. The HUD servicing portfolio stands at $3.448 billion at 09/30/2021.

■ At 09/30/21, the mortgage servicing rights for the Company's serviced bridge-loan securitization portfolio ("Servicing Rights - Securitizations") had a fair value of approximately $10.8 million, an increase of $9.5 million YTD in 2021. The increase was primarily due to growth in the securitization servicing portfolio, which stands at $2.245 billion at 9/30/2021.

■ Healthcare concentration was 408.8% of Tier 1 Capital + ALLL at 9/30/21, compared to 397.0% and 371.0% at 06/30/21 and 12/31/20, respectively. Healthcare assets totaled approximately $1.090 billion at 9/30/21 (excluding PPP Loans), an increase of $319 million and $73 million, or 41.4% and 7.2%, over the beginning of the year, and prior quarter, respectively.

■ One securitization transaction closed in Q3 2021 totaling $263 million, of which CFG Bank retained $13 million on-balance sheet as beneficial interests in securitizations. Life-to-Date and YTD, the Bank has originated $2.58 billion and $1.75 billion in securitization transactions, respectively.

■ YTD HUD loan production volume was approximately $553 million, resulting in roughly $12.5 million in combined mortgage origination and delivery premium revenue, compared to $332 million and $6.8 million, respectively, for the comparable period of 2020. The HUD loan pipeline remains strong and 4th quarter production is expected to exceed $200 million in closings.

■ CFG Bank's ("Bank") Community Bank Leverage Ratio ("CBLR") was at 9/30/21 was 11.12%. Excluding average PPP Loans, the Bank's CBLR at 09/30/21 was 11.21%.

■ 3rd Quarter earnings include a $5.1 million benefit related to accrued interest on a non-accrual loan. In August 2021, a cumulative correcting entry was posted to reverse the accrual and credit interest income, of which $4.4 million related to 2018 - 2020 and $0.7 million related to 2021. The correction was deemed immaterial to both prior periods and 2021 earnings and, therefore, it is not necessary to restate any prior period or current financial statements.

Capital Funding Bancorp, Inc. & Subsidiaries
Trended Consolidated Balance Sheet
September 2020 - September 2021
($000's)

	(Unaudited) Sep 30, 2020	*(Audited)* Dec 31, 2020	*(Unaudited)* Mar 31, 2021	*(Unaudited)* Jun 30, 2021	*(Unaudited)* Sep 30, 2021
ASSETS					
Total Cash & Due From Banks	$ 263,010	$ 171,022	$ 279,194	$ 243,224	$ 398,479
Participation Certificates	68,103	112,877	21,784	16,710	21,198
Beneficial Interests in Securitizations	-	103,938	136,053	199,025	203,581
Other Securities	17,225	1,654	1,456	16,027	16,011
Restricted Stock & Other Investments	2,743	3,178	3,310	3,302	6,107
Loans Secured By Real Estate	1,117,820	838,548	919,335	1,082,189	1,145,188
Commercial & Industrial	321,598	308,131	303,271	370,646	423,079
PPP Loans	160,303	144,946	152,889	72,372	50,206
Consumer Loans	527	513	393	381	371
Lease Financing Receivables	5,985	5,376	4,806	2,866	2,442
Deferred fees	(7,142)	(5,553)	(6,446)	(7,314)	(7,604)
Total Loans	1,599,091	1,291,960	1,374,249	1,521,141	1,613,682
Allowance For Loan Losses	(25,036)	(27,212)	(28,915)	(30,804)	(33,171)
Net Loans	1,574,055	1,264,749	1,345,334	1,490,337	1,580,510
Other Real Estate Owned	1,546	1,546	1,546	1,546	1,546
Net Fixed Assets	1,202	1,625	12,130	11,992	11,919
Servicing Rights - HUD	41,217	42,482	44,069	43,952	43,448
Servicing Rights - Securitizations	-	1,268	3,372	10,271	10,783
Goodwill	1,233	1,233	1,233	1,233	1,233
Accrued Interest Receivable	2,912	3,362	2,885	4,306	10,406
Other Assets	4,423	5,418	3,891	3,535	5,371
Total Assets	$ 1,977,670	$ 1,714,351	$ 1,856,255	$ 2,045,459	$ 2,310,592
LIABILITIES AND CAPITAL					
Non-interest Bearing Deposits	$ 319,040	$ 342,171	$ 432,993	$ 470,791	$ 526,914
GNMA P&I	42,223	55,460	35,365	23,551	22,346
Interest Checking Deposits	17,985	10,776	2,086	1,974	2,164
Savings Deposits	9,281	9,351	9,352	9,647	9,911
Money Market	438,204	428,316	490,992	473,498	482,378
Certificates & IRA's	465,750	414,940	390,224	430,069	455,701
Brokered CDs	-	-	20,000	20,000	140,000
Corporate Deposits	-	-	-	-	50,001
Replacement & Repair Deposits	172,661	183,434	201,227	212,962	214,757
Escrow and Other Deposits	54,708	49,993	46,485	54,699	56,508
Total Deposits	1,519,852	1,494,442	1,628,724	1,697,189	1,960,680
Secured Borrowings	252,531	-	-	-	-
FHLB Borrowings	21,000	21,000	21,000	21,000	41,000
PPP Liquidity Facility	-	-	-	71,949	49,840
Senior Notes Payable	24,466	24,510	24,553	24,596	24,639
Subordinated Notes Payable	48,769	48,815	48,862	77,896	77,961
Accrued Int. Payable & Other Liabilities	11,853	16,405	13,767	18,824	22,675
Total Liabilities	1,878,471	1,605,172	1,736,906	1,911,455	2,176,796
Common Stock	70	70	70	70	70
Paid In Capital	41,630	41,630	41,630	41,634	41,634
Retained Earnings	57,499	67,480	77,650	92,300	92,092
Total Capital	99,199	109,180	119,350	134,004	133,796
Total Liabilities and Capital	$ 1,977,670	$ 1,714,351	$ 1,856,255	$ 2,045,459	$ 2,310,592

Capital Funding Bancorp, Inc. & Subsidiaries
Trended Quarterly Consolidated Statement of Income
2020 - 2021
($000's)
(Unaudited)

	Quarter Ended 9/30/20	Quarter Ended 12/31/20	Quarter Ended 3/31/21	Quarter Ended 6/30/21	Quarter Ended 9/30/21
Interest revenue					
Loans and leases, including fees	$ 20,141	$ 22,064	$ 17,120	$ 20,600	$ 27,963
PPP processing fees	258	891	802	1,741	557
Short term investment income	63	52	55	57	92
Investments and beneficial interests	257	879	3,347	4,023	4,707
Total interest revenue	20,719	23,886	21,324	26,421	33,319
Interest expense					
Deposits	4,041	3,377	2,735	2,462	2,319
Notes Payable	1,374	1,374	1,374	1,495	1,693
Borrowings	1,715	2,790	91	73	133
Total interest expense	7,130	7,541	4,200	4,030	4,145
Net interest income	13,589	16,345	17,124	22,391	29,174
Provision for loan and lease losses	1,500	1,221	1,656	1,105	2,211
Net interest income after provision for loan and lease losses	12,089	15,124	15,468	21,286	26,963
Non-interest revenue					
Mortgage servicing	1,094	1,577	1,305	1,698	2,003
Mortgage origination	1,028	1,651	1,290	632	1,345
GNMA delivery premium	689	2,331	4,610	1,998	2,583
Valuation of HUD loan commitments	494	982	(831)	(428)	1,208
Service rights valuation	977	2,534	3,690	6,783	8
Service charges on deposit accounts	212	224	243	249	279
Securitization net origination fees	83	2,485	1,975	4,058	1,412
Other miscellaneous income	16	1,412	352	318	(140)
Total non-interest revenue	4,593	13,197	12,633	15,309	8,698
Noninterest expenses					
Salaries	6,579	9,133	8,347	9,642	11,186
Employee benefits	864	1,003	1,340	902	943
Professional fees	418	783	674	498	606
Occupancy	431	436	291	190	283
Furniture and equipment	207	259	279	287	290
Loan workout costs	55	(137)	38	32	7
Data processing fees	267	325	359	381	300
Other	908	1,891	1,679	3,632	3,345
Total noninterest expenses	9,729	13,693	13,008	15,563	16,959
Net income	$ 6,953	$ 14,627	$ 15,093	$ 21,032	$ 18,702

Non-GAAP Presentation:

	Quarter Ended 9/30/20	Quarter Ended 12/31/20	Quarter Ended 3/31/21	Quarter Ended 6/30/21	Quarter Ended 9/30/21
Net income	$ 6,953	$ 14,627	$ 15,093	$ 21,032	$ 18,702
Exclude: Service rights valuation	(977)	(2,534)	(3,690)	(6,783)	(8)
Exclude: Charitable contributions	96	101	137	2,277	323
Exclude: Loan loss provision ("LLP")	1,500	1,221	1,656	1,105	2,211
Adjusted Net income	$ 7,572	$ 13,415	$ 13,196	$ 17,631	$ 21,228

Capital Funding Bancorp, Inc. & Subsidiaries
Consolidated Balance Sheet
September 30, 2021
($000's)

	(Unaudited) Sep 30, 2021	(Audited) Dec 31, 2020	YTD $ Variance	YTD % Variance
ASSETS				
Total Cash & Due From Banks	$ 398,479	$ 171,022	$ 227,457	133.0%
Participation Certificates	21,198	112,877	(91,679)	-81.2%
Beneficial Interests in Securitizations	203,581	103,938	99,643	95.9%
Other Securities	16,011	1,654	14,356	867.8%
Restricted Stock & Other Investments	6,107	3,178	2,929	92.2%
Loans Secured By Real Estate	1,145,188	838,548	306,640	36.6%
Commercial & Industrial	423,079	308,131	114,948	37.3%
PPP Loans	50,206	144,946	(94,740)	-65.4%
Consumer Loans	371	513	(142)	-27.8%
Lease Financing Receivables	2,442	5,376	(2,934)	-54.6%
Deferred fees	(7,604)	(5,553)	(2,051)	36.9%
Total Loans	1,613,682	1,291,960	321,721	24.9%
Allowance For Loan Losses	(33,171)	(27,212)	(5,960)	21.9%
Net Loans	1,580,510	1,264,749	315,762	25.0%
Other Real Estate Owned	1,546	1,546		-
Net Fixed Assets	11,919	1,625	10,294	633.7%
Servicing Rights - HUD	43,448	42,483	966	2.3%
Servicing Rights - Securitizations	10,783	1,268	9,516	750.6%
Goodwill	1,233	1,233		-
Accrued Interest Receivable	10,406	3,362	7,045	209.6%
Other Assets	5,371	5,418	(48)	-0.9%
Total Assets	$ 2,310,592	$ 1,714,351	$ 596,240	34.8%
LIABILITIES AND CAPITAL				
Non-interest Bearing Deposits	$ 526,914	$ 342,171	$ 184,742	54.0%
GNMA P&I	22,346	55,460	(33,114)	-59.7%
Interest Checking Deposits	2,164	10,776	(8,612)	-79.9%
Savings Deposits	9,911	9,351	560	6.0%
Money Market	482,378	428,316	54,062	12.6%
Certificates & IRA's	455,701	414,940	40,761	9.8%
Brokered CDs	140,000		140,000	-
Corporate Deposits	50,001		50,001	-
Replacement & Repair Deposits	214,757	183,434	31,323	17.1%
Escrow and Other Deposits	56,508	49,993	6,515	13.0%
Total Deposits	1,960,680	1,494,441	466,239	31.2%
FHLB Borrowings	41,000	21,000	20,000	95.2%
PPP Liquidity Facility	49,840		49,840	-
Senior Notes Payable	24,639	24,510	130	0.5%
Subordinated Notes Payable	77,961	48,815	29,146	59.7%
Accr'd Int Payable & Other Liab	22,675	16,405	6,270	38.2%
Total Liabilities	2,176,796	1,605,172	571,624	35.6%
Common Stock	70	70		-
Paid In Capital	41,634	41,630	4	0.01%
Retained Earnings	92,092	67,480	24,612	36.5%
Total Capital	133,796	109,180	24,616	22.5%
Total Liabilities and Capital	$ 2,310,592	$ 1,714,351	$ 596,240	34.8%

Capital Funding Bancorp, Inc. & Subsidiaries

Consolidated Statement of Income

For the Nine Months Ended September 30, 2021 and 2020

($000's)

(Unaudited)

	YTD September 2021	YTD September 2020	$ Variance	% Variance
Interest revenue				
Loans and leases, including fees	$ 65,683	$ 53,177	$ 12,506	23.5%
PPP processing fees	3,100	598	2,502	418.2%
Short term investment income	204	868	(664)	-76.5%
Investments[1]	12,077	1,165	10,912	936.4%
Total interest revenue	81,064	55,808	25,257	45.3%
Interest expense				
Deposits	7,516	12,987	(5,471)	-42.1%
Notes payable	4,562	4,122	440	10.7%
Borrowings	297	2,464	(2,167)	-87.9%
Total interest expense	12,375	19,573	(7,198)	-36.8%
Net interest income	68,689	36,235	32,453	89.6%
Loan loss provision	4,972	7,900	(2,928)	-37.1%
Net interest income after loan loss provision	63,716	28,335	35,381	124.9%
Non-interest revenue				
Mortgage servicing	5,006	3,271	1,735	53.1%
Mortgage origination	3,267	2,389	878	36.8%
GNMA delivery premium	9,191	4,461	4,730	106.0%
Valuation of HUD loan commitments	(51)	208	(258)	-124.4%
Service rights valuation	10,481	2,827	7,655	270.8%
Service charges on deposit accounts	771	776	(4)	-0.6%
Securitization net origination fees	7,445	86	7,359	8557.1%
Other miscellaneous income	530	96	434	452.0%
Total non-interest revenue	36,640	14,112	22,528	159.6%
Noninterest expenses				
Salaries	29,175	16,885	12,290	72.8%
Employee benefits	3,184	2,653	531	20.0%
Professional fees	1,778	1,537	241	15.7%
Occupancy	763	1,298	(535)	-41.3%
Furniture and equipment	856	599	257	43.0%
Loan workout costs	77	159	(82)	-51.7%
Data processing fees	1,040	721	319	44.3%
Other	8,656	3,889	4,767	122.6%
Total noninterest expenses	45,529	27,741	17,788	64.1%
Net income	$ 54,827	$ 14,705	$ 40,122	272.9%

Non-GAAP Presentation:

	YTD September 2021	YTD September 2020	$ Variance	% Variance
Net income	$ 54,827	$ 14,705	$ 40,122	272.9%
Exclude: Service rights valuation	(10,481)	(2,827)	(7,654)	270.8%
Exclude: Charitable contributions	2,737	726	2,011	277.0%
Exclude: Loan loss provision ("LLP")	4,972	7,900	(2,928)	-37.1%
Adjusted Net income	$ 52,055	$ 20,504	$ 31,551	153.9%

[1] Includes interest income related to B-Piece and VRR securities held by CFG Bank of $6.5 million and $4.1 million, respectively, as of 09/30/2021.

Capital Funding Bancorp, Inc. & Subsidiaries

Consolidated Statement of Changes in Equity Capital

For the Nine Months Ended September 30, 2021

($000's except share data)

(Unaudited)

	Common Shares Outstanding	Common Stock	Paid In Capital	Retained Earnings	Total Capital
December 31, 2020	69,514	$ 70	$ 41,630	$ 67,480	$ 109,180
Net income	-	-	-	54,827	54,827
Change in AOCI - AFS Securities	-	-	-	(1,591)	(1,591)
Purchase of common stock	-	-	4	-	4
Dividends paid to shareholders	-	-	-	(28,624)	(28,624)
September 30, 2021	69,514	$ 70	$ 41,634	$ 92,092	$ 133,796

Capital Funding Bancorp, Inc. & Subsidiaries
CFG Bank

Financial Ratios

September 30, 2021

	Capital Funding Bancorp, Inc. & Subsidiaries				CFG Bank			
($ in thousands, except ratios)	YTD 12/31/19	YTD 12/31/20	YTD 9/30/20	YTD 9/30/21	YTD 12/31/19	YTD 12/31/20	YTD 9/30/20	YTD 9/30/21
Net Income[1]	14,435	29,332	14,705	54,827	19,968	34,874	18,865	59,398
Average Assets	1,025,465	1,661,421	1,465,364	1,981,664	1,023,265	1,661,421	1,562,209	1,964,344
ROA (Tax-effected)[3]	**1.01%**	**1.27%**	**0.97%**	**2.66%**	**1.41%**	**1.51%**	**1.16%**	**2.91%**
Net Income[1]	14,435	29,332	14,705	54,827	19,968	34,874	18,865	59,398
Average Equity	92,537	98,355	95,649	124,083	167,596	170,577	168,240	206,357
ROE (Tax-effected)[3]	**11.23%**	**21.47%**	**14.79%**	**42.54%**	**8.58%**	**14.72%**	**10.78%**	**27.71%**
Non-GAAP Presentation:								
Net Income[1]	14,435	29,332	14,705	54,827	19,968	34,874	18,865	59,398
Exclude: MSR valuation[2]	179	(5,360)	(2,827)	(10,481)	179	(5,360)	(2,827)	(10,481)
Exclude: Charitable contributions	3,285	836	726	2,737	3,285	836	726	2,737
Exclude: Fixed asset impairment[4]	4,296	-	-	-	4,296	-	-	-
Adjusted Net Income	22,195	24,808	12,604	47,083	27,728	30,350	16,764	51,654
Average Assets	1,025,465	1,661,421	1,465,364	1,981,664	1,023,265	1,661,421	1,562,209	1,964,344
Exclude: Average MSR asset[2]	(37,452)	(39,888)	(39,428)	(48,548)	(37,452)	(39,888)	(39,428)	(48,548)
Adjusted Average Assets	988,013	1,621,533	1,425,936	1,933,116	985,813	1,621,534	1,522,781	1,915,796
Adjusted ROA (Tax-effected)[3]	**1.62%**	**1.10%**	**0.85%**	**2.34%**	**2.03%**	**1.35%**	**1.06%**	**2.60%**
Average Equity	92,537	98,355	95,649	124,083	167,596	170,577	168,240	206,357
Adjusted ROE (Tax-effected)[3]	**17.27%**	**18.16%**	**12.67%**	**36.53%**	**11.91%**	**12.81%**	**9.59%**	**24.10%**

[1] YTD Net Income amounts presented on an actual basis.

[2] Excludes the average MSR asset and YTD MSR valuation adjustment.

[3] Assumes a blended federal and state corporate tax rate of 28%.

[4] Excludes fixed asset impairment loss for write-down of railcars owned by CFG Bank.

Capital Funding Bancorp, Inc.

Trended Double Leverage & Debt Service Coverage Ratios

2019 - 2021

($ in thousands, except ratios)	12/31/19[1]	12/31/20[1]	9/30/21[1]
Senior Notes	25,000	25,000	25,000
Subordinated Notes	50,000	50,000	80,000
Total Debt	75,000	75,000	105,000
Equity **[A]**	95,040	109,180	133,796
Investment in Subsidiary Bank **[B]**	168,945	183,491	234,845
Double Leverage Ratio [B]/[A]	**1.78**	**1.68**	**1.76**
Earnings	14,435	29,331	54,827
Add: Interest expense - Notes	5,499	5,496	4,562
Add: Depreciation/amort expense	655	269	331
Add (Subtract): MSR valuation	179	(5,360)	(10,481)
Adjusted EBITDA **[C]**	20,768	29,736	49,239
Debt Service - Notes[2] **[D]**	5,499	5,496	6,083
Debt Service Coverage Ratio[2] [C]/[D]	**3.78**	**5.41**	**10.79**

[1] YTD amounts presented on an actual basis.

[2] Calculated with YTD net income.

CFG Bank
Non-performing Assets Trend
2019-2021

($ thousands, except ratios)

	12/31/2019	3/31/2020	6/30/2020[1]	9/30/2020[1]	12/31/2020[1]	3/31/2021[1]	6/30/2021[1]	9/30/2021[1]
Non-accruing loans	$ 5,203	$ 4,848	$ 2,284	$ 3,370	$ 17,753	$ 17,509	$ 17,480	$ 16,156
Non-accruing - Troubled debt restructuring	3,444	2,522	1,916	467	1,057	1,057	1,057	1,043
Total non-accruing loans	8,647	7,370	4,201	3,837	18,810	18,566	18,536	17,199
Accruing - Troubled debt restructuring	387	222	220	209	44	44	-	-
90+ Past Due and still accruing	27	60	186	-	-	142	189	494
Total non-performing loans	9,061	7,652	4,607	4,046	18,854	18,752	18,725	17,693
Other real estate owned	18	18	-	1,546	1,546	1,546	1,546	1,546
Total non-performing assets	9,080	7,670	4,607	5,592	20,399	20,298	20,271	19,239
Past due 90+ days & still accruing	27	60	186	-	-	142	189	494
Past due 60 - 89 days	-	274	203	259	56	-	372	2,612
Past due 30 - 59 days	656	3,048	707	507	753	580	146	4,194
Total Past Due	683	3,382	1,096	767	809	723	707	7,300
PPP Loans	-	-	159,776	160,303	144,946	152,889	72,372	50,206
Total Loans	915,454	984,830	1,220,884	1,346,560	1,291,960	1,374,249	1,521,141	1,613,682
Total Assets	1,226,251	1,289,712	1,620,357	1,725,139	1,714,351	1,856,255	2,045,459	2,308,592
Loan Loss Reserve (ALLL)	18,838	20,754	23,524	25,036	27,212	28,915	30,804	33,171
Past Due to Total Loans (%)	0.07%	0.34%	0.09%	0.06%	0.06%	0.05%	0.05%	0.45%
Non-Accruing to Total Loans (%)	0.94%	0.75%	0.34%	0.28%	1.46%	1.35%	1.22%	1.07%
Non-Performing Loans to Total Loans (%)	0.99%	0.78%	0.38%	0.30%	1.46%	1.36%	1.23%	1.10%
ALLL to Non-Performing Loans (%)	207.90%	271.23%	510.65%	618.78%	144.33%	154.20%	164.50%	187.48%
ALLL to Total Loans (%)	2.06%	2.11%	1.93%	1.86%	2.11%	2.10%	2.03%	2.06%
Net Charge Offs to Average Total Loans (%) YTD[2]	0.18%	0.46%	0.33%	0.20%	0.06%	-0.01%	-0.12%	-0.09%
Tier 1 Capital + ALLL	186,080	185,982	190,245	195,629	207,781	221,078	240,395	266,685
Total Classified Loans	19,535	19,815	14,740	11,179	25,846	24,584	29,279	28,345
Total Classified Loans as % of Tier 1 Capital + ALLL	10.50%	10.65%	7.75%	5.71%	12.44%	11.12%	12.18%	10.63%

[1] Includes PPP loans.

[2] Ratio is annualized.

From the Baltimore Business Journal:
https://www.bizjournals.com/baltimore/news/2021/10/01/best-places-to-work-2021-capital-funding-group.html

Best Places to Work 2021: Capital Funding Group, 2nd, large companies

Oct 1, 2021, 7:03am EDT **Updated: Oct 1, 2021, 7:41am EDT**

Read every article from our 2021 Best Places to Work publication and see all the other winners here.

TYRONE R. EATON

Baltimore-based CFG Bank won 2nd place in the large category in the Best Places to Work 2021 awards.

Capital Funding Group (CFG Bank)

Location: Baltimore

Top local executive: John "Jack" Dwyer, owner and chairman of the board

What they do: Bank with a focus on the health care and multifamily financing industries.

Company culture in one word: Unbelievable

How would you pitch your company to a potential hire?

We are NOT your typical bank, and we offer what other companies don't. As an example, the owner of our company pays 100% of your medical, dental and vision on the employee-level coverage.

What was one thing the company did during the pandemic that really impressed you or made you feel secure during an unprecedented time?

One example of many, Jack gave each employee an extra $200 in our paychecks to spend in our community. This was a way to make sure that our local businesses would feel less of an impact during the pandemic.

Does your company have a work-from-home or flexible in-office policy?

Prior to COVID-19 we didn't have a work-from-home policy, but since COVID, we have implemented one.

Currently, we are working on a hybrid schedule where we are in the office a minimum of two days per week, and the other three days of the week provide our employees the time to create that work-life balance that is so important.

Forward-Looking Statements

This presentation contains certain "forward-looking statements" about the Company within the meaning of Section 27A of the Securities Act, such as statements relating to the Company's use of proceeds; plans, objectives and prospects; annualized metrics and pro forma financial projections; potential for future gains and losses; dividends; and legal and regulatory compliance. Forward-looking statements, which are based on various assumptions (some of which are beyond the Company's control), may be identified by reference to a future period or periods, or by the use of forward-looking terminology such as "believe," "expect," "estimate," "anticipate," "continue," "plan," "approximately," "intend," "objective," "goal," "project" or "projected", "pro forma" or other similar terms or variations on those terms, or the future or conditional verbs such as "will," "may," "should," "could," and "would." Actual results could differ materially from those expressed or implied by such forward-looking statements as a result of, among other factors, including, without limitation, changes in interest rates, tax rates and real estate values; competitive pressures from other financial institutions; weakness in general economic conditions on a national basis or in the local markets in which the Company operates, including changes that adversely affect borrowers' ability to service and repay the Company's loans; changes in loan defaults and charge-off rates; changes in the value of securities and other assets; adequacy of loan loss reserves, or deposit levels necessitating increased borrowing to fund loans and investments; changes in government or banking regulations; the risk that the Company may not be successful in the implementation of its business strategy or in achieving its planned HUD loan origination volume; the risk of compromises or breaches of the Company's security systems; the risk that intangibles recorded in the Company's financial statements will become impaired; changes in assumptions used in making such forward-looking statements; and other risks and uncertainties. Forward-looking statements speak only as of the date on which they are made.

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