



OREGON
BANCORP

ANNUAL REPORT

Mission Statement

Willamette Valley Bank will be the preferred provider of targeted financial services in our communities. We will continually strengthen our relationships by providing personalized solutions that combine local expertise and flexibility. We will deliver extraordinary client and employee experiences through delivering value, stability, and prosperity to the communities in which we serve.

Board Of Directors

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President
J.C. Compton Co.

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Fitzmaurice Fertilizer, Inc

Ryan Dempster

President, CEO
Willamette Valley Bank

Neil D. Grossnicklaus

Board Vice Chair, Past President
Willamette Valley Bank

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Alpha Nursery, Inc.

George W. Patterson

Retired President
Action Marketing

Craig Hummel

Former Chief Credit Officer
Willamette Valley Bank

Executive Officers

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President
Chief Executive Officer

Eric Gerhart

Executive Vice President
Chief Lending Officer

David Gonzales

Senior Vice President
Chief Financial Officer

Ryan Allbritton

Executive Vice President
Chief Banking Officer

Don Mason

Executive Vice President
Chief Administration Officer

Mischelle Weaver

Senior Vice President
Mortgage Banking

To Our Shareholders

I am pleased to share an update on the performance and strategic progress of Oregon Bancorp, Inc. and its wholly owned subsidiary, Willamette Valley Bank, for the year ended December 31, 2025.

The economic environment during the year continued to evolve following the Federal Reserve's rate reductions late in 2024. Throughout 2025, interest rates, inflation, and economic growth adjusted toward a more normalized range, while uncertainty remained regarding the timing and magnitude of future rate changes. Broader fiscal policy discussions under a new Presidential administration also contributed to a dynamic operating environment. In this context, our focus remained consistent: maintaining balance sheet strength, managing risk prudently, and serving our customers and communities with a long-term perspective.

From a balance sheet standpoint, we remained disciplined in our approach. Liquidity and interest rate risk were actively managed, with the investment portfolio continuing to play an important role as market conditions evolved. Deposits reflected an ongoing competitive environment. Although overall deposit balances decreased \$3.0 million during the year, balances increased \$1.2 million when excluding the impact of reduced wholesale deposits. We also experienced a migration of customer deposits away from higher cost certificates of deposit, along with continued growth in relationship based transaction accounts. Pricing pressures across the industry began to moderate as the year progressed and, combined with an improved deposit mix, resulted in a reduction in the cost of funds from 2.47% in 2024 to 2.27% in 2025.

Loan activity during the year reflected both economic conditions and our deliberate approach to credit. Origination volumes were balanced by increased payoff activity, and loan yields continued to benefit from the higher rate environment. Our primary focus remained on supporting existing customer relationships and meeting credit needs within our core commercial and real estate markets. Credit quality remained a key strength, with non performing assets continuing to represent a very small percentage of total assets, consistent with our conservative underwriting standards and active portfolio oversight. At year end, non performing assets totaled 0.19% of total assets.

The residential mortgage market continued to face challenges related to affordability, limited housing inventory, and customer sensitivity to interest rates. Operational improvements implemented in prior periods continued to enhance efficiency and position this business line to respond as market conditions improve. Unfortunately, these changes were not enough and we made the difficult decision to close the residential mortgage department in January of this year. We will focus our resources on growing our commercial banking department in the Willamette Valley and expect this decision will have a positive impact on 2026 earnings.

Financially, the Company generated consistent earnings during 2025 while maintaining strong capital and liquidity levels. Net income for the year totaled \$3.2 million, or \$1.29 per share. We remained focused on expense control, disciplined balance sheet management, and maintaining flexibility amid changing economic conditions. In keeping with our long standing commitment to shareholder value, we continued to pay regular quarterly dividends while preserving sufficient capital to support future opportunities and risk management objectives.

As we move forward, the values that have guided Willamette Valley Bank for more than 25 years remain central to our strategy. Local decision making, strong customer relationships, and active involvement in the communities we serve continue to define our approach. These principles have enabled us to navigate economic cycles while remaining a trusted financial partner.

On behalf of the Board of Directors and our entire team, I thank you for your continued confidence and support. We appreciate your investment in Oregon Bancorp, and we remain committed to managing the Company thoughtfully and prudently for the benefit of our shareholders, customers, and communities.



Ryan K. Dempster
President and Chief Executive Officer



Joseph J. Minniti
Chairman of the Board

Oregon Bancorp, Inc. and Subsidiary

Unaudited Consolidated Balance Sheets

Period Ending December 31
(Amounts in thousands)

	2025	2024
Cash and Due from Banks	\$ 32,414	\$ 42,541
Securities available-for-sale, at fair value	106,092	97,377
Loans held-for-sale, at fair value	11,717	11,407
Loans, net of allowance for loan losses	283,522	297,742
Premises and equipment, net	1,957	2,228
Other assets	16,535	18,729
Total assets	\$ 452,237	\$ 470,024
Total Deposits	\$ 329,837	\$ 332,869
Borrowings	37,000	56,000
Other Liabilities	8,897	7,676
Total Liabilities	375,734	396,545
Shareholders' Equity	76,503	73,479
Total Liabilities and Shareholders' Equity	\$ 452,237	\$ 470,024

Unaudited Consolidated Statements of Income

Years Ended December 31
(Amounts in thousands)

	2025	2024
Interest Income	\$ 24,714	\$ 25,120
Interest Expense	8,520	9,379
Net Interest Income Before Provision for Taxes	16,194	15,741
Provision for Loan Losses	287	88
Net Interest Income	16,481	15,653
Non-interest Income	9,567	12,154
Non-interest Expense	21,978	23,481
Net Income Before Income Taxes	4,070	4,326
Provision for Income Taxes	862	948
Net Income	\$ 3,208	\$ 3,378

Audited Financial statements available at wvbk.com

Certain statements in this release may be deemed “forward-looking statements”. Statements that are not historical facts, including statements about our beliefs and expectations, are forward-looking statements. These statements are based on current plans, estimates and projections, and therefore you should not place undue reliance on them. Forward-looking statements speak only as of the date they are made, and we undertake no obligation to update publicly any of them in light of new information or future events. Forward-looking statements involve inherent risks and uncertainties. We caution you that a number of important factors could cause actual results to differ materially from those contained in any forward-looking statement.

Locations

Salem

101 High St NE
Salem, OR 97301

Albany

1970 SE 14th Ave
Albany, OR 97322

Keizer

5140 River Rd N
Keizer, OR 97303

Silverton

701A McClaine St
Silverton, OR 97381

Tigard

16037 SW Upper Boones Ferry Rd,
Suite #110
Tigard, OR 97224





Where Local Means Everything.



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