Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

PAGE:

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Agency: FDIC - 3 State: IOWA (19)

Area Income Characteristics	Origi	Loan Amount at Origination <=\$100,000		Loan Amount at Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	
JOHNSON COUNTY (103), IA											
MSA 26980											
Outside Assessment Area											
Low Income	0	0	0	0	0	0	0	0	0	0	
Moderate Income	0	0	0	0	0	0	0	0	0	0	
Middle Income	0	0	1	168	0	0	0	0	0	0	
Upper Income	0	0	0	0	0	0	0	0	0	0	
Income Not Known	0	0	0	0	0	0	0	0	0	0	
Tract Not Known	0	0	0	0	0	0	0	0	0	0	
County Total	0	0	1	168	0	0	0	0	0	0	
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0	
TOTAL OUTSIDE AA IN STATE	0	0	1	168	0	0	0	0	0	0	
STATE TOTAL	0	0	1	168	0	0	0	0	0	0	

Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

PAGE: 2 OF

Agency: FDIC - 3 State: TEXAS (48)

Area Income Characteristics	Origi	Loan Amount at Origination <=\$100,000		Loan Amount at Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	
DENTON COUNTY (121), TX											
MSA 19124											
Outside Assessment Area											
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 100-110%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0	
Median Family Income >= 120%	1	21	0	0	0	0	1	21	0	0	
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0	
Tract Not Known	0	0	0	0	0	0	0	0	0	0	
County Total	1	21	0	0	0	0	1	21	0	0	
TOTAL INSIDE AA IN STATE	0	0	0	0	0	0	0	0	0	0	
TOTAL OUTSIDE AA IN STATE	1	21	0	0	0	0	1	21	0	0	
STATE TOTAL	1	21	0	0	0	0	1	21	0	0	

Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

PAGE: 3 OF

Agency: FDIC - 3

State: WISCONSIN (55)

Area Income Characteristics	Origi	Loan Amount at Origination <=\$100,000		Loan Amount at Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	
DANE COUNTY (025), WI											
MSA 31540											
Outside Assessment Area											
Median Family Income < 10%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 10-20%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 20-30%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 30-40%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 40-50%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 50-60%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 60-70%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 70-80%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 80-90%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 90-100%	0	0	0	0	0	0	0	0	0	0	
Median Family Income 100-110%	1	94	1	150	0	0	1	150	0	0	
Median Family Income 110-120%	0	0	0	0	0	0	0	0	0	0	
Median Family Income >= 120%	0	0	0	0	0	0	0	0	0	0	
Median Family Income Not Known	0	0	0	0	0	0	0	0	0	0	
Tract Not Known	0	0	0	0	0	0	0	0	0	0	
County Total	1	94	1	150	0	0	1	150	0	0	

Middle Income

Upper Income

Income Not Known

Tract Not Known

County Total

Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

Agency: FDIC - 3 State: WISCONSIN (55)

Loan Amount at Loan Amount at Loan Amount at Loans to Businesses Memo Item: Loans by Origination Origination Origination with Gross Annual <=\$100,000 >\$100.000 But >\$250.000 **Affiliates Area Income Characteristics** Revenues <= \$1 <=\$250,000 Million Num of **Amount** Num of Amount Num of Amount Num of **Amount** Num of **Amount** Loans (000s)Loans (000s)Loans (000s)Loans (000s)Loans (000s)**MILWAUKEE COUNTY (079), WI** MSA 33340 Inside AA 0002 Median Family Income < 10% Median Family Income 10-20% Median Family Income 20-30% Median Family Income 30-40% Median Family Income 40-50% 2,128 1,242 Median Family Income 50-60% Median Family Income 60-70% Median Family Income 70-80% Median Family Income 80-90% 1,831 Median Family Income 90-100% 2,411 Median Family Income 100-110% Median Family Income 110-120% 1,022 Median Family Income >= 120% 1,470 2,359 1,274 Median Family Income Not Known Tract Not Known County Total 3,321 4,188 11,066 5,937 **ONEIDA COUNTY (085), WI MSA NA Outside Assessment Area** Low Income Moderate Income

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Loans by County

Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

Agency: FDIC - 3 State: WISCONSIN (55)

Memo Item: **Loan Amount at Loan Amount at Loan Amount at Loans to Businesses** Origination Origination Loans by Origination with Gross Annual <=\$100,000 >\$100,000 But >\$250.000 **Affiliates Area Income Characteristics** Revenues <= \$1 <=\$250,000 Million Amount Num of **Amount** Num of Amount Num of Num of **Amount** Num of **Amount** Loans (000s)Loans (000s)Loans (000s)Loans (000s)Loans (000s)**OZAUKEE COUNTY (089), WI** MSA 33340 Inside AA 0002 Low Income Moderate Income Middle Income 1,044 Upper Income Income Not Known Tract Not Known County Total 1,794 **PORTAGE COUNTY (097), WI MSA NA Outside Assessment Area** Low Income Moderate Income Middle Income Upper Income Income Not Known Tract Not Known County Total **RACINE COUNTY (101), WI** MSA 39540 **Outside Assessment Area** Low Income Moderate Income Middle Income Upper Income Income Not Known Tract Not Known County Total

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Loans by County

Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

Agency: FDIC - 3 State: WISCONSIN (55)

Area Income Characteristics	Origi	Origination Origin <=\$100,000 >\$100,0		n Amount at Loan Amount at Origination Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates		
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
WALWORTH COUNTY (127), WI										
MSA NA										
Outside Assessment Area										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	0	0	0	0	0	0	0	0	0	0
Upper Income	1	78	0	0	1	615	1	615	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	1	78	0	0	1	615	1	615	0	0
WASHINGTON COUNTY (131), WI										
MSA 33340										
Inside AA 0002										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	0	0	0	0	0	0	0	0	0	0
Middle Income	1	10	2	365	2	1,076	3	1,036	0	0
Upper Income	4	66	1	225	1	300	5	291	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	5	76	3	590	3	1,376	8	1,327	0	0
WAUKESHA COUNTY (133), WI										
MSA 33340										
Inside AA 0002										
Low Income	0	0	0	0	0	0	0	0	0	0
Moderate Income	2	200	0	0	0	0	1	100	0	0
Middle Income	19	789	3	520	12	6,685	17	1,178	0	0
Upper Income	39	1,037	11	1,666	18	10,466	39	3,381	0	0
Income Not Known	0	0	0	0	0	0	0	0	0	0
Tract Not Known	0	0	0	0	0	0	0	0	0	0
County Total	60	2,026	14	2,186	30	17,151	57	4,659	0	0
TOTAL INSIDE AA IN STATE	164	5,466	41	7,214	61	31,387	147	11,966	0	0

Small Business Loans - Originations

Institution: WATERSTONE BANK

Respondent ID: 0000028513

PAGE: 7 OF

Agency: FDIC - 3

State: WISCONSIN (55)

Area Income Characteristics	Loan Amount at Origination <=\$100,000		Loan Amount at Origination >\$100,000 But <=\$250,000		Loan Amount at Origination >\$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 Million		Memo Item: Loans by Affiliates	
	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
TOTAL OUTSIDE AA IN STATE	9	408	1	150	3	1,506	8	951	0	0
STATE TOTAL	173	5,874	42	7,364	64	32,893	155	12,917	0	0
TOTAL ACROSS ALL STATES										
TOTAL INSIDE AA	164	5,466	41	7,214	61	31,387	147	11,966	0	0
TOTAL OUTSIDE AA	10	429	2	318	3	1,506	9	972	0	0
TOTAL INSIDE & OUTSIDE	174	5,895	43	7,532	64	32,893	156	12,938	0	0

2021 Institution Disclosure Statement - Table 3 Assessment Area/Non-Assessment Area Activity Small Business Loans

Institution: WATERSTONE BANK

Respondent ID: 0000028513

PAGE: 1 OF 1

ASSESSMENT AREA LOANS	Origin	nations	•	to Businesses nillion revenue	Purc	hases
AGGEGOMENT AREA EGANG	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)
WI - MILWAUKEE COUNTY (079) - MSA 33340	143	18,575	79	5,937	0	0
WI - OZAUKEE COUNTY (089) - MSA 33340	8	2,087	3	43	0	0
WI - WASHINGTON COUNTY (131) - MSA 33340	11	2,042	8	1,327	0	0
WI - WAUKESHA COUNTY (133) - MSA 33340	104	21,363	57	4,659	0	0

2021 Institution Disclosure Statement - Table 5 Community Development/Consortium-Third Party Activity

Institution: WATERSTONE BANK

Respondent ID: 0000028513

Agency: FDIC - 3

PAGE: 1 OF

	Num of Loans	Amount (000s)	Num of Loans	Amount (000s)			
Community Development Loans							
Originated	101	127,041	0	0			
Purchased	0	0	0	0			
Total	101	127,041	0	0			

Consortium/Third Party Loans (optional)

Assessment Area(s) by Tract

* denotes no loans made in specified tracts

Institution: WATERSTONE BANK

ASSESSMENT AREA - 0002

MILWAUKEE COUNTY (079), WI

MSA: 33340

Median Family Income 10-20%

0146.00* 0147.00* 1868.00

Median Family Income 20-30%

 $0064.00^* \quad 0065.00^* \quad 0069.00^* \quad 0088.00^* \quad 0089.00^* \quad 0090.00^* \quad 0134.00^* \quad 0141.00^* \quad 0149.00 \quad 0166.00^* \quad 1857.00^* \quad 0149.00 \quad 0166.00^* \quad 0189.00^* \quad 0189.00^$

1861.00 1866.00*

Median Family Income 30-40%

0001.01 0002.01 0012.00* 0015.00* 0018.00* 0021.00* 0024.00* 0026.00* 0029.00* 0040.00* 0042.00*

 $0045.00^* \quad 0062.00^* \quad 0066.00^* \quad 0067.00^* \quad 0068.00^* \quad 0070.00^* \quad 0081.00^* \quad 0084.00^* \quad 0085.00^* \quad 0087.00^* \quad 0096.00^* \quad 0087.00^* \quad 0087$

0098.00* 0106.00* 0122.00* 0123.00* 0135.00* 0136.00* 0137.00* 0157.00* 0158.00* 0159.00* 0160.00*

0163.00* 0164.00* 0167.00 0168.00* 0169.00* 0174.00* 0175.00* 0187.00* 1855.00* 1862.00* 1864.00*

Median Family Income 40-50%

 $0001.02 \quad 0003.02 \quad 0005.02^* \quad 0009.00^* \quad 0010.00 \quad 0011.00^* \quad 0014.00^* \quad 0016.00^* \quad 0020.00^* \quad 0023.00^* \quad 0025.00^* \quad 0009.00^* \quad 0009.00^*$

0028.00* 0036.00 0038.00* 0039.00* 0043.00* 0044.00 0046.00* 0047.00* 0048.00* 0060.00* 0063.00*

0086.00* 0091.00 0092.00* 0099.00* 0133.00* 0148.00* 0162.00* 0165.00* 0170.00* 0173.00* 0176.00*

0186.00* 0188.00* 1854.00* 1856.00* 1860.00* 1865.00

Median Family Income 50-60%

0004.00* 0013.00* 0017.00* 0027.00* 0032.00* 0034.00* 0041.00* 0051.00 0061.00* 0071.00* 0080.00*

 $0124.00^* \quad 0161.00^* \quad 0171.00^* \quad 0200.00^* \quad 0201.00^* \quad 0204.00^* \quad 0205.00^* \quad 0213.00^* \quad 0214.00^* \quad 1802.00^* \quad 1858.00^* \quad 0214.00^* \quad 0214$

1859.00*

Median Family Income 60-70%

1002.00 1004.00* 1005.00 1009.00 1101.00* 1202.02* 1706.00 1803.00*

Median Family Income 70-80%

0007.00 0008.00 0022.00* 0031.00 0049.00* 0053.00 0072.00* 0079.00* 0110.00* 0126.00* 0129.00

0179.00 0191.00* 0192.00 0198.00* 0199.00* 0202.00* 1001.00* 1003.00 1006.00 1015.00* 1202.03

1707.00*

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Respondent ID: 0000028513

Respondent ID: 0000028513

Agency: FDIC - 3

2021 Institution Disclosure Statement - Table 6

Assessment Area(s) by Tract

* denotes no loans made in specified tracts

Institution: WATERSTONE BANK

Median Family Income 80-90%

0003.03* 0030.00 0073.00* 0093.00* 0097.00* 0185.00* 0189.00 0190.00* 0194.00 0206.00* 0209.00* 0211.00* 0212.00 0215.00* 0218.00* 0501.02* 1014.00 1016.00* 1202.01* 1203.00* 1205.02 1602.04* 1702.00* 1703.00 1705.00* 1851.00*

Median Family Income 90-100%

0002.02* 0035.00* 0052.00* 0054.00 0077.00* 0078.00 0094.00* 0127.00* 0128.00* 0180.00 0183.00* 0193.00* 0196.00* 0197.00* 0207.00* 0210.00* 0217.00 0602.00 0804.00* 1007.00 1011.00* 1017.00* 1204.00 1503.04 1602.02* 1801.00* 1804.00* 1805.00 1852.00

Median Family Income 100-110%

0057.00* 0058.00* 0095.00* 0107.00* 0125.00 0144.00* 0181.00* 0184.00* 0195.00* 0208.00* 0501.01* 0903.00 0906.00 1008.00* 1010.00* 1012.00* 1013.00* 1018.00* 1205.01 1402.01 1601.00 1704.00* **Median Family Income 110-120%**

0003.01* 0003.04* 0055.00* 0108.00* 0111.00* 0113.00 0802.00* 0909.00* 0914.00* 1201.01* 1201.02 1402.02 1602.03 1701.00

Median Family Income >= 120%

0056.00 0074.00* 0075.00* 0076.00* 0112.00* 0114.00* 0143.00 0182.00* 0301.00* 0351.00* 0352.00 0401.00 0601.01* 0601.02* 0701.00* 0702.00* 0703.00* 0801.00* 0803.00* 0901.00 0902.00 0907.00 0908.00 0910.00 0911.00 0912.00 0913.00 1301.00 1302.00 1401.00* 1501.00 1503.01 1503.03 1603.00* 1853.00 1863.00 1869.00* 1870.00* 1872.00 1873.00* 1874.00

Median Family Income Not Known

9800.00* 9900.00*

OZAUKEE COUNTY (089), WI

MSA: 33340 Middle Income

6101.01* 6101.02* 6201.00 6301.00* 6302.01* 6302.02* 6401.00* 6601.00*

Upper Income

6402.00* 6501.01* 6501.02* 6502.00* 6503.00* 6602.01* 6602.02 6603.01* 6603.03 6603.04

Income Not Known

9900.00*

2021 Institution Disclosure Statement - Table 6

Assessment Area(s) by Tract

* denotes no loans made in specified tracts

Institution: WATERSTONE BANK

WASHINGTON COUNTY (131), WI

MSA: 33340 Middle Income

4001.02* 4001.03* 4001.04* 4101.00* 4201.03* 4201.04* 4201.05* 4201.06* 4202.00* 4203.00* 4204.01*

4204.02 4301.00* 4401.03* 4401.04* 4401.05* 4402.00* 4501.03* 4501.06* 4702.03

Upper Income

4401.06* 4501.04* 4501.05* 4601.01* 4601.02 4701.00 4702.02 4702.04*

WAUKESHA COUNTY (133), WI

MSA: 33340

Moderate Income

2023.02 2026.00* 2031.03*

Middle Income

2001.01* 2001.02* 2001.03* 2002.02 2006.00* 2014.02* 2022.02* 2024.00* 2025.00 2027.00 2028.00

2029.01 2029.02 2030.00 2031.02* 2033.06 2034.04 2036.01 2040.03* 2043.02

Upper Income

2002.01* 2003.00 2004.00 2005.00 2007.00 2008.01 2008.03* 2008.04 2009.01 2009.02 2010.00

2011.01* 2011.02* 2012.01 2012.02 2012.03 2013.00 2014.03 2014.04 2015.03 2015.04* 2015.05*

2015.06 2016.00* 2017.01* 2017.03* 2017.04* 2018.00* 2019.00 2020.01 2020.02 2021.01* 2021.02*

2021.03 2022.01* 2023.01 2031.01* 2032.00 2033.03* 2033.04 2033.05 2034.02* 2034.03* 2034.05*

2034.06* 2035.00 2036.02* 2037.02 2037.03* 2037.04 2038.02* 2038.03* 2038.04 2039.01* 2039.02*

2040.02* 2040.04* 2041.00* 2042.00 2043.01 2044.00* 2045.01* 2045.02*

OUTSIDE ASSESSMENT AREA

JOHNSON COUNTY (103), IA

MSA: 26980 Middle Income

0103.01

DENTON COUNTY (121), TX

MSA: 19124

Median Family Income >= 120%

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Respondent ID: 0000028513

2021 Institution Disclosure Statement - Table 6

Assessment Area(s) by Tract

* denotes no loans made in specified tracts

Institution: WATERSTONE BANK

0201.04

DANE COUNTY (025), WI

MSA: 31540

Median Family Income 100-110%

0116.00

ONEIDA COUNTY (085), WI

MSA: NA

Middle Income

9701.02

PORTAGE COUNTY (097), WI

MSA: NA

Upper Income

9607.01

RACINE COUNTY (101), WI

MSA: 39540

Moderate Income

0010.01 0017.01

Middle Income

0011.00 0016.01 0019.00

WALWORTH COUNTY (127), WI

MSA: NA

Upper Income

0010.00 0016.03

PAGE: 4 OF

Respondent ID: 0000028513

2021 Institution Disclosure Statement - Table E-1

Error Status Information Respondent ID: 0000028513

PAGE: 1 OF

Institution: WATERSTONE BANK Agency: FDIC - 3

Record Identifier: 11	Total Composite Records on File	Total Composite Records Without Errors	Total Validity ¹⁰ Errors	Percentage of Validity Errors
Transmittal Sheet	1	1	0	0.00%
Small Business Loans	144	144	0	0.00%
Small Farm Loans	0	0	0	0.00%
Community Development Loans	1	1	0	0.00%
Consortium/Third Party Loans (Optional)	0	0	0	0.00%
Assessment Area	431	431	0	0.00%
Total	577	577	0	0.00%

Footnote:

^{10.} A validity edit helps to verify the accuracy of the data reported. An institution's CRA submission that passes all validity edits does not ensure 100% accurate data. True accuracy is determined during the examination process.

^{11.} A record represents one row of data reported to the Federal Reserve Board. This does not in any way represent the number of loans originated or purchased by the institution.