

Quarterly **REPORT**

Community West Bank
Investing in Relationships

First Quarter 2025

FINANCIAL HIGHLIGHTS First Quarter 2025

Total Assets
\$3.5 BILLION
March 31, 2025

For the three months ended March 31, 2025 compared to the quarter ended December 31, 2024:

Net Income Increased
\$8.3 MILLION ▲ \$6.9 MILLION
Per Diluted Common Share Increased
\$0.44 ▲ \$0.36

Net Interest Margin Increased
4.04%
FROM 3.95%
(9 BASIS POINTS)
March 31, 2025 compared to December 31, 2024

Gross Loans Increased
During Q1
(\$12.7 MILLION)
2.17%
(on an annualized basis)

Non-Interest Deposits Increased
13%
(on an annualized basis)
During Q1
(\$31.7 MILLION)

Cash Dividend
Payable on May 16, 2025
to shareholders of record as of
May 2, 2025
\$0.12
PER COMMON SHARE



True Value Hardware co-owner **Bill Stoermer** and Community West Bank Stockton Banking Center Manager **Carina Nava** outside Fremont Plaza Hardware in Stockton.

Recognizing Small Businesses That Power Our Communities

May is National and California Small Business Month. Approximately 4.1 million small businesses employ nearly half of California's private-sector workforce, making their contributions essential to our economy. At Community West Bank, we value the vital role small businesses play in both our economy and communities every day. This quarter, we are proud to celebrate small business owners by featuring one of our valued clients, **Bill Stoermer**.

Bill has worn many hats throughout his entrepreneurial journey – from real estate investing and title services to operating hardware stores. Today, he owns two True Value Hardware stores with his business partner, **Dan Hibler**, in Stockton, California – each grounded in craftsmanship, customer service and local pride.

From Title Deeds to Tool Belts

After college, Bill joined Chicago Title Company of the Central Valley and ultimately became a part owner. He later transitioned to general contracting, remodeling homes in Stockton and building a portfolio of rental properties with his wife Wendy.

In 2003, after Bill and Dan purchased an 80,000-square-foot warehouse, they offered temporary space to a nearby Ace Hardware store, Fremont Plaza Hardware, that had suffered a fire. The arrangement became permanent when the store's insurer rebuilt the business inside the warehouse. Eight years later, they took over operations of the store.

"It was the best thing we ever did," Bill recalls.

Serving Stockton's east side and industrial corridor, Fremont Plaza Hardware is a bustling destination with 20 employees. The warehouse

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Bill Stoermer sharing the benefits of STIHL equipment with Carina Nava.

also offers boat and RV storage. In 2021, Bill and Dan acquired nearby Country Club Hardware. Though smaller, with four employees, it shares the same dedication to service and trusted advice.

The “True Value” of Local Relationships

In 2022, both hardware locations transitioned from Ace to True Value, aligning with a model that supports family ownership and local autonomy. “We can’t always beat big-box prices,” Bill says, “but our service sets us apart.” Their staff are mentored and trained to solve problems, not just sell products. Bill is often on the store floor himself, sharing decades of construction knowledge.

Their banking relationship with Community West Bank, spanning more than 23 years, is equally personal. Bill, in particular, actively engages with the Stockton Banking Center team.

“We moved all our business banking to Community West Bank and haven’t looked back,” says Bill. “Time is everything in small business and I appreciate how quickly and efficiently things get done at our local Stockton Banking Center.”

Bill recalls a crucial time when the Bank came through for his business. “During the COVID pandemic, access to merchandise was limited forcing us to use new vendors to fill our shelves. These new vendors, required merchandise to be paid up front. The Bank knew us and understood our situation, and quickly approved a business line of credit, which meant our shelves could remain stocked and we were able to meet customer needs with minimal disruptions.”

Bill remains a strong Community West Bank advocate. “Working with a local community bank we can rely on – and refer to our customers – is imperative,” he says. “We sell chainsaws, power tools, and construction equipment that retails for thousands of dollars. Some of our customers prefer to finance large equipment purchases. Confidently referring the Bank is a win-win: our customers gain quick access to what they need and partner with a local bank we trust.”

At a recent Bank open house, a few friends and local business leaders joined Bill to meet the team – including the CEO. “Everyone walked away impressed,” he says.

“Clients like Bill Stoermer make us proud,” said James Kim, the Bank’s President and CEO. “Helping solve small business challenges and achieve financial goals is immensely satisfying, especially when we can partner with clients like Bill, who share our heart for investing in the community.”

Giving Back is Part of the Job

Bill’s impact goes far beyond his storefronts. He shares his commitment to giving back with his team and also serves on the board of Stockton’s Gospel Center Rescue Mission, supporting programs that help people rebuild their lives. Over the years, he’s hired more than 100 former inmates through rehabilitation programs – an effort that earned him California’s Small Business of the Year award. “If we don’t give them opportunities,” Bill says, “they’ll go back to what they know. This work is about providing hope.”

Bill remains committed to giving back. “I’ll always be involved,” he says. “Helping people is what it’s all about.”



SMALL BUSINESS LOANS

Special Rates on Loans & Lines

Now through July 15, 2025, Special Rates on:

- **24 month Business Lines of Credit up to \$250k & Commercial Real Estate Lines of Credit up to \$500k** ^{1,2,3}
- **New Equipment Loans up to \$250k** ^{1,2}
(applies to Quick Term Loans)
- **Commercial Real Estate Loans up to \$500k** ^{1,2}

Small businesses are the heart of our local economy. That’s why we offer fast, local decisions on business loans and lines of credit, all tailored to meet your unique needs and help your business thrive.

Whether you’re expanding, upgrading equipment or simply need additional working capital, our experienced lenders are ready to help.

Now through July 15, 2025, take advantage of special rates on Small Business Loans and Lines of Credit. It’s the perfect time to access the capital you need with competitive terms and a banking partner committed to your success.

Contact your Business Banker or a Banking Center Manager for full offer details.

Let’s build something great – together!

1) After initial 12 months, loan to reprice at Bank’s then-current standard rate based on credit worthiness as determined on date of original loan approval. The floor will remain at a minimum of 7.00%. **2)** Minimum deposit of \$2,500 new money in a new CWB checking account. Minimum of one additional CWB service and/or product line. **3)** Business Line of Credit (LOC) may require a UCC filing. CRE Line of Credit (LOC) requires a Deed of Trust filing. Other restrictions apply. See Bank representative for full details.

Community West Bancshares

Consolidated Balance Sheets and Consolidated Statements of Income First Quarter 2025

Condensed Consolidated Balance Sheets

(In thousands)

(Unaudited)	March 31, 2025	Dec. 31, 2024
ASSETS:		
Cash and cash equivalents	\$ 148,392	\$ 120,398
Investment securities, net	776,877	785,058
Loans, net	2,320,802	2,308,418
Premises and equipment, net	23,828	24,469
Goodwill	96,828	96,828
Accrued interest receivable, intangibles & other assets	186,359	186,600
Total assets	\$ 3,553,086	\$ 3,521,771
LIABILITIES AND SHAREHOLDERS' EQUITY:		
Deposits:		
Non-interest bearing	\$ 1,012,548	\$ 980,824
Interest bearing	1,916,390	1,929,953
Total deposits	2,928,938	2,910,777
Borrowings	204,302	203,331
Accrued interest payable & other liabilities	47,909	44,978
Total liabilities	3,181,149	3,159,086
Total shareholders' equity	371,937	362,685
Total liabilities and equity	\$ 3,553,086	\$ 3,521,771

Condensed Consolidated Statements of Income

For the three months ended March 31, 2025 and 2024

(In thousands, except per share amounts)

(Unaudited)	2025	2024
Net interest income	\$ 32,182	\$ 19,073
(Credit) provision for credit losses	(41)	575
Net interest income after (credit) provision for credit losses	32,223	18,498
Total non-interest income	2,611	1,636
Total non-interest expense	23,470	15,333
Provision for income taxes	3,071	1,125
Net income	\$ 8,293	\$ 3,676
Basic earnings per common share	\$ 0.44	\$ 0.31
Diluted earnings per common share	\$ 0.44	\$ 0.31
Cash dividends paid per share	\$ 0.12	\$ 0.12

Effective on April 1, 2024, Central Valley Community Bancorp completed its merger transaction with Community West Bancshares. Shortly thereafter Community West Bank, a wholly-owned subsidiary of Community West Bancshares, merged with and into Central Valley Community Bank, a wholly-owned subsidiary of Central Valley Community Bancorp, with Central Valley Community Bank being the surviving banking institution. Effective with these mergers, the corporate names of Central Valley Community Bancorp and Central Valley Community Bank were changed to Community West Bancshares and Community West Bank, respectively.

Welcome Hinson M. Thomas EVP, Chief Credit Officer



Community West Bank proudly welcomed **Hinson M. Thomas** as Executive Vice President and Chief Credit Officer, effective March 2025.

Hinson brings over 30 years of experience in credit risk management, commercial banking and lending. A respected financial leader, he is known for building high-performing teams and cultivating strong relationships across commercial, small business and community banking.

"Hinson's leadership and expertise in credit and finance are key to the Bank's continued strategic growth and long-term goals," said President and CEO James Kim. "His collaborative leadership style is also a great culture fit for our 45-year-old Company."

In his role, Hinson oversees the Bank's Credit Administration Division, manages credit quality and serves on the Executive Management Team.

Hinson holds both an MBA and a BS from San José State University.

News Briefs

5-Star Bauer Rating Renewed

Community West Bank has once again earned the prestigious 5-Star rating from BauerFinancial, based on fourth quarter 2024 financial results. This 5-Star designation recognizes the Bank as a superior and trusted financial institution, and is a testament to the Bank's unwavering commitment to financial strength, stability and exceptional service.

BauerFinancial is the nation's leading independent bank rating firm. Its star ratings are based on a rigorous analysis of current and historical data, including profitability, asset quality, loan delinquencies and other key performance indicators.

Stock Prices

The Company's common stock closing price was \$18.50 as of May 13, 2025. Inquiries on Community West Bancshares stock can be made by calling any licensed stockbroker.

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Community West Bank today!



Celebrating 45 Years of Investing in Relationships



On April 7, members of Community West Bancshares' (Nasdaq: CWBC) Board of Directors and Community West Bank's leadership team joined James J. Kim, CEO of Community West Bancshares and President and CEO of Community West Bank, in ringing the Nasdaq closing bell in New York City's Times Square.

The group honored two milestones:

The 45th Anniversary of Community West Bank as a trusted advocate for clients, team members, shareholders and communities

The One-Year Anniversary of the largest merger in the Company's history

Community West Bank's story began with the vision of a diverse group of business owners and former bankers who believed a true community bank could empower local economies. From a single location in Clovis, the Bank has grown to 26 full-service Banking Centers throughout Central California.

Through organic growth and six strategic acquisitions, Community West Bank has remained true to its founding values and its mission: investing in relationships. With a strong culture rooted in trust, community and service, the Bank continues to empower its team to enrich every relationship by exceeding expectations.

"We have spent 45 years investing in relationships and providing partnership and commitment to the people and businesses in the amazing places we call home," said Kim. "While we are proud of the Bank's legacy of lasting impact, we are even more inspired by what lies ahead."

Thank you for being a part of our journey. We look forward to continuing to serve you for many years to come.

Board of Directors

Community West Bancshares and Community West Bank

Daniel J. Doyle
Chairman

Robert H. Bartlein
Vice Chairman

James J. Kim
CEO - Community West Bancshares;
CEO and President - Community West Bank

Martin E. Plourd
President - Community West Bancshares

Daniel N. Cunningham
Suzanne M. Chadwick
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