October 30, 2025

3Q 2025 Financial Results

Beacon Financial Corporation

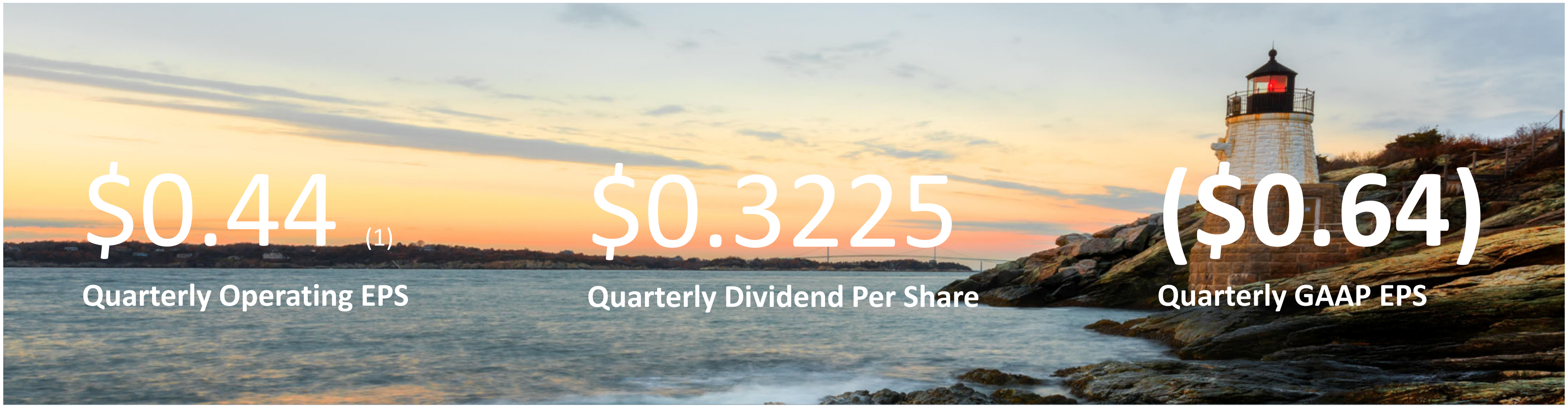
Forward Looking Statements

Certain statements contained in this presentation that are not historical facts may constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and are intended to be covered by the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. We may also make forward-looking statements in other documents we file with the Securities and Exchange Commission ("SEC"), in our annual reports to shareholders, in press releases and other written materials, and in oral statements made by our officers, directors or employees. You can identify forward looking statements by the use of the words “believe,” “expect,” “anticipate,” “intend,” “estimate,” “assume,” “outlook,” “will,” “should,” and other expressions that predict or indicate future events and trends and which do not relate to historical matters, including statements regarding the Company’s business, credit quality, financial condition, liquidity and results of operations. Forward-looking statements may differ, possibly materially, from what is included in this press release due to factors and future developments that are uncertain and beyond the scope of the Company’s control. These include, but are not limited to, changes in interest rates; general economic conditions (including inflation and concerns about liquidity) on a national basis or in the local markets in which the Company operates; turbulence in the capital and debt markets; competitive pressures from other financial institutions; changes in consumer behavior due to changing political, business and economic conditions, or legislative or regulatory initiatives; changes in the value of securities and other assets in the Company’s investment portfolio; increases in loan and lease default and charge-off rates; the adequacy of allowances for loan and lease losses; decreases in deposit levels that necessitate increases in borrowing to fund loans and investments; operational risks including, but not limited to, cybersecurity incidents, fraud, natural disasters, and future pandemics; changes in regulation; the possibility that future credit losses may be higher than currently expected due to changes in economic assumptions and adverse economic developments; the risk that goodwill and intangibles recorded in the Company’s financial statements will become impaired; and changes in assumptions used in making such forward-looking statements.

Forward-looking statements involve risks and uncertainties which are difficult to predict. The Company’s actual results could differ materially from those projected in the forward-looking statements as a result of, among others, the risks outlined in the Company’s Annual Report on Form 10-K, as updated by its Quarterly Reports on Form 10-Q and other filings submitted to the SEC. The Company does not undertake any obligation to update any forward-looking statement to reflect circumstances or events that occur after the date the forward-looking statements are made.

Non-GAAP

In addition to financial measures presented in accordance with U.S. generally accepted accounting principles (“GAAP”), this presentation contains certain non-GAAP financial measures, including, without limitation, operating earnings, and the ratios of tangible common equity to tangible assets. The presentation of non-GAAP financial information is not intended to be considered in isolation or as a substitute for any measure prepared in accordance with GAAP. **Please see the Earnings Release for certain Non-GAAP reconciliations.**



- Successfully closed the merger of equals (the "Merger") of Brookline and Berkshire.
- Total assets of $22.8 billion.
- Customer deposits increased $88.8 million.
- Brokered deposits declined $248.1 million.
- Borrowings declined $633.9 million.
- Margin improved to 3.72%.
- 3Q includes pretax, one-time costs of $129.8 million associated with the Merger.

(1) Operating EPS of $0.27 for month of September 2025, first full month of combined operations, see page 5 for details.

Improved Operating Performance excluding full cost savings.

- Q3 ROA of 1.05% and ROTE of 12.07%(1).
- Month of Sept: ROA of 1.24%, ROTE of 15.05%(1).

Fortress Balance Sheet / Asset Quality

- Securities and Cash total 13% of assets.
- Loans to Deposits of 96%.
- NPA's to total assets of 0.45%.
- Reserve to Loans coverage of 1.39%.
- Total Risk Based Capital of 12.4% and Tangible Common Equity (TCE) of 8.4%.

Summary Income Statement

$m, except per share amts	Linked Quarter (LQ) 3Q25	2Q25	Δ	%Δ	Year over Year (YoY) 3Q24	Δ	%Δ
Net interest income	$ 132.6	$ 88.7	$ 43.9	49%	$ 83.0	$ 49.6	60%
Noninterest income	12.3	6.0	6.3	105%	6.3	6.0	95%
Security gains (losses)	-	-	-	-	-	-	-
Total Revenue	144.9	94.7	50.2	53%	89.3	55.6	62%
Noninterest expense	79.8	56.3	23.5	42%	56.2	23.6	42%
Amortization of intangibles	3.6	1.4	2.2	157%	1.7	1.9	112%
Restructuring/Merger exp.	51.9	0.4	51.5	12875%	-	51.9	-
Pretax, Preprov. Net Rev.	9.6	36.6	(24.8)	-68%	31.4	(19.9)	-63%
Provision for credit losses	87.5	7.0	80.5	1150%	4.7	82.8	1762%
Pretax income	(77.9)	29.6	(105.3)	-356%	26.7	(102.7)	-385%
Provision for taxes	(21.6)	7.6	(29.2)	-385%	6.6	(28.2)	-428%
Net Income	$ (56.3)	$ 22.0	$ (76.1)	-346%	$ 20.1	$ (74.5)	-370%
EPS	**$ (0.64)**	**$ 0.25**	**$ (0.89)**	**-356%**	**$ 0.23**	**$ (0.87)**	**-379%**
Avg diluted shares (000s)	87,833	89,613	(1,780)	-2%	89,320	(1,487)	-2%
Return on Assets	-1.48%	0.77%	-2.25%		0.70%	-2.18%	
Return on Tangible Equity	-16.98%	8.85%	-25.83%		8.44%	-25.42%	
Net Interest Margin	3.72%	3.32%	0.40%		3.07%	0.65%	
Efficiency Ratio	93.35%	61.34%	32.01%		64.85%	28.50%	

3Q'25 represents 2 months of BRKL stand alone and 1 month of BBT combined operations.

Historical performance represents BRKL as the accounting acquirer.

Operating Earnings – GAAP versus **non-GAAP**

$m, except per share amts	3Q25 GAAP	3Q25 Non-Core	3Q25 Operating	Month of September GAAP	Month of September Non-Core	Month of September Operating
Net interest income	$ 132.6	$ -	$ 132.6	$ 71.7	$ -	$ 71.7
Noninterest income	12.3	-	12.3	8.5	-	8.5
Security gains (losses)	-	-	-	-	-	-
Total Revenue	144.9	-	144.9	80.2	-	80.2
Noninterest expense	79.8	-	79.8	40.6	-	40.6
Amortization of intangibles	3.6	-	3.6	2.7	-	2.7
Merger expense	51.9	(51.9)	-	39.7	(39.7)	-
Pretax, Preprov. Net Rev.	9.6	51.9	61.5	(2.8)	39.7	36.9
Provision for credit losses	87.5	(77.9)	9.6	84.5	(77.9)	6.6
Pretax income	(77.9)	129.8	51.9	(87.3)	117.6	30.3
Provision for taxes	(21.6)	35.1	13.4	(25.1)	32.9	7.8
Net Income	$ (56.3)	$ 94.7	$ 38.5	$ (62.2)	$ 84.7	$ 22.5
EPS	**$ (0.64)**	**$ 1.08**	**$ 0.44**	**$ (0.74)**	**$ 1.01**	**$ 0.27**
Avg diluted shares (000s)	87,833	87,833	87,833	83,971	83,971	83,971
Return on Assets	-1.48%		1.05%	-3.24%		1.29%
Return on Tangible Equity	-16.98%		12.07%	-37.62%		15.05%
Net Interest Margin	3.72%		3.72%	4.12%		4.12%
Efficiency Ratio	93.35%		57.56%	103.48%		54.01%

Q3 Operating Earnings of $0.44 excluding merger charges and Day 1 provision for credit losses.

September MTD Operating Earnings of $0.27, representing first month of combined performance excluding September merger charges and Day 1 provision for credit losses.

An effective tax rate of 25.9% is expected for the year and used to calculate Operating Earnings.

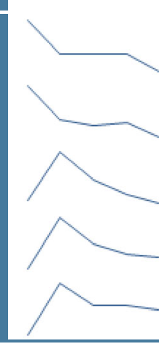
The $77.9 million Day 1 CECL Provision **includes $69.5 million for Non-PCD funded loans** and $8.4 million for unfunded commitments.

Margin – Yields and Costs

	3Q25			Prior Quarter			LQΔ			Purchase Accounting*	
$ millions	Avg Bal	Interest	Yield	Avg Bal	Interest	Yield	Avg Bal	Interest	Yield	Interest	Yield
Loans	$ 12,547	$ 199.0	6.34%	$ 9,616	$ 144.4	6.01%	$ 2,931	$ 54.6	0.33%	$ 9.0	0.29%
Investments & earning cash	1,687	18.2	4.31%	1,156	10.2	3.53%	531	8.0	0.78%	2.2	0.53%
Interest Earning Assets	$ 14,234	$ 217.2	6.10%	$ 10,772	$ 154.6	5.74%	$ 3,462	$ 62.6	0.36%	$ 11.2	0.32%
Interest bearing deposits	9,875	$ 71.9	2.89%	7,236	$ 52.7	2.92%	$ 2,639	$ 19.2	-0.03%	$ 0.5	0.02%
Borrowings	956	11.7	4.77%	1,035	12.7	4.86%	(79)	(1.0)	-0.09%	0.1	0.01%
Interest Bearing Liabilities	$ 10,831	$ 83.6	3.06%	$ 8,271	$ 65.4	3.17%	$ 2,560	$ 18.2	-0.11%	$ 0.5	0.02%
Net interest spread			3.04%			2.57%			0.47%		0.30%
Net interest income, TEB / Margin		**$ 133.6**	**3.72%**		**$ 89.2**	**3.32%**		**$ 44.4**	**0.40%**	**$ 10.7**	**0.30%**
LESS: Tax Equivalent Basis (TEB) Adj.		1.0			0.5			0.5		-	
Net Interest Income		$ 132.6			$ 88.7			$ 43.9		$ 10.7	

* one month interest impact and quarterly yield impact

Rate Environment	9/30/2024	12/31/2024	3/31/2025	6/30/2025	**9/30/2025**	LQ Chg	YoY Chg
Fed Funds (upper)	5.00%	4.50%	4.50%	4.50%	**4.25%**	-0.25%	-0.75%
SOFR	4.96%	4.49%	4.41%	4.45%	**4.24%**	-0.21%	-0.72%
2Y Treasury	3.64%	4.25%	3.89%	3.72%	**3.60%**	-0.12%	-0.04%
5Y Treasury	3.56%	4.38%	3.96%	3.79%	**3.74%**	-0.05%	0.18%
10Y Treasury	3.78%	4.58%	4.23%	4.24%	**4.16%**	-0.08%	0.38%



Summary Balance Sheet

$m, except per share amts	Linked Quarter (LQ) 3Q25	2Q25	Δ	Year over Year (YoY) 3Q24	Δ	%Δ
Gross Loans, investment	$ 18,242	$ 9,582	$ 8,660	$ 9,755	$ 8,487	87%
Allowance for loan losses	(254)	(127)	(127)	(127)	(127)	100%
Net Loans	17,988	9,455	8,533	9,628	8,360	87%
Securities	1,739	867	872	855	884	103%
Cash & equivalents	1,221	507	714	408	813	199%
Intangibles	552	256	296	260	292	112%
Other assets & Loans, HFS	1,322	484	838	526	796	151%
Total Assets	$ 22,821	$ 11,569	$ 11,252	$ 11,677	$ 11,144	95%
Deposits	$ 18,904	$ 8,961	$ 9,943	$ 8,732	$ 10,172	116%
Borrowings	1,081	1,155	(74)	1,498	(417)	-28%
Reserve for unfunded loans	14	5	9	7	7	100%
Other Liabilities	407	194	213	209	198	95%
Total Liabilities	20,406	10,315	10,091	10,446	9,960	95%
Stockholders' Equity	2,415	1,254	1,161	1,231	1,184	96%
Total Liabilities & Equity	$ 22,821	$ 11,569	$ 11,252	$ 11,677	$ 11,144	95%
TBV per share	$ 22.20	$ 11.20	$ 11.00	$ 10.89	$ 11.31	104%
Actual shares outstanding (000)	83,909	89,105	(5,196)	89,098	(5,189)	-6%
Tang. Equity / Tang. Assets	8.36%	8.82%	-0.46%	8.50%	-0.14%	
Loans / Deposits	96.50%	106.93%	-10.43%	111.72%	-15.22%	
ALLL / Gross Loans	1.39%	1.32%	0.07%	1.31%	0.08%	

The close of the Merger drove growth in the quarter.

Historical performance represents Brookline as the accounting acquirer.

The assets and liabilities of Berkshire were marked to market as of Sep. 1, 2025.

Sale of $426 million in assets:

- $249.3m Resid. Mtg.
- $176.4m Securities.

Moved $83.3m Resid. Mtg. to Loans Held for Sale.

Reduce wholesale funding.

Loans to Deposits of 96.5%.

Fair Value of Assets Acquired

$ millions		09/01/2025
Cash and due from banks		105.4
Short term investments		978.7
Investments, AFS		1,102.5
Loans held for sale		3.5
Loans held for investment, net		9,079.0
Premises and equipment		73.4
BOLI		247.0
Accrued interest receivable		49.7
Identifiable intangibles		188.4
Other assets		314.9
Total Assets Acquired	**$**	**12,142.5**
Deposits		10,287.6
Borrowings		559.4
Accrued expenses and other liab.		191.1
Total Liabilities Assumed	**$**	**11,038.0**
Net assets acquired	$	1,104.4
Purchase consideration		1,216.7
Goodwill	**$**	**112.2**

Selected Fair Value Marks / Purchase Accounting

$ in millions, except per share amounts			Estimated at Announcement 12/16/2024		**At Closing 09/01/2025**
Loans	Interest Rate	$	(203.9)	**$**	**(310.2)**
	Credit: PCD		(48.9)	**$**	**(64.5)**
	Credit: Non-PCD		(94.5)	**$**	**(68.9)**
Securities	Held to Maturity		(61.1)		**(65.5)**
	Available for Sale*		*(118.5)*		***(113.1)***
Deposits			-		**4.8**
Debt	FHLB		-		**1.2**
	Sub Debt		12.2		**4.3**
	TruPS		4.6		**2.0**
Intangible assets			221.8		**188.4**
Day 1 CECL Reserve (funded loans)			94.5		**69.5**
Tangible Book Value		$	21.69	**$**	**22.28**
(Dilution %)			-16.7%		**-14.7%**

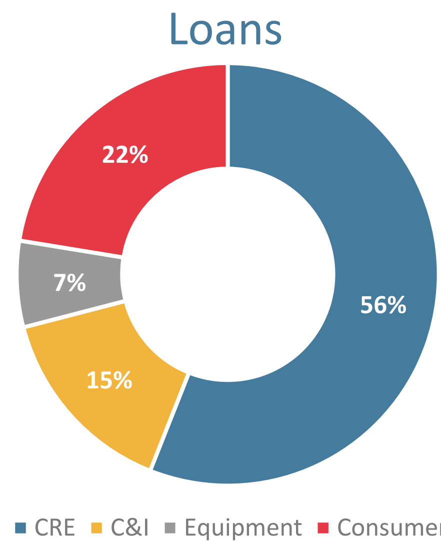
* AFS Sec. already reflected on an after tax basis in OCI as part of equity.

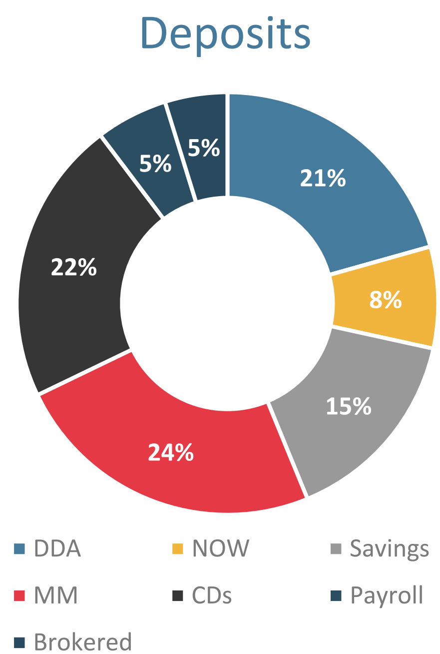
Loans and **Deposits**

		Linked Quarter (LQ)			Quarter Change Breakdown		
	$ millions	3Q25	2Q25	Δ	Day 1	Purch Acct*	Growth
LOANS	CRE	$ 10,213	$ 5,486	$ 4,727	$ 4,934	$ (60)	$ (147)
	Commercial	2,731	1,303	1,428	1,474	(27)	(19)
	Equipment Finance	1,204	1,217	(13)	25	(0)	(38)
	Consumer	4,094	1,576	2,518	3,072	(274)	(280)
	Total Loans	$ 18,242	$ 9,582	$ 8,660	$ 9,505	$ (362)	$ (484)
DEPOSITS	Demand deposits	$ 3,904	$ 1,727	$ 2,177	$ 2,343	$ -	$ (166)
	NOW	1,471	650	821	814	-	7
	Savings	2,905	1,796	1,109	1,125	-	(16)
	Money market	4,548	2,154	2,394	2,173	-	221
	CDs	4,127	1,878	2,249	2,211	(5)	44
	Payroll deposits	1,044	-	1,044	1,230	-	(186)
	Brokered deposits	905	756	149	397	1	(249)
	Total Deposits	$ 18,904	$ 8,961	$ 9,943	$ 10,292	$ (5)	$ (345)
	Customer deposits**	$ 16,955	$ 8,205	$ 8,750	$ 8,665	$ (5)	$ 90

*Purchase accounting excludes credit mark on PCD loans

**Excludes Payroll and Brokered deposits





Capital Strength

$ millions	preliminary estimates* Sep-25	Regulatory BASEL III Requirements: Minimum	Regulatory BASEL III Requirements: "Well Capitalized"	Beacon Board Policy Limits: Policy Minimums	Beacon Board Policy Limits: Operating Targets	Capital in Excess of "Well Capitalized": Regulatory Capital Buffer %	Capital in Excess of "Well Capitalized": Regulatory Capital Buffer $
Tier 1 Common / RWA	**10.4%**	≥ 4.5%	**≥ 6.5%**	≥ 7.5%	≥ 8.0%	**3.9%**	**$ 732.1**
Tier 1 / RWA	**10.6%**	≥ 6.0%	**≥ 8.0%**	≥ 9.0%	≥ 9.5%	**2.6%**	**$ 483.3**
Total Risk Based Capital	**12.4%**	≥ 8.0%	**≥ 10.0%**	≥ 11.0%	≥ 11.5%	**2.4%**	**$ 454.7**
Leverage Ratio	**13.3%**	≥ 5.0%	**≥ 5.0%**	≥ 6.0%	≥ 6.5%	**8.3%**	**$ 1,231.3**

* Regulatory capital ratios are preliminary estimates and may differ from numbers calculated in final Regulatory filings. Leverage ratio calculated on quarterly average assets.

The Board of Directors announced a dividend of $0.3225 per share payable November 24, 2025 to stockholders of record on November 10, 2025.

Outlook

FORWARD LOOKING

Loans	Mid to lower single digit loan growth. Strong C&I lending, lower ICRE growth rate and runoff of Specialty Vehicle and Fitness Equipment portfolios.
Margin	The net interest margin is expected to expand as rates decline and the curve steepens (3.90-4.00%). Accretion from the purchase accounting marks ($15-$20 million per quarter) will fluctuate due to prepayment activity. **FASB rule change anticipated in 4Q'25 will allow the early adoption and effective reversal of the $69.5 million pretax credit mark on Non-PCD loans through equity and would no longer be accreted in interest income.**
Credit	Credit costs are expected to trend lower and range from $5-9 million per qtr.
Fees	Modest fee income growth in the mid-single digits is anticipated.
Expenses	As previously announced, the core system conversion will occur in February 2026 which delayed recognition of synergies as originally announced. Management is on target to meet original operating expense targets in 2Q'26. Merger related charges will be recognized through 1Q'26.
Taxes	The effective tax rate is currently estimated at 26% for 2026 excluding the impact of merger and restructuring charges.

COST SYNERGIES	2026	
AT ANNOUNCEMENT (p.29):	Pretax	After tax*
Combined Operating Expense	$ 546.8	$ 410.1
Cost Savings @ 12.6%	(68.9)	**(51.7)**
Branding costs $10.8 / 10y deprec.	1.1	**0.8**
Proforma Operating Expense	**$ 479.0**	$ 359.2
Quarterly run rate - 2Q 2026	**$ 119.8**	$ 89.8

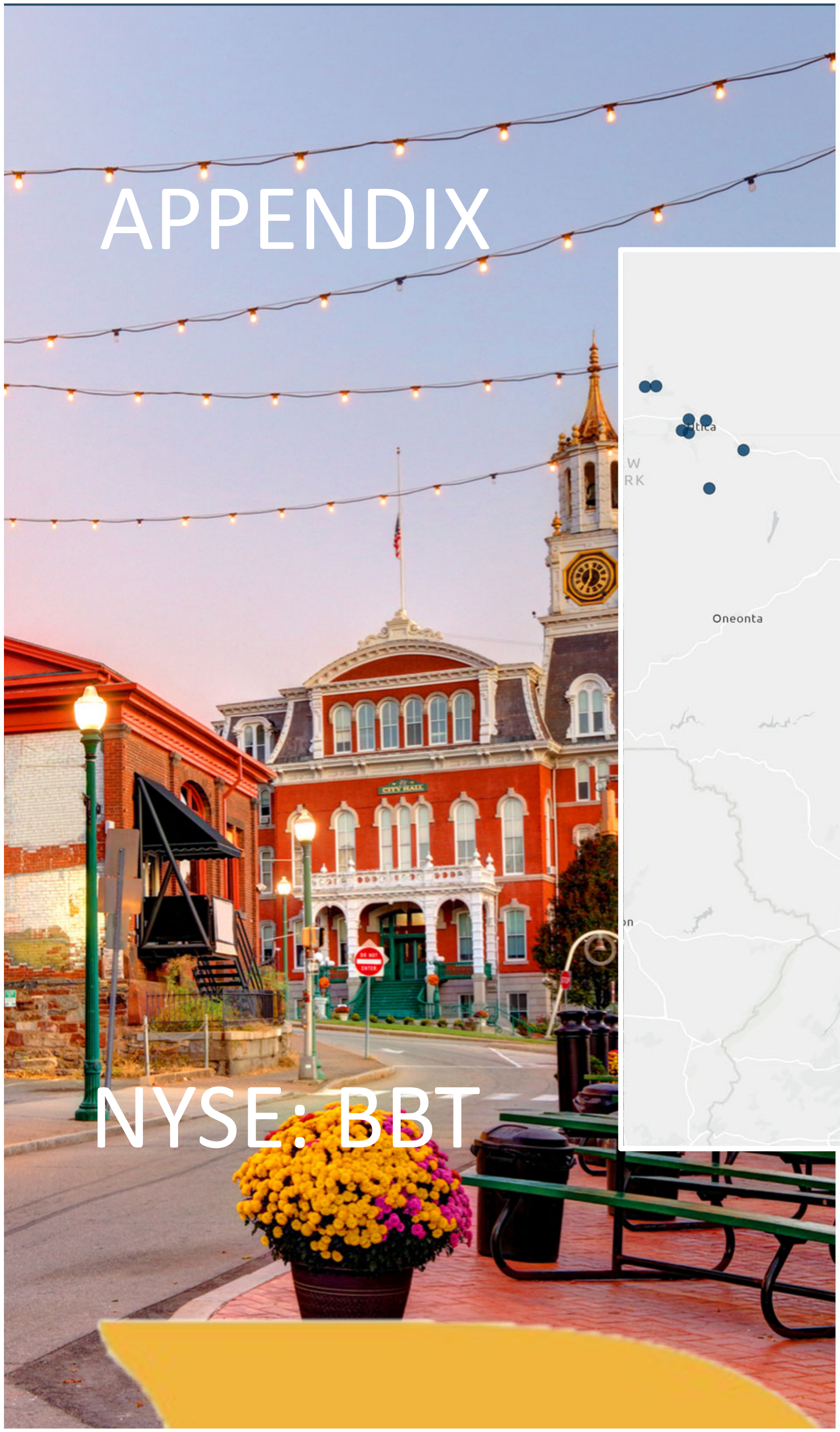
* Effective tax rate 25%.

The FRB reduced the Fed Funds rate 25 bps in Sept. and is expected to reduce rates again in Oct. and Dec. Our current Base Case does not factor potential rate cuts in 2026.

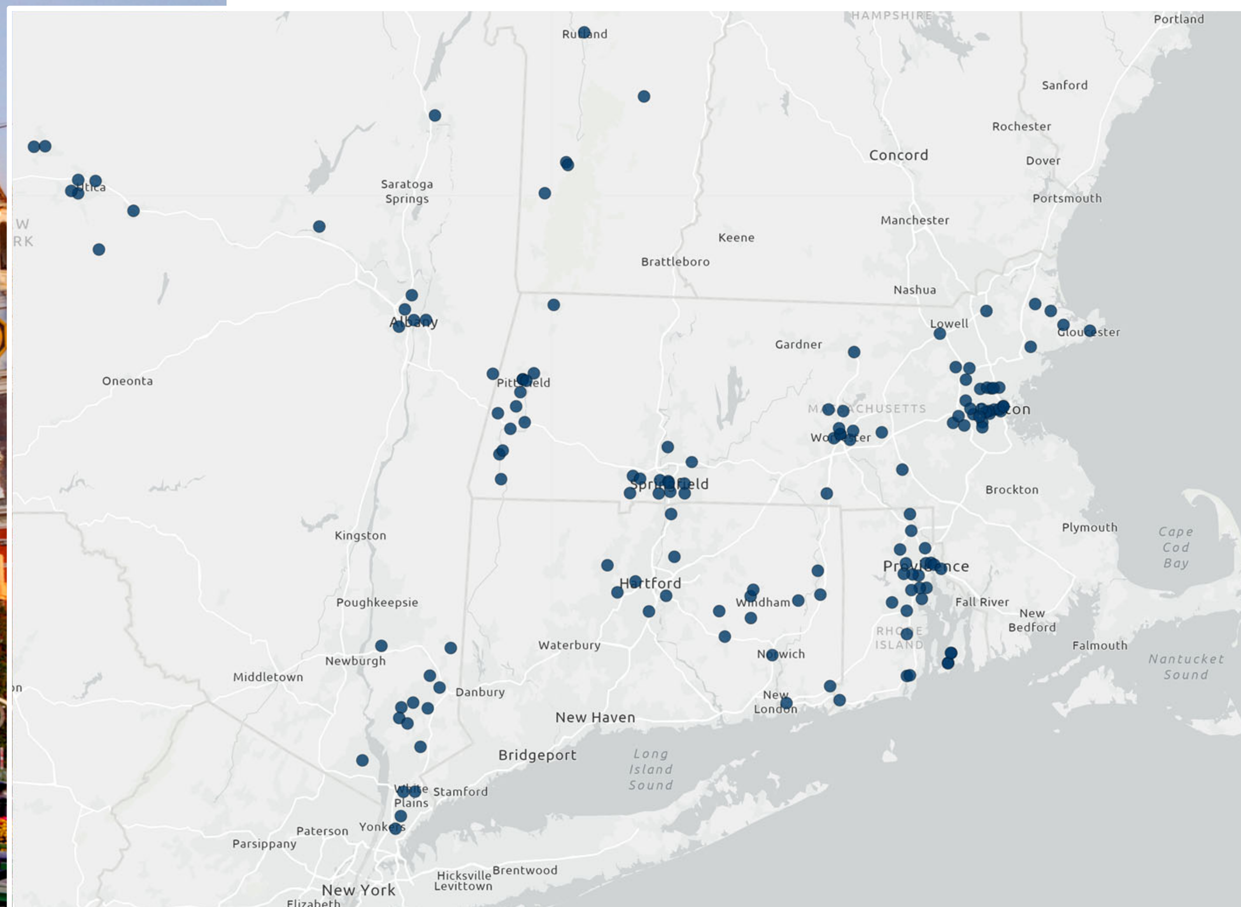
The economy continues to perform well, however many businesses remain tentative due to tariffs and the general level of uncertainty, particularly with regard to the predictability of construction costs.

Management will continue to explore opportunities to optimize the balance sheet and capital structure over the next few quarters.

APPENDIX



NYSE: BBT



Non Performing Assets and Net Charge Offs

	Linked Quarter (LQ)			Year over Year (YoY)	
	3Q25	2Q25	Δ	3Q24	Δ
Non Performing Assets (NPAs), in millions					
CRE	$ 33.7	$ 2.4	$ 31.3	$ 13.3	$ 20.4
C&I	55.8	54.8	1.0	53.0	2.8
Consumer	9.1	5.1	4.0	4.9	4.2
Total Non Performing Loans (NPLs)	98.6	62.3	36.3	71.2	27.4
Other real estate owned	0.8	0.7	0.1	0.8	-
Other repossessed assets	2.5	0.6	1.9	0.8	1.7
Total NPAs	$ 101.9	$ 63.6	$ 38.3	$ 72.8	$ 29.1
NPLs / Total Loans	0.54%	0.65%	-0.11%	0.73%	-0.19%
NPAs / Total Assets	0.45%	0.55%	-0.10%	0.62%	-0.17%
Net Charge Offs (NCOs), in millions					
CRE loans	$ 0.8	$ 3.5	$ (2.7)	$ -	$ 0.8
C&I loans	15.1	1.6	13.5	3.8	11.3
Consumer loans	(0.1)	-	(0.1)	-	(0.1)
Total Net Charge Offs	$ 15.9	$ 5.1	$ 10.8	$ 3.8	$ 12.1
NCOs / Avg. Loans (annualized)	0.51%	0.21%	0.30%	0.16%	0.35%

* 3Q25 excludes acquired loans previously charged-off which required gross up and charge-off as part of day 1 purchase accounting.

NPL's were $36.4 million higher than 2Q, largely driven by the Merger, plus one Boston office loan.

Charge-offs centered on a C&I loan and two large Equipment Finance loans specifically reserved for in prior periods.

Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

Major Loan Segments with Industry Breakdown

3Q25

$8,220 — **Investment CRE** 45%

	Perm	Constr	Total	%
MultiFamily	$ 2,129	$ 325	**$ 2,454**	30%
Retail Trade	1,397	6	**$ 1,403**	17%
Office	920	19	**$ 939**	11%
Industrial	679	77	**$ 756**	9%
Hospitality	514	22	**$ 537**	7%
Healthcare	450	80	**$ 530**	6%
Manufacturing	272	-	**$ 272**	3%
Trans / Warehouse	223	29	**$ 252**	3%
Restaurants	162	4	**$ 166**	2%
Other	713	198	**911**	11%
Total	$ 7,460	$ 760	**$ 8,220**	100%

Owner Occupied CRE included in Commercial and Equipment Finance

Total Loans Outstanding: **$ 18,242**

$3,562 — **Commercial Core** 20%

Naics	Total	%
Wholesale Trade	**$ 490**	14%
Finance and Ins	**489**	14%
Manufacturing	**426**	12%
Food & Lodging	**394**	11%
RE Agent / Broker	**350**	10%
Health & Social	**327**	9%
Retail	**311**	9%
Professional	**215**	6%
Arts, Entertainment	**208**	6%
Other Services	**198**	6%
Construction	**119**	3%
Trans / Warehouse	**36**	1%
Total	**$ 3,562**	100%

$2,362 — **Specialty Lending** 13%

Segment	Total	%
ABL	**$ 740**	31%
EF Core	**948**	40%
EF Vehicle	**211**	9%
EF Macrolease	**176**	7%
44BC	**256**	11%
Firestone	**23**	1%
Aircraft	**7**	0%
Total	**$ 2,362**	100%

EF Vehicle and EF Macrolease have discontinued new originations.

$4,098 — **Retail** 22%

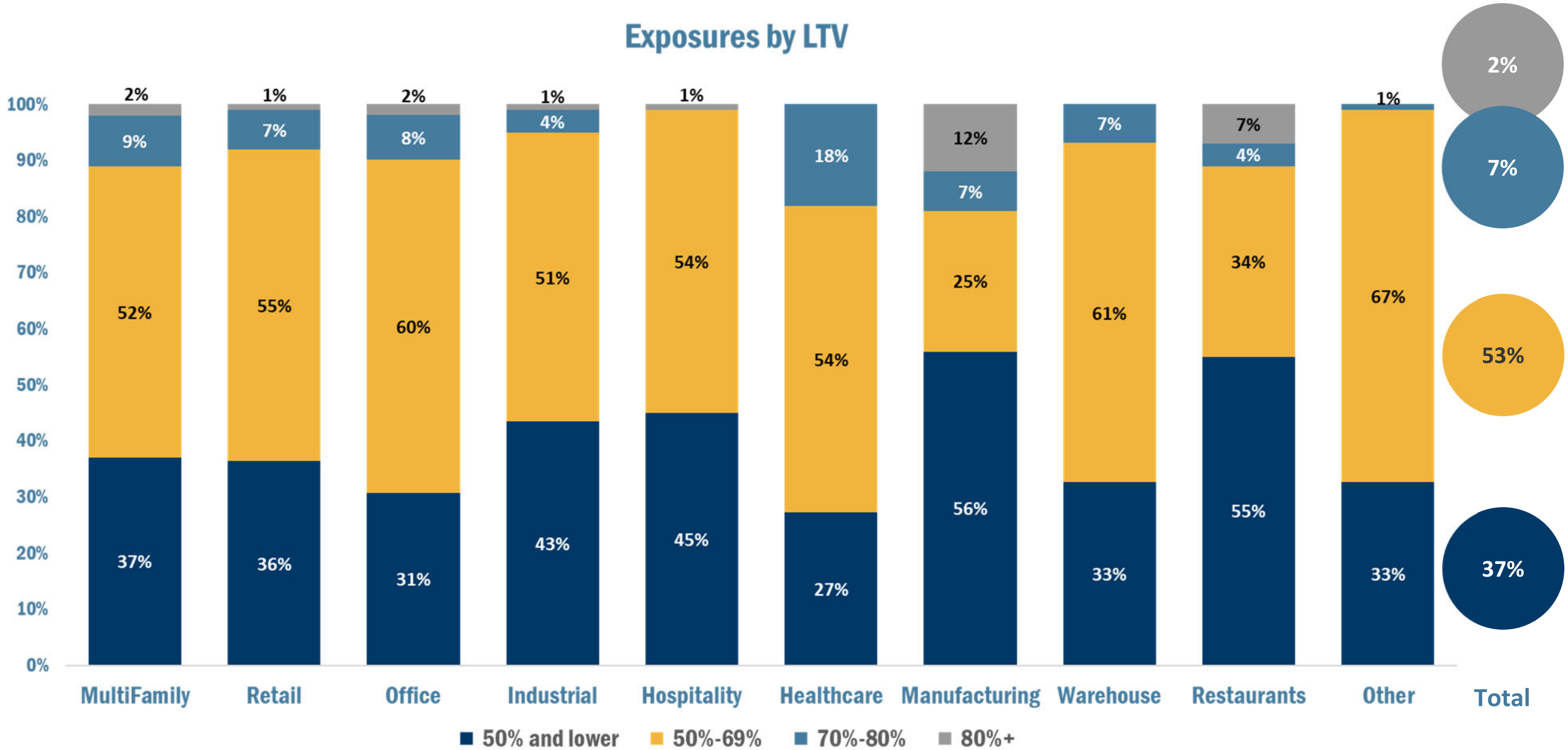
Call Code	Total	%
Resi Sr Mtg	**$ 3,288**	80%
Resi Jr Mtg	**30**	1%
Resi Heloc	**632**	15%
Consumer	**148**	4%
Total	**$ 4,098**	100%

Balances shown are loan book balances, net of acquisition marks.

Investment CRE Loan to Value (LTV)

3Q25

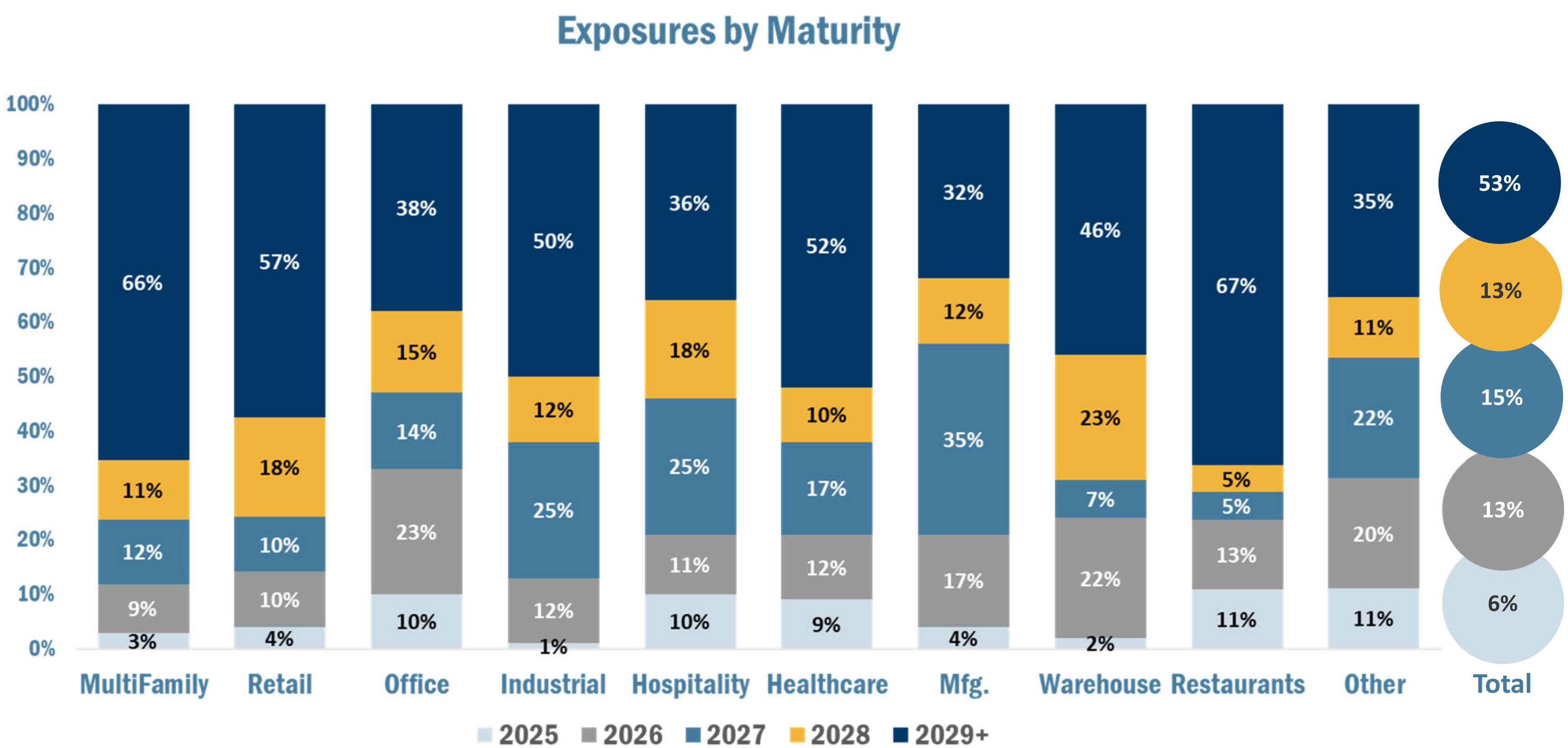
Non Owner Occupied CRE and Multifamily Exposures at Sept 30, 2025.



Investment CRE by Vintage

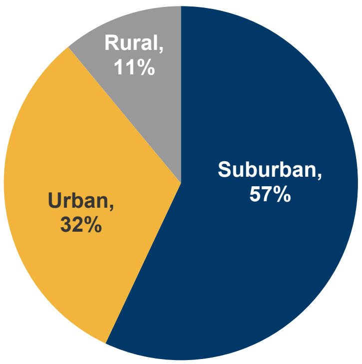
3Q25

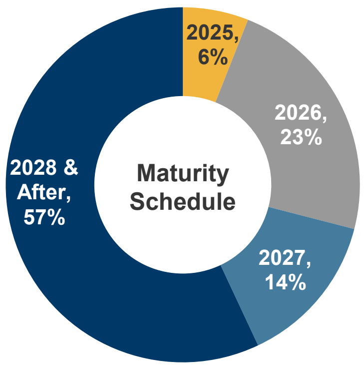
Non Owner Occupied CRE and Multifamily Exposures at Sept 30, 2025.



Office Portfolio,
excludes Construction
3Q25

Office Portfolio & Asset Quality





~93% of portfolio is within footprint and 57% is Suburban

Majority of portfolio (~71%) matures after 2026

	3Q25 Portfolio		Criticized	Non-Accrual
($ in millions)	$	Avg Size	% [1]	% [1]
Class A	$ 435.6	$ 6.3	3.0%	0.0%
Class B	$ 545.2	$ 1.7	10.1%	2.2%
Class C	$ 37.8	$ 1.4	0.1%	0.0%
	$ 1,018.7	**$ 2.4**	**13.2%**	**2.2%**

Note: [1] Represents Criticized and Non-Accruals as a % of Total CRE Office Loans

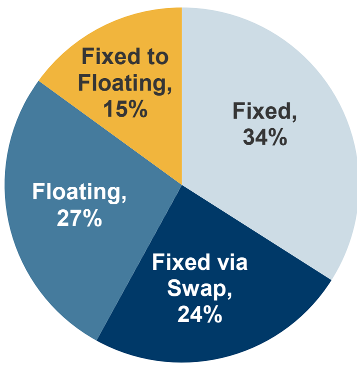
Office Portfolio Metrics

- Office CRE portfolio totals ~$1.02B or 5.6% of Total Loans.
- Continue to manage the risk of the portfolio with NPLs of ~2.2% and no NCOs in Q3 2025.
- No meaningful exposure to any major metropolitan areas other than Boston, which represents ~19% of the portfolio, roughly half of which would be considered Commercial Business District or adjacent.
- Majority of portfolio (~54%) is Class B Office space.
- Weighted Average Loan-to-Value is ~57%.
- Weighted Average Debt Service Coverage is ~1.4x.
- Minimal refinancing risk for upcoming 2025 and 2026 performing maturities.
- Top 20 loans are ~40% of the total CRE Office portfolio.

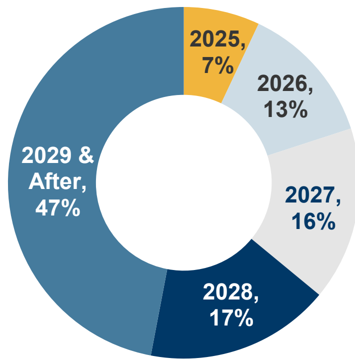
	3Q25	
($ in millions)	$	%
CRE Office: Owner Occupied	$ 96.3	9%
CRE Office: Non-Owner Occupied	$ 922.3	91%
Total CRE Office	**$1,018.7**	**100%**

Investment CRE Maturity and Repricing,
excludes Construction
3Q25

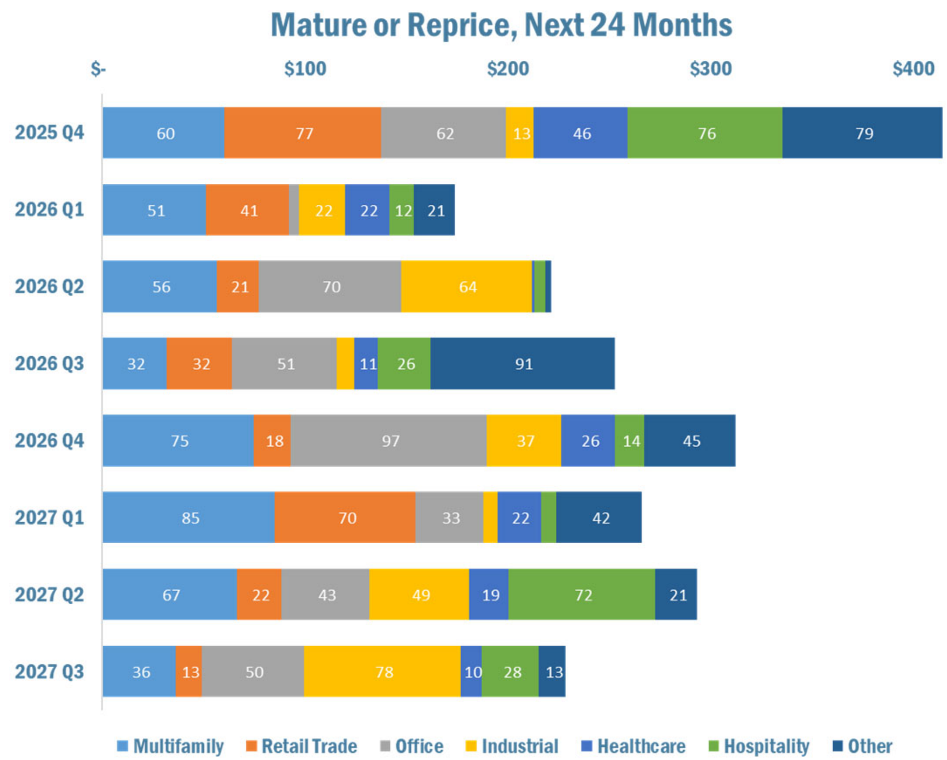
Rate Type



Maturity / Repricing

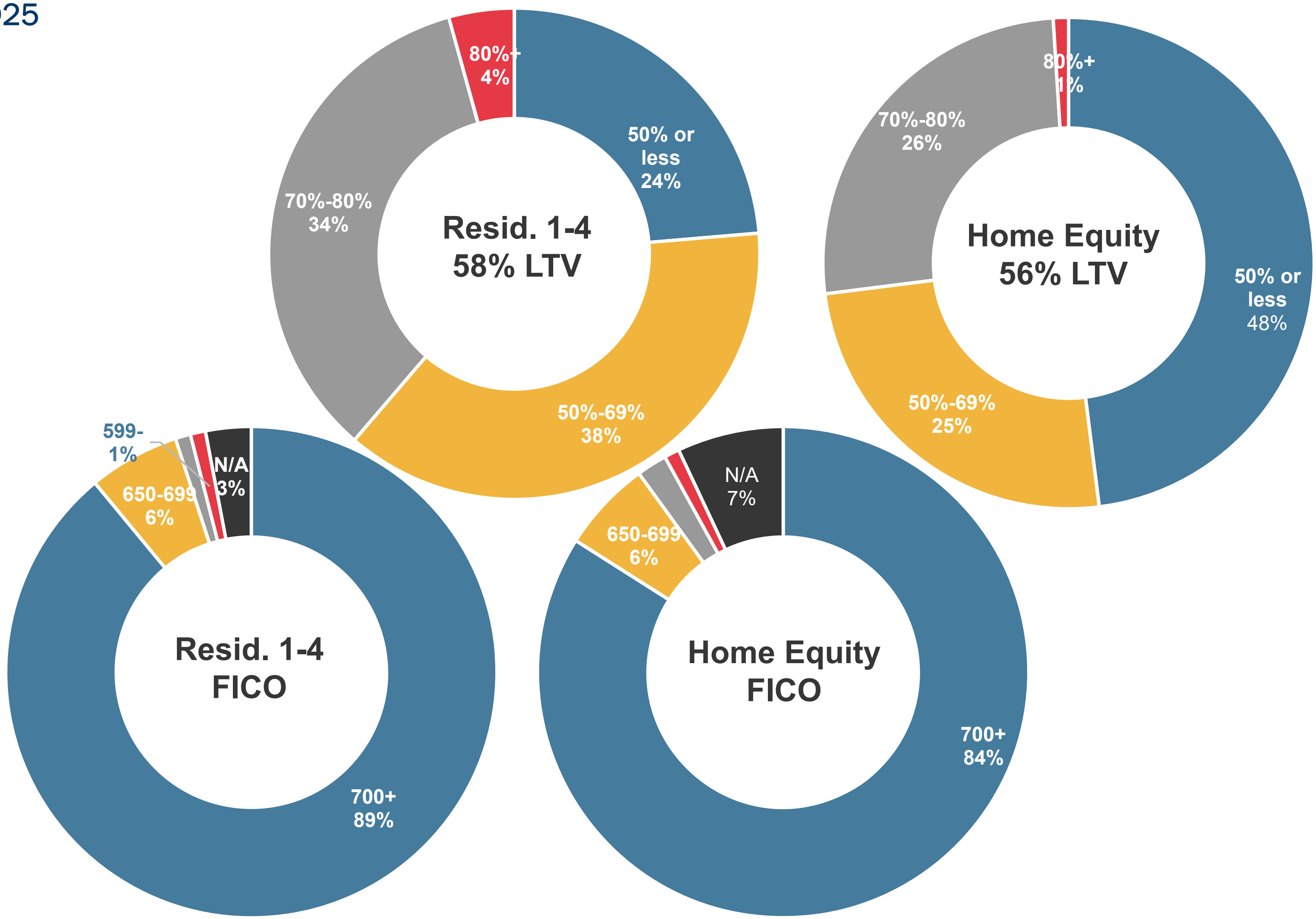


- Majority of repricing risk is centered within the Fixed to Floating repricing schedule. Potential refinance risk may be experienced at maturity.
- $2.0B of the $7.5B portfolio will mature or reprice within 24 months.
- Well balanced maturity / repricing profile and rate type profile.
- 2025 Q4 maturities or reprices represents $361MM of maturities, and $53MM in repricing; of which 12% are Criticized. Over half the Criticized are due to two significant Office credits. The allowance for these loans are based upon current market valuations.



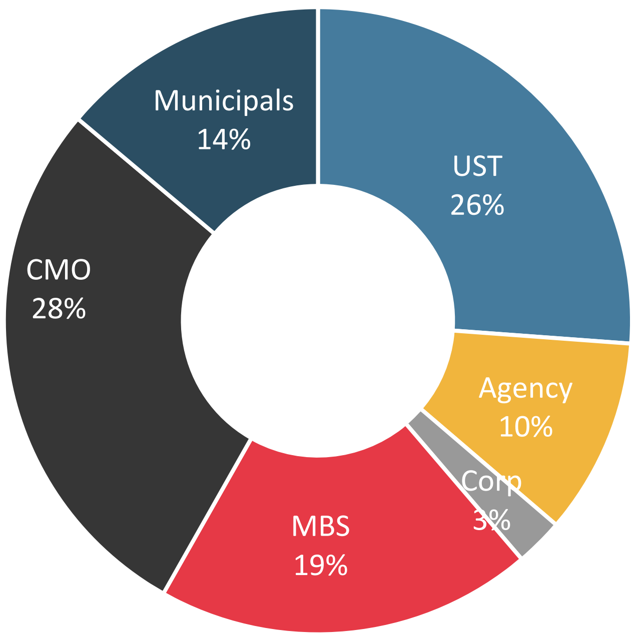
Consumer Loans LTV / FICO

3Q25



Securities Portfolio

3Q25



$ in millions	Current Par	Book Value	**Fair Value**	Unreal. G/L	Book Yield	Duration
U.S. Treasuries	$470	$469	**$455**	$ (14)	2.80%	2.1
Agency Debentures	185	189	**176**	(13)	2.55%	3.1
Corp Bonds	45	43	**43**	0	6.77%	0.8
Agency MBS	386	350	**338**	(12)	4.11%	5.1
Agency CMO	582	491	**486**	(5)	4.85%	4.1
Municipals/Other	262	236	**241**	5	5.02%	6.2
Total	**$ 1,930**	**$ 1,778**	**$ 1,739**	**$ (39)**	**3.99%**	**3.9**

Highly liquid, risk averse securities portfolio with prudent duration and minimal extension risk. **The entire investment portfolio is classified as Available for Sale.**

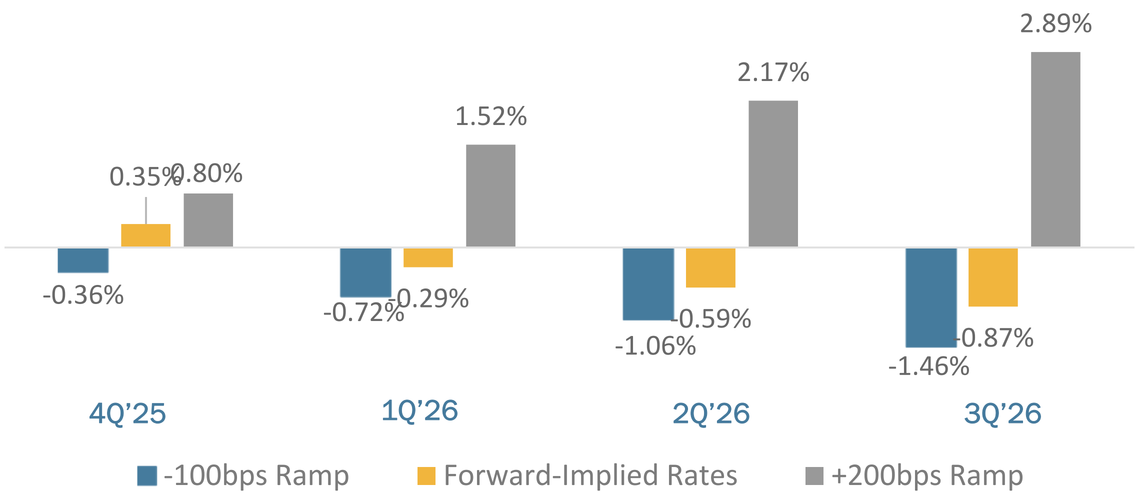
The after tax, mark to market on the portfolio is included in Accumulated Other Comprehensive Income in Stockholders' Equity. **Total OCI represents a reduction in stockholders' equity of 1.2%.**

Interest Rate Risk

3Q25

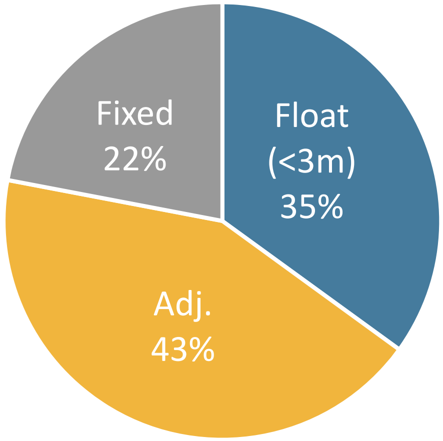
Cumulative Net Interest Income Change by Quarter

09/30/2025 **Flat Balance Sheet**, simulations reflect a product weighted down beta of ~57% on total interest bearing deposits. Excludes impact of purchase accounting.

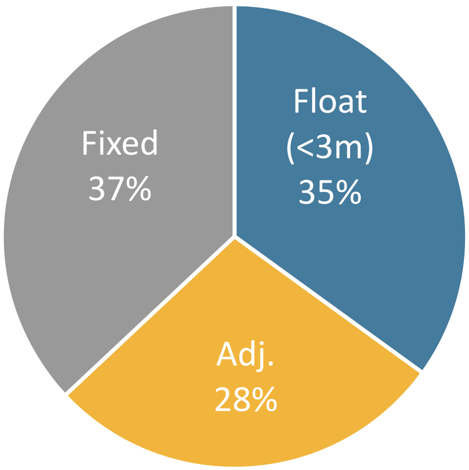


Accretion related to loan purchase accounting is held constant in each scenario. The impact of changes in loan prepayments on accretion is not reflected at this time.

Loan Originations, $576 million, 6.99% coupon



Total Loan Portfolio Mix – Duration 1.7



Amounts as presented may differ slightly from the Company's Earnings Release due to rounding to foot schedules presented.

Beacon Financial Corporation

NYSE: BBT