

OceanFirst Financial Corp.

4Q 2024 Earnings Release Supplement⁽¹⁾

January 2025

⁽¹⁾ The 4Q 2024 Earnings Release Supplement should be read in conjunction with the Earnings Release furnished as Exhibit 99.1 to Form 8-K filed with the SEC on January 23, 2025.



Legal Disclaimer

FORWARD LOOKING STATEMENTS.

In addition to historical information, this presentation contains certain forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, which are based on certain assumptions and describe future plans, strategies and expectations of the Company. These forward-looking statements are generally identified by use of the words “believe,” “expect,” “intend,” “anticipate,” “estimate,” “project,” “will,” “should,” “may,” “view,” “opportunity,” “potential,” or similar expressions or expressions of confidence. The Company’s ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Factors which could have a material adverse effect on the operations of the Company and its subsidiaries include, but are not limited to: changes in interest rates, inflation, general economic conditions, potential recessionary conditions, levels of unemployment in the Company’s lending area, real estate market values in the Company’s lending area, potential goodwill impairment, natural disasters, potential increases to flood insurance premiums, the current or anticipated impact of military conflict, terrorism or other geopolitical events, the imposition of tariffs or other domestic or international governmental policies impacting the value of the products of our borrowers, the level of prepayments on loans and mortgage-backed securities, legislative/regulatory changes, monetary and fiscal policies of the U.S. Government including policies of the U.S. Treasury and the Board of Governors of the Federal Reserve System, the quality or composition of the loan or investment portfolios, demand for loan products, deposit flows, the availability of low-cost funding, changes in liquidity, including the size and composition of the Company’s deposit portfolio, and the percentage of uninsured deposits in the portfolio, changes in capital management and balance sheet strategies and the ability to successfully implement such strategies, competition, demand for financial services in the Company’s market area, changes in consumer spending, borrowing and saving habits, changes in accounting principles, a failure in or breach of the Company’s operational or security systems or infrastructure, including cyberattacks, the failure to maintain current technologies, failure to retain or attract employees, the effect of the Company’s rating under the Community Reinvestment Act, the impact of pandemics on our operations and financial results and those of our customers and the Bank’s ability to successfully integrate acquired operations. These risks and uncertainties are further discussed in the 2023 Form 10-K, under Item 1A - Risk Factors and elsewhere, and subsequent securities filings and should be considered in evaluating forward-looking statements and undue reliance should not be placed on such statements. The Company does not undertake, and specifically disclaims any obligation, to publicly release the result of any revisions which may be made to any forward-looking statements to reflect events or circumstances after the date of such statements or to reflect the occurrence of anticipated or unanticipated events.

NON-GAAP FINANCIAL INFORMATION.

This presentation contains certain non-GAAP (generally accepted accounting principles) measures. These non-GAAP measures, as calculated by the Company, are not necessarily comparable to similarly titled measures reported by other companies. Additionally, these non-GAAP measures are not measures of financial performance or liquidity under GAAP and should not be considered alternatives to the Company’s other financial information determined under GAAP. See reconciliations of certain non-GAAP measures included at the end of this presentation and in the Company’s Earnings Release furnished as Exhibit 99.1 to Form 8-K as filed with the SEC on January 23, 2025.

MARKET AND INDUSTRY DATA.

This presentation references certain market, industry and demographic data, forecasts and other statistical information. We have obtained this data, forecasts and information from various independent, third-party industry sources and publications. Nothing in the data, forecasts or information used or derived from third party sources should be construed as advice. Some data and other information are also based on our good faith estimates, which are derived from our review of industry publications and surveys and independent sources. We believe that these sources and estimates are reliable but have not independently verified them. Statements as to our market position are based on market data currently available to us. These estimates involve inherent risks and uncertainties and are based on assumptions that are subject to change.

Overview of OceanFirst

Corporate Overview and Market Data

Ticker	OCFC (NASDAQ)
HQ	Red Bank, NJ
Branch Network	39 branches; 8 commercial banking centers
Core Markets	New Jersey, New York City, Greater Philadelphia
Expansion Markets	Boston and Baltimore

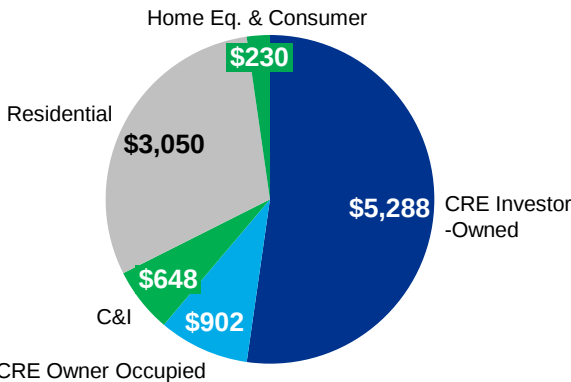
Balance Sheet and Capital (Q4-24)

Assets	\$13.4 billion
Net Loans	\$10.1 billion
Deposits	\$10.1 billion
Non-performing Loans / Loans ⁽¹⁾	0.27%
Tang. Equity / Tang. Assets ⁽²⁾	9.1%
CET1 Ratio ⁽⁴⁾	11.2%

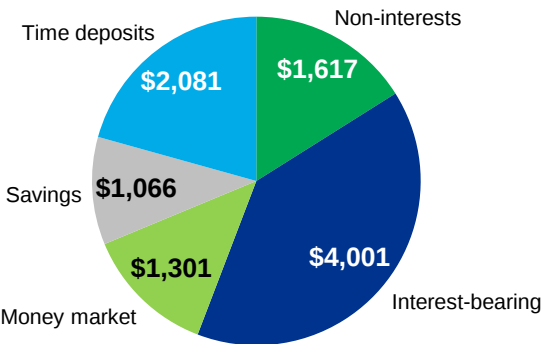
Core Profitability (Q4-24)⁽²⁾

Net Income	\$22.1 million
EPS	\$0.38
Net Interest Margin (%) ⁽³⁾	2.69%
Efficiency Ratio (%)	67.7%
ROAA (%)	0.65%
ROTCE (%)	7.89%

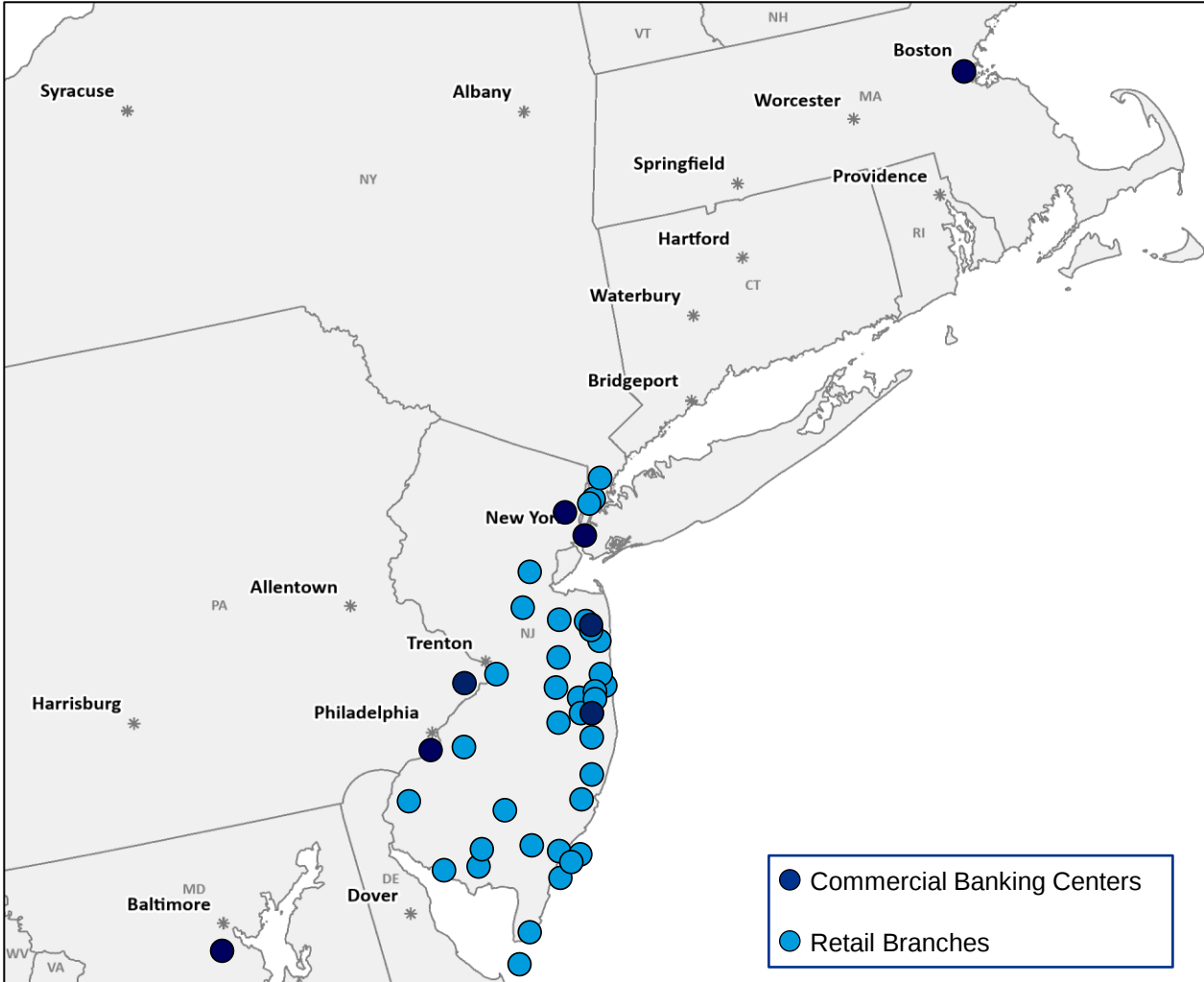
Q4-24 Loan Portfolio (\$'millions)



Q4-24 Deposit Base (\$'millions)



Tailored Footprint Across Key Markets



Note: All data presented is as of December 31, 2024.

(1) PCD loans are not included in these metrics.

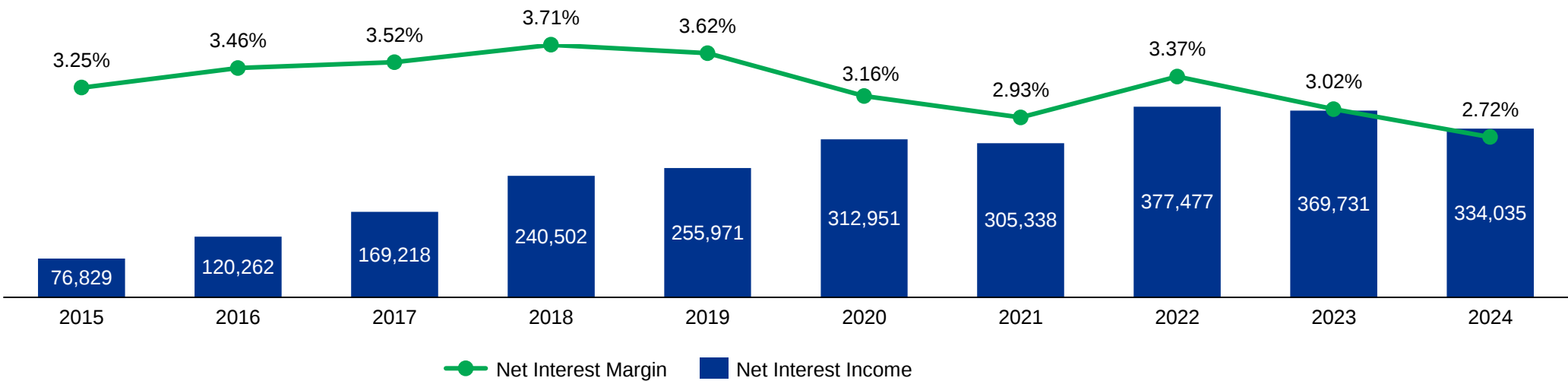
(2) For non-GAAP financial measures, please refer to the 'Non-GAAP Reconciliations' in the Appendices for a reconciliation to GAAP financial information.

(3) Core NIM excludes purchase accounting and prepayment fee income.

(4) CET1 ratio represents an estimate as of Q4-24.

Proven Historical Net Interest Income and Loan Growth

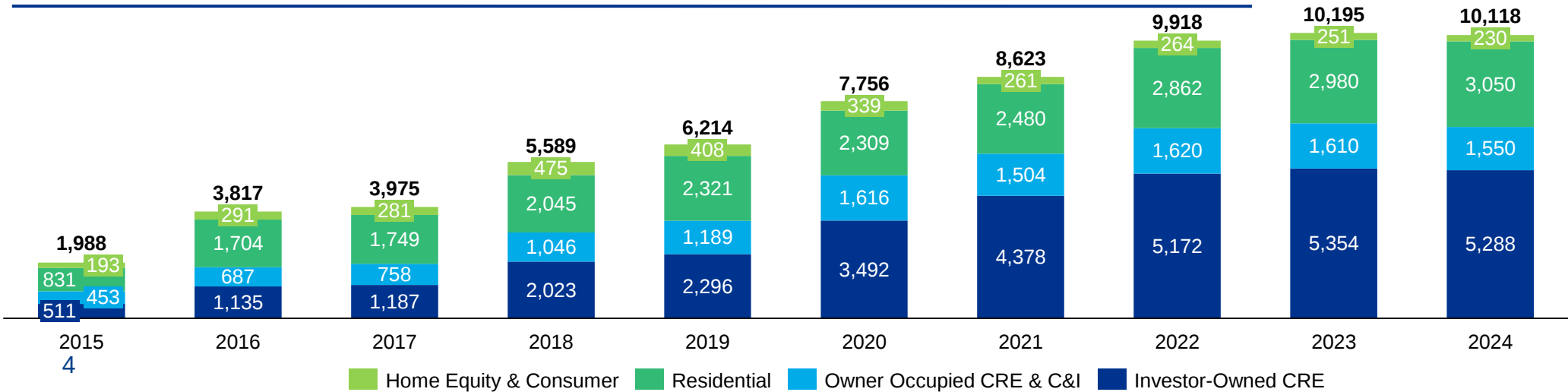
Strong Net Interest Income Growth (\$'000)



20%

Net Interest
Income CAGR

Significant Growth in Commercial Loan Portfolio (\$'millions)



15%

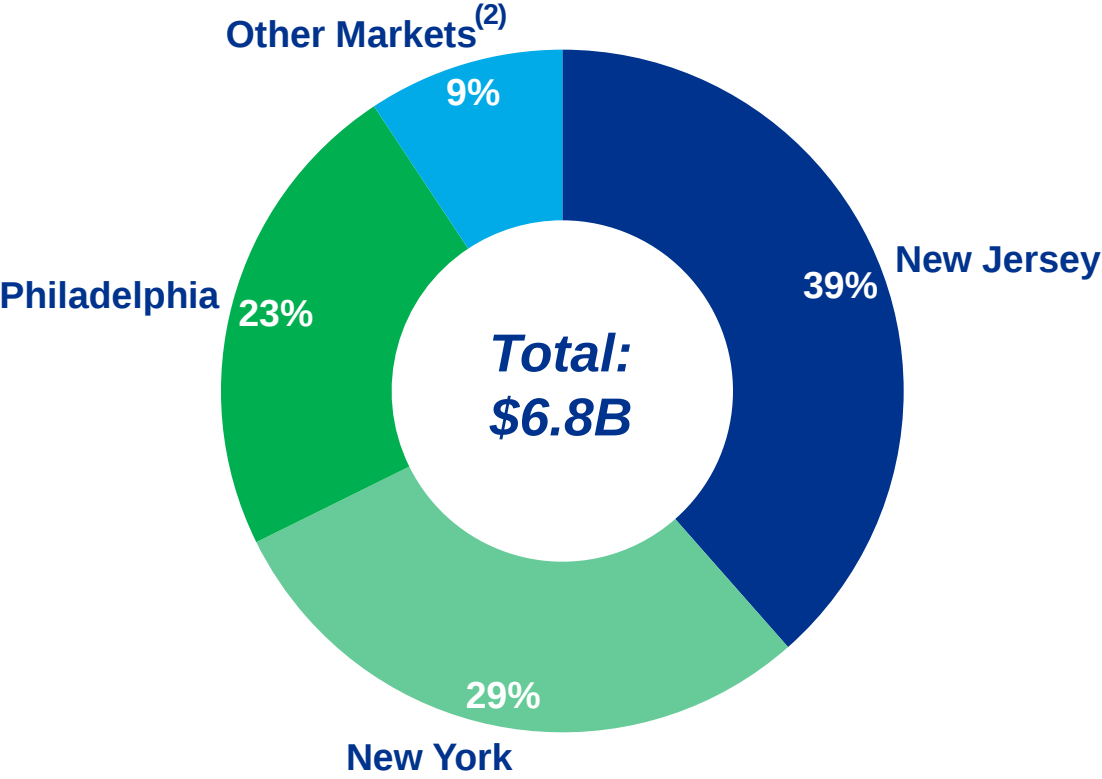
Owner Occupied
CRE / C&I CAGR

30%

Investor-Owned CRE
CAGR

Successful Commercial Loan Growth and Geographic Diversification

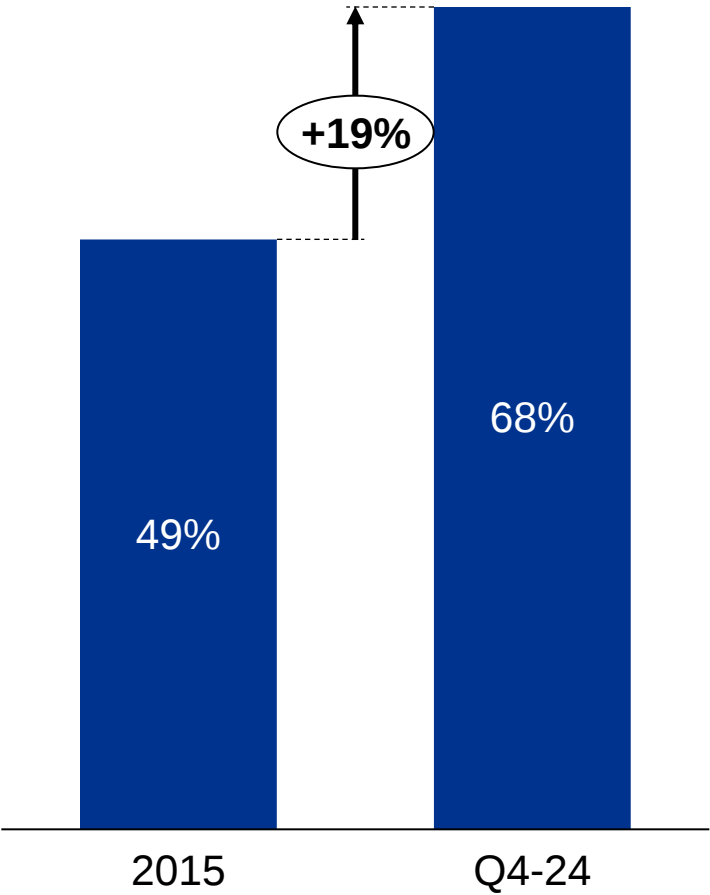
Commercial Loans by Geography⁽¹⁾ as of Q4-24



(1) Based on location of collateral.
(2) Comprised of Boston, Baltimore, Washington DC, Northern Virginia, and Pittsburgh.

Emphasis on Commercial

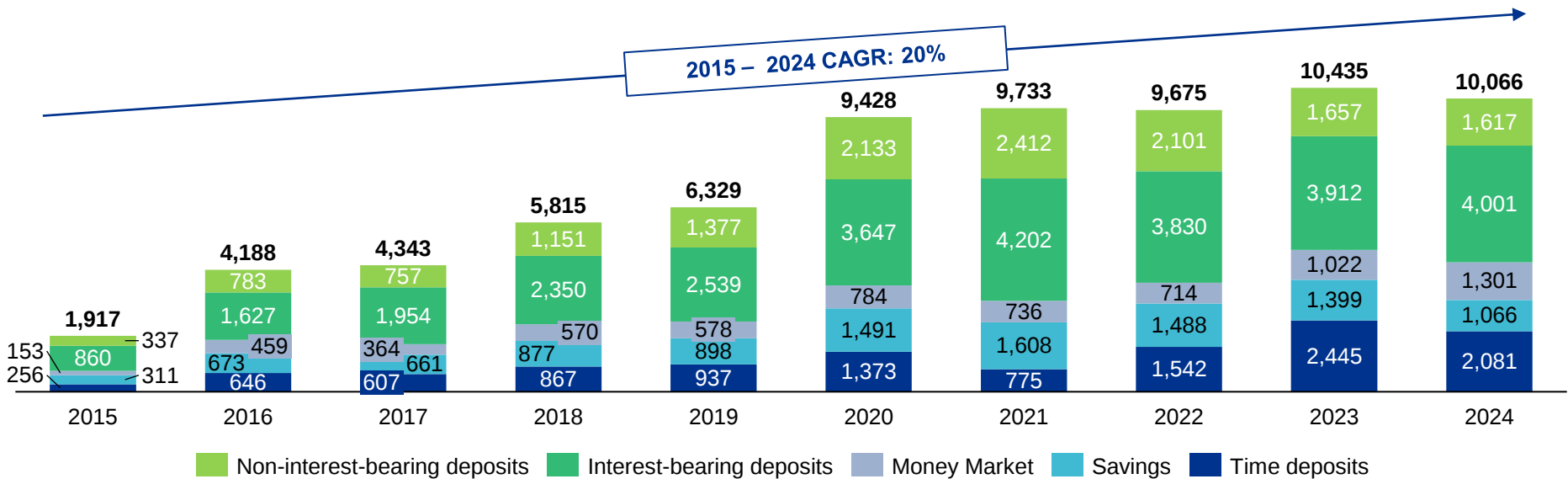
(Commercial % of Loan Portfolio)



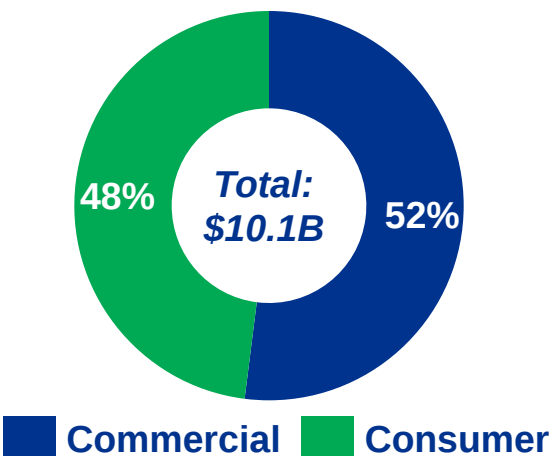
*Increase of \$5.9B
in commercial
loans since 2015*

Balanced Approach to Deposit Pricing and Growth

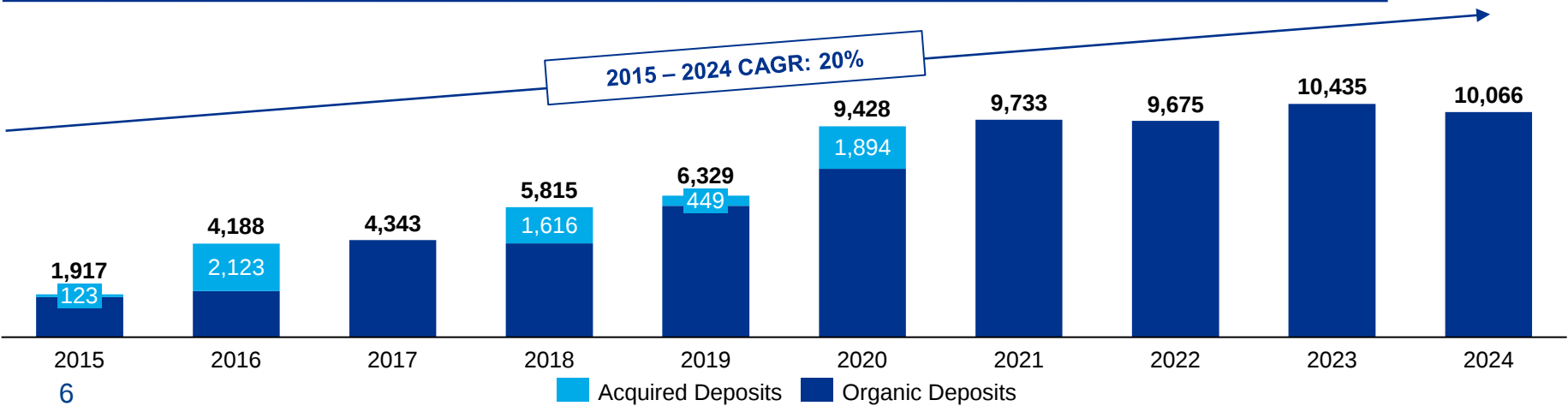
Deposit Composition (\$'millions)



Deposit Stratification

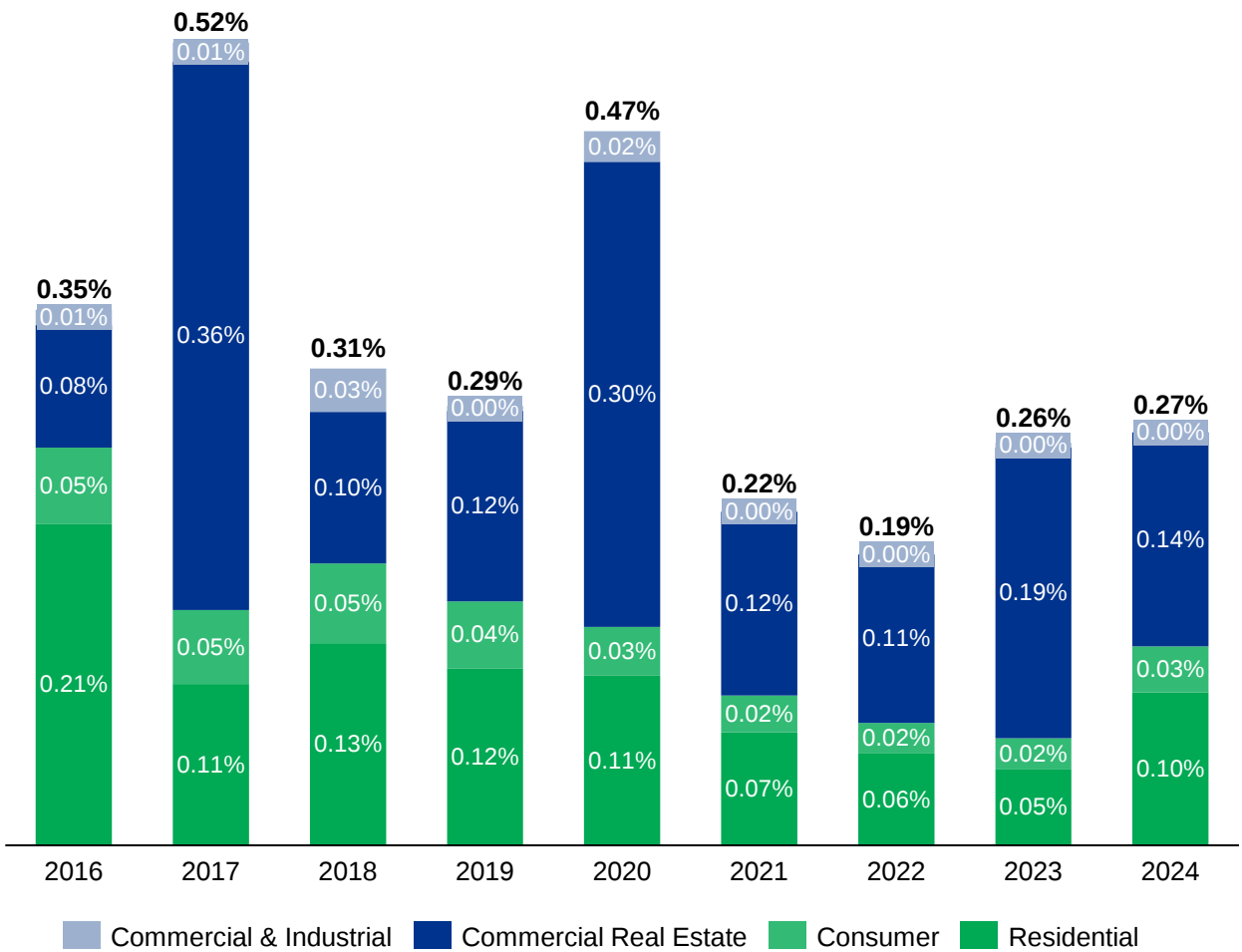


Strong Deposit Growth (\$'millions)



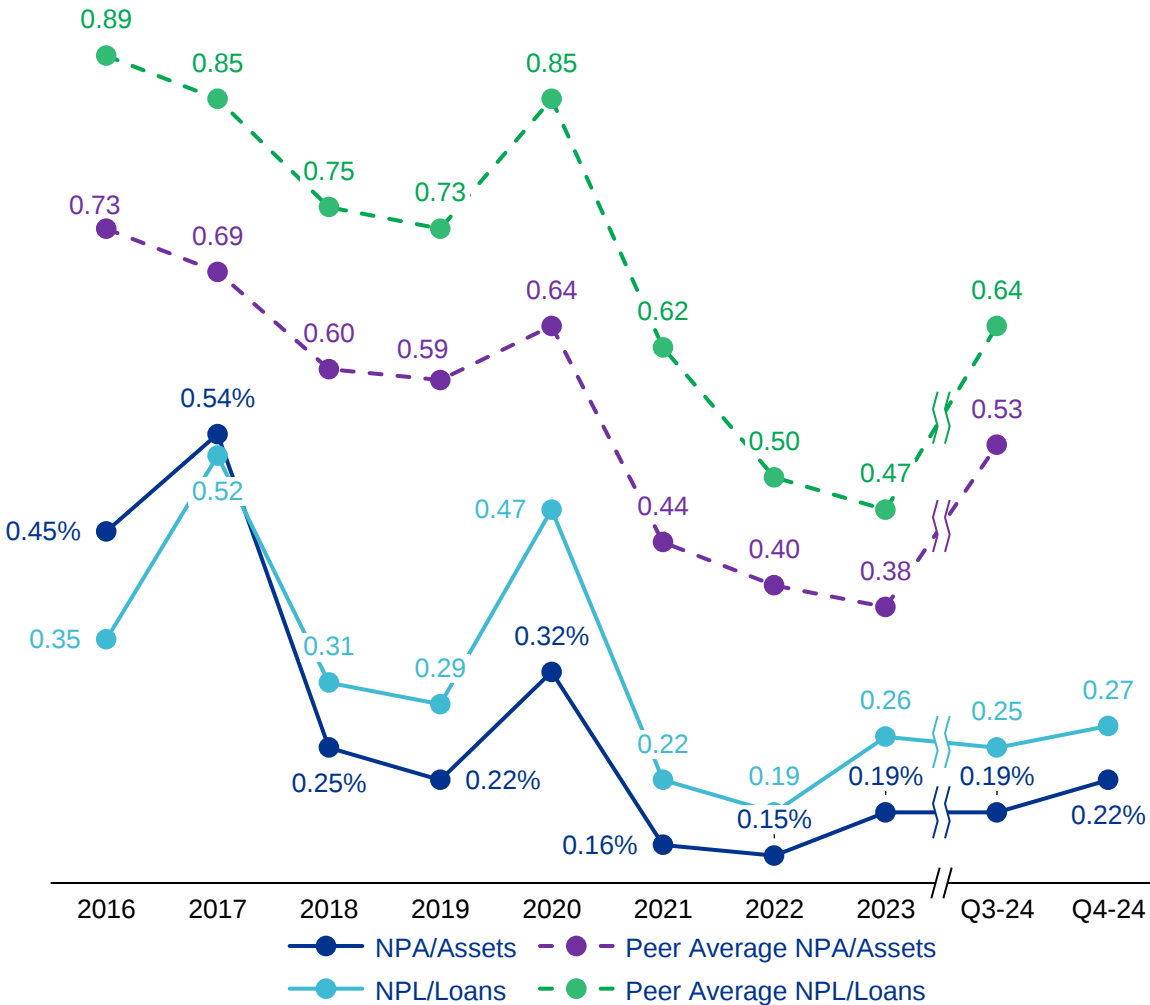
Conservative Credit Risk Profile

Non-performing Loans by Type as % of Loans⁽¹⁾



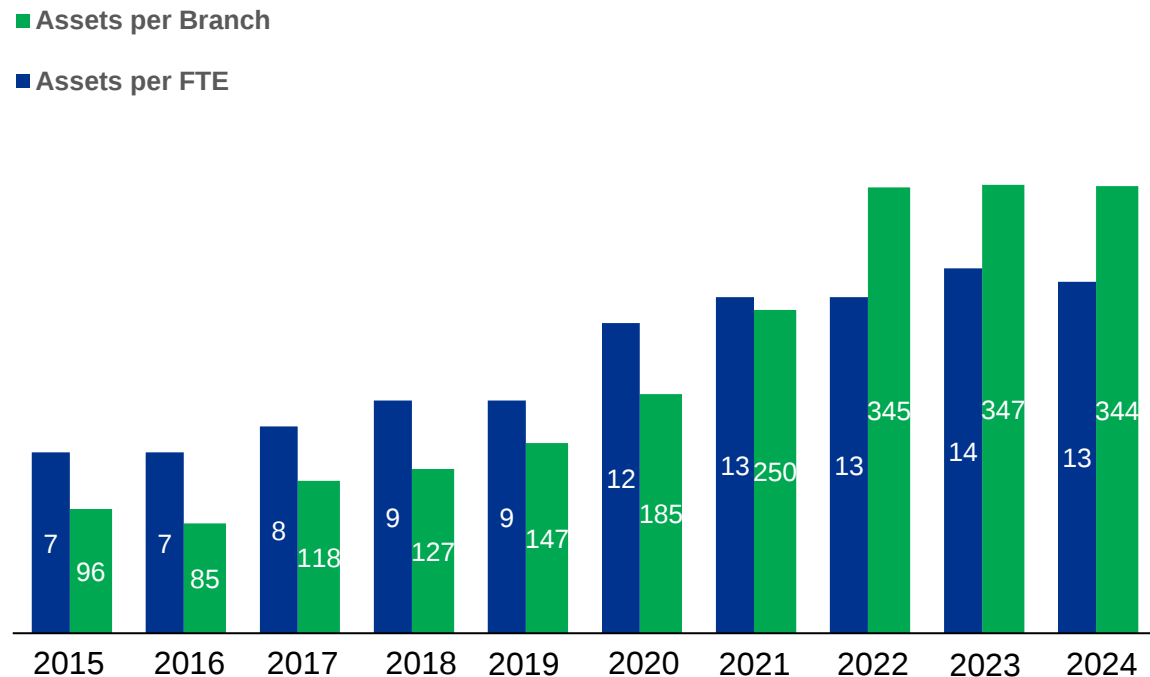
(1) PCD loans are not included in these metrics. Refer to "Asset Quality" section in the Earnings Release for additional information.

Continued Focus on Credit Risk⁽¹⁾

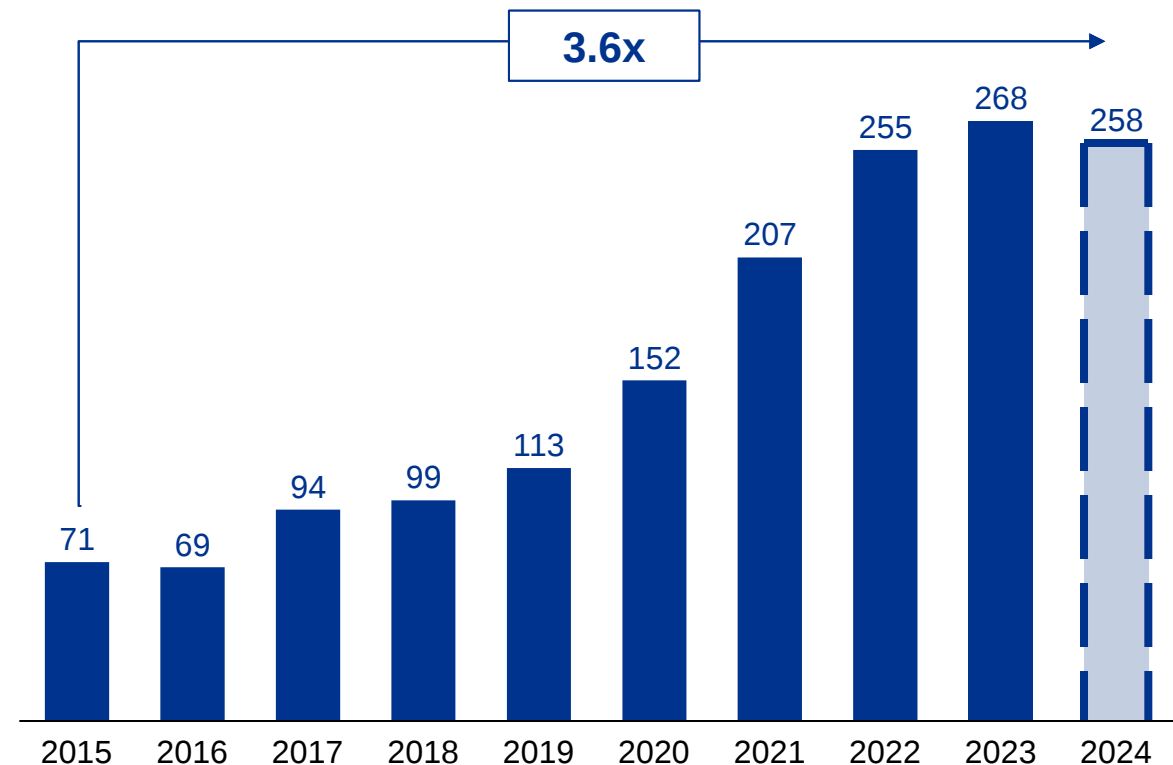


Operational Efficiency

Operating Efficiency (\$'millions)



Deposits per Branch (\$'millions)

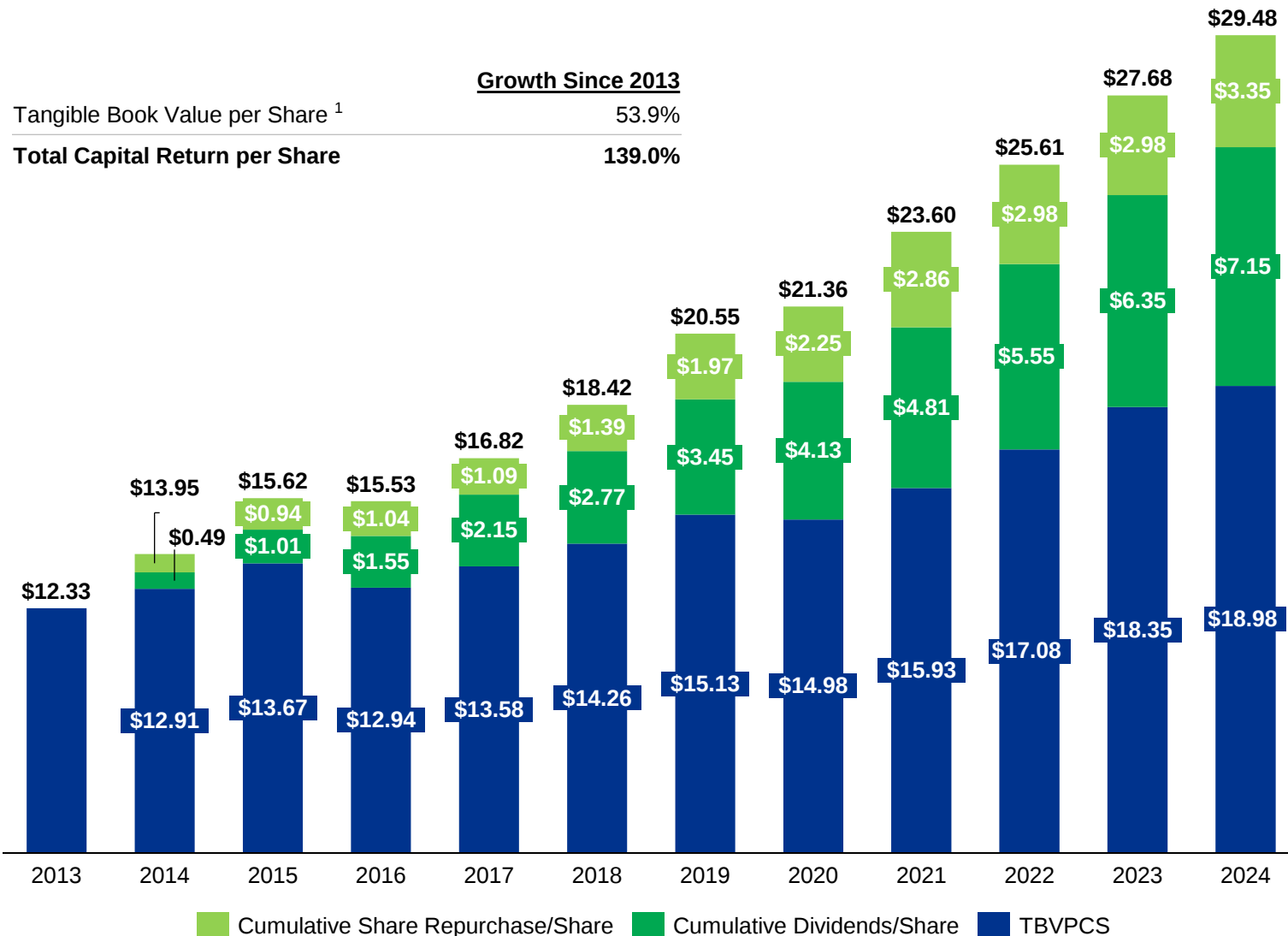


Annual Core Non-interest Expense⁽¹⁾ to Total Avg. Assets



8 (1) For non-GAAP financial measures, please refer to the 'Non-GAAP Reconciliations' in the Appendices for a reconciliation to GAAP financial information.

Business Model Strength Driving Significant Capital Return



The growth in TBV per common share (TBVPCS⁽¹⁾) is attributed to:

- Minimally dilutive and strategic acquisitions in critical new markets
 - Stable and competitive dividend
 - 112th consecutive quarter
- Historical Payout Ratio of 30% to 40%
- 1.6 million shares available to be repurchased
- Total repurchases of 1,383,238 shares for the year ended December 31, 2024.

⁽¹⁾ For non-GAAP financial measures, please refer to the 'Non-GAAP Reconciliations' in the Appendices for a reconciliation to GAAP financial information.

Q4-24 Financial Highlights

Financial Highlights

\$0.38

Core Diluted EPS⁽¹⁾

\$83 million

Net Interest Income

0.65%

Core ROAA⁽¹⁾

7.89%

Core ROTCE⁽¹⁾

\$0.51

Core PTPP Diluted EPS⁽¹⁾

11.2%

CET1 Ratio⁽²⁾

- Core net interest margin⁽³⁾ expanded 4 basis points to 2.69% from 2.65%.
- Net interest income increased \$1 million, or 5% on an annualized basis, from the linked quarter.
- Loan growth for the quarter totaled \$96 million, or 4% on an annualized basis, reflecting a 20% increase in originations from the linked quarter to \$515 million. The loan pipeline remained stable reflecting normal seasonality in Q4-24 at \$307 million.
- Total deposits, excl. brokered deposits, increased \$77 million, or 3% on an annualized basis. Total costs of deposits are trending downward with the 12/31/24 spot rate (2.17%) ending 15 bps lower than our quarterly average in Q4-24.

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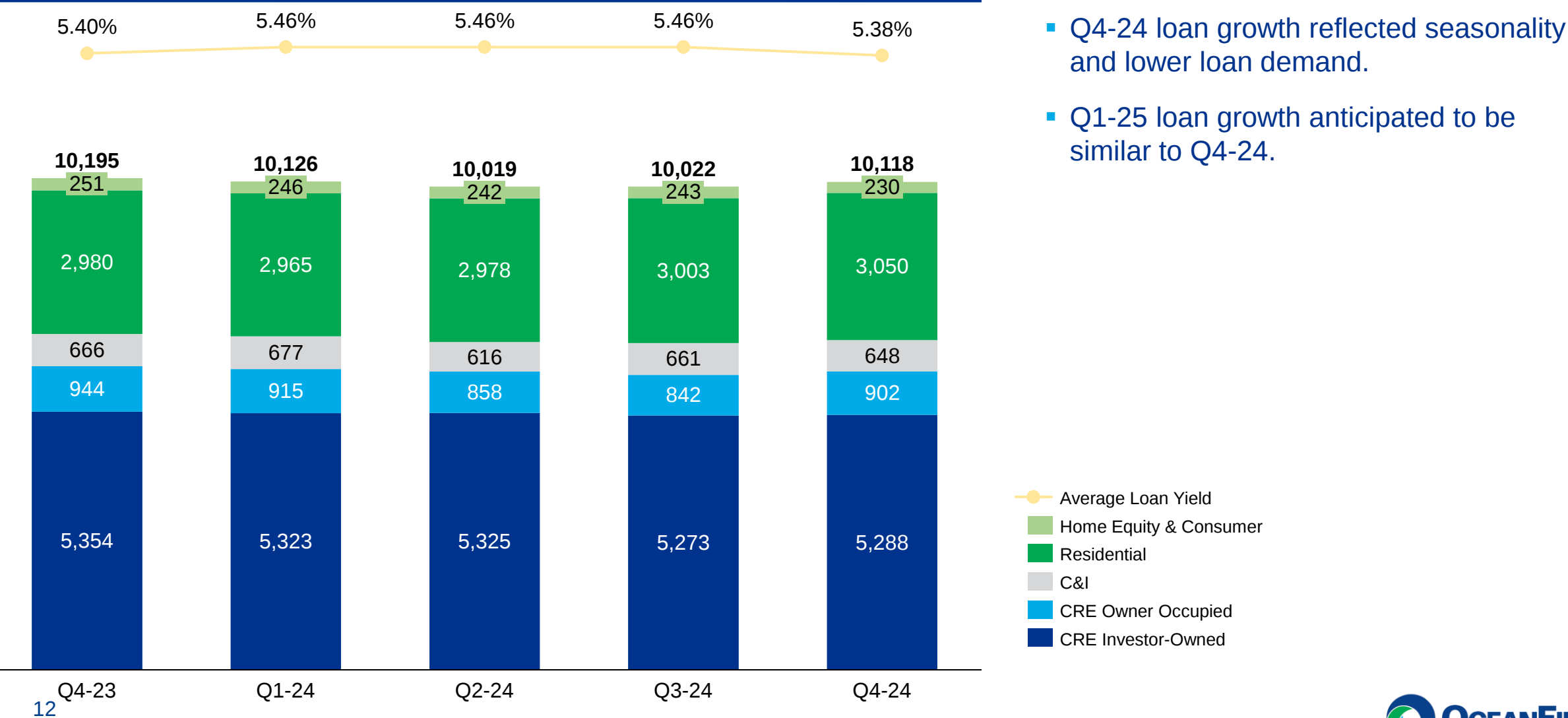
(2) CET1 ratio represents an estimate as of Q4-24.

(3) Core NIM excludes purchase accounting and prepayment fee income.

Quarterly Earnings Update

Loan Portfolio Trends

Moderated Loan Growth in the Portfolio (\$'millions)

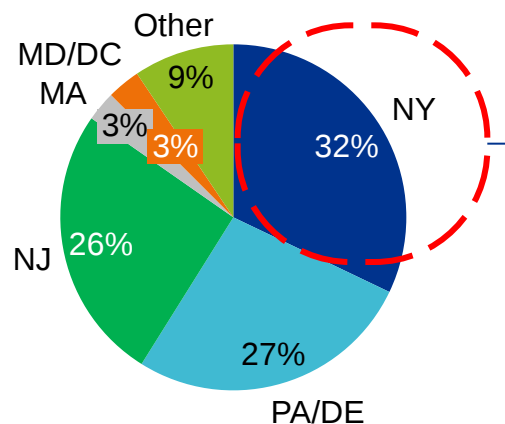


Diversified CRE Portfolio with Conservative Risk Profile

CRE Investor-Owned - Collateral Details				
\$'millions	CRE Investor-Owned	% of Total	WA LTV	WA DSCR
Office	1,056	23.3%	55.5	1.82
Retail	1,025	22.6%	53.4	1.98
Multi-Family	888	19.6%	62.5	1.62
Industrial / Warehouse	695	15.3%	49.6	2.14
Hospitality	177	3.9%	47.4	2.05
Other ⁽¹⁾	698	15.4%	45.0	1.83
CRE Investor-Owned	4,539	100.0%	53.5	1.88
Construction	749			
CRE IO and Construction Total	5,288			

- **Underlying collateral is diversified.**
- **Low concentration in the Multi-Family portfolio**, which represents 7% of total assets.
- **Maturity wall is modest and has a minimal impact:** Our CRE Investor-Owned maturity wall, totaling \$1.24 billion (or 12% of total loans), is set to mature in 2025 and 2026 with weighted average rates of 5.64% and 3.97%, for each respective cohort. The impact of repriced loans to-date has been benign.

CRE Investor-Owned Portfolio by Geography



De minimis underlying concentrations:

- NYC rent-regulated⁽²⁾ multi-family: \$30.8 million
- NYC Office Central Business District (CBD): \$7.0 million

Notes:

- All data represents CRE Investor-Owned balances, excluding purchase accounting marks and Construction as of December 31, 2024, unless otherwise noted.
- WA LTV represents the weighted average of loan balances as of December 31, 2024 divided by their most recent appraisal value, which is generally obtained at the time of origination.
- WA DSCR represents the weighted average of net operating income on the property before debt service divided by the loan's respective annual debt service based on the most recent credit review of the borrower.
- WA rate includes borrower fixed rate exposure for loans with swap contracts and excludes any benefit from back-to-back rate swaps.

Footnotes:

- (1) Other includes underlying co-operatives, single purpose, stores and some living units / mixed use, investor-owned 1-4 family, land / development, and other.
- (2) Rent-regulated multi-family is defined as buildings with >50% rent-regulated units.

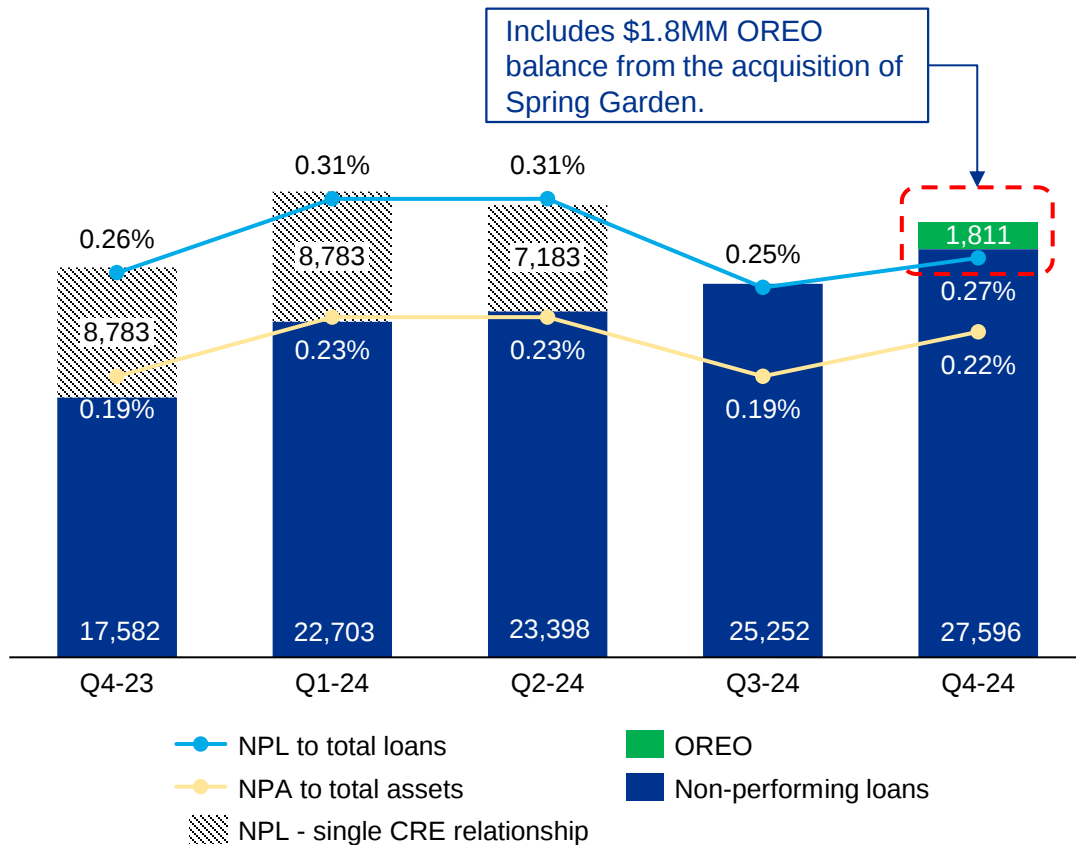
CRE Investor-Owned - Maturity Wall

Maturity Year	Balance (\$'millions)	Weighted Average			% of Loans
		Rate	LTV	DSCR	
2025	776	5.64	56.27	1.69	7.67%
2026	465	3.97	51.79	2.21	4.59%
Total	1,240	5.02	54.59	1.88	12.26%

Quarterly Credit Trends (1 of 2)

Strong asset quality trends driven by prudent loan growth and credit decisioning.

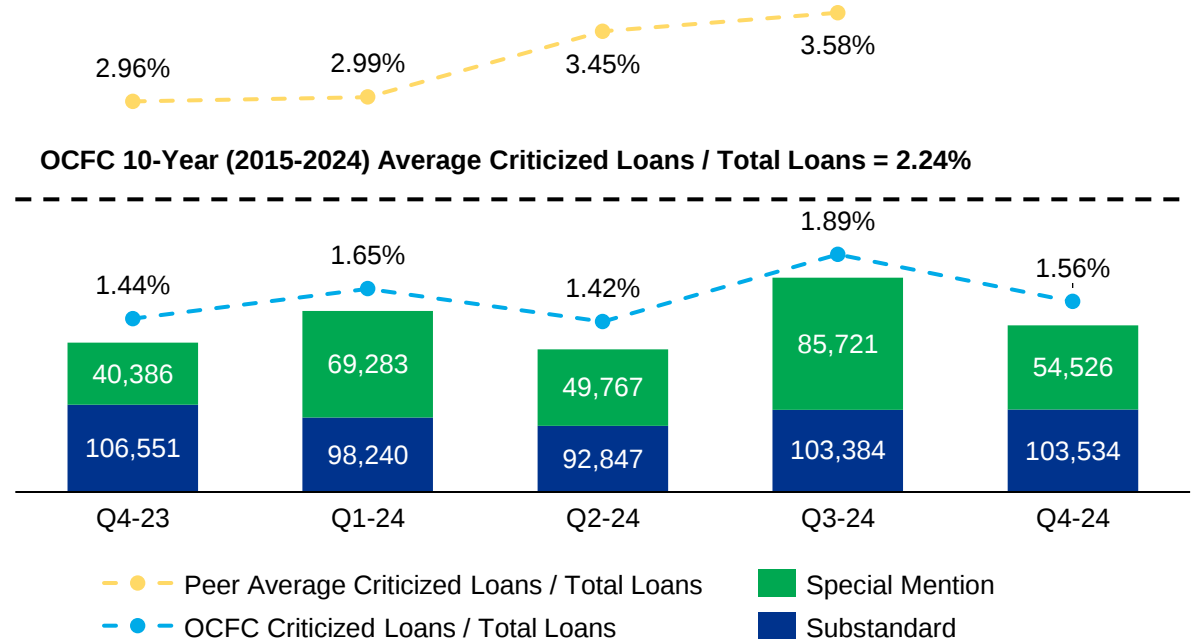
Non-Performing Loans and Assets (\$'000)⁽¹⁾



(1) PCD loans are not included in these metrics. Refer to Asset Quality section in the Earnings Release for additional information.

Special Mention and Substandard Loans (\$'000)

Criticized loans as a % of total loans remain low at 1.56% as of Q4-24 compared to 2.06% as of Q4-19 (pre-pandemic).

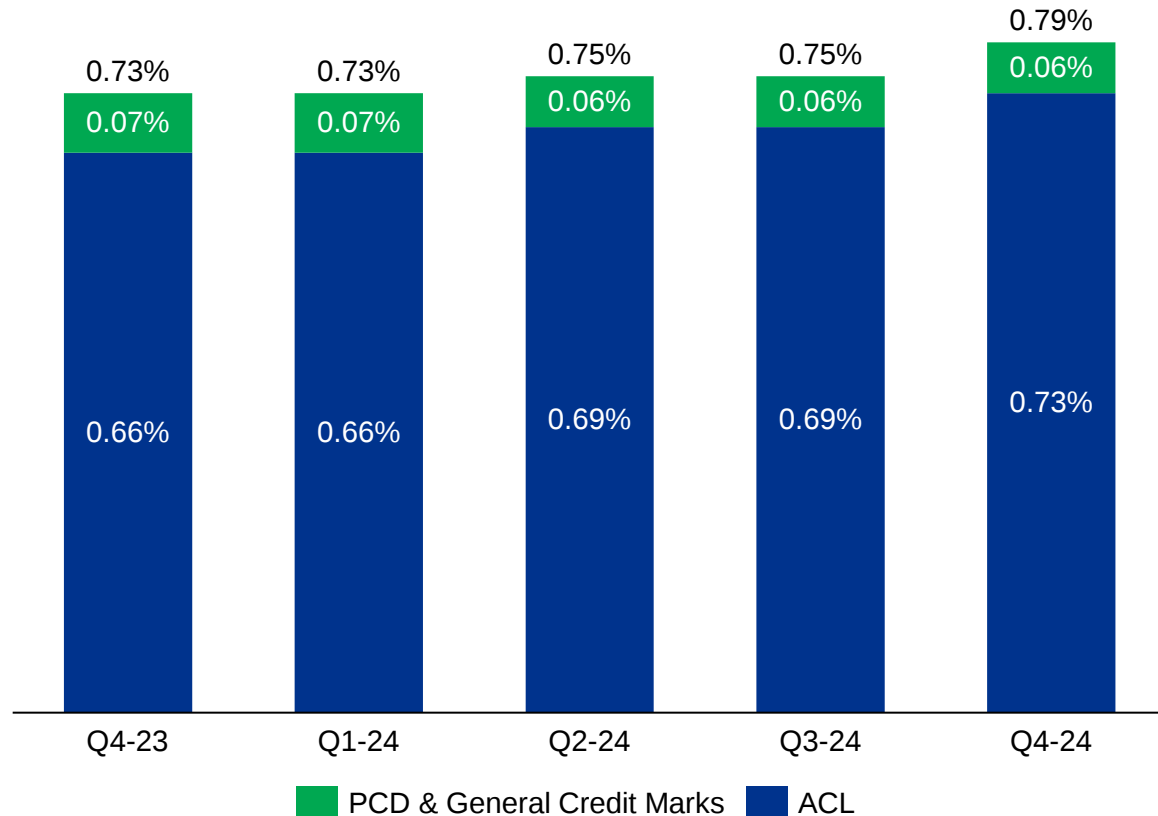


Note #1: At December 31, 2024, of the Special Mention loans and Substandard loans represented above, 95.4% and 71.4% were current on payments, respectively.

Note #2: Peer data is on a one quarter lag.

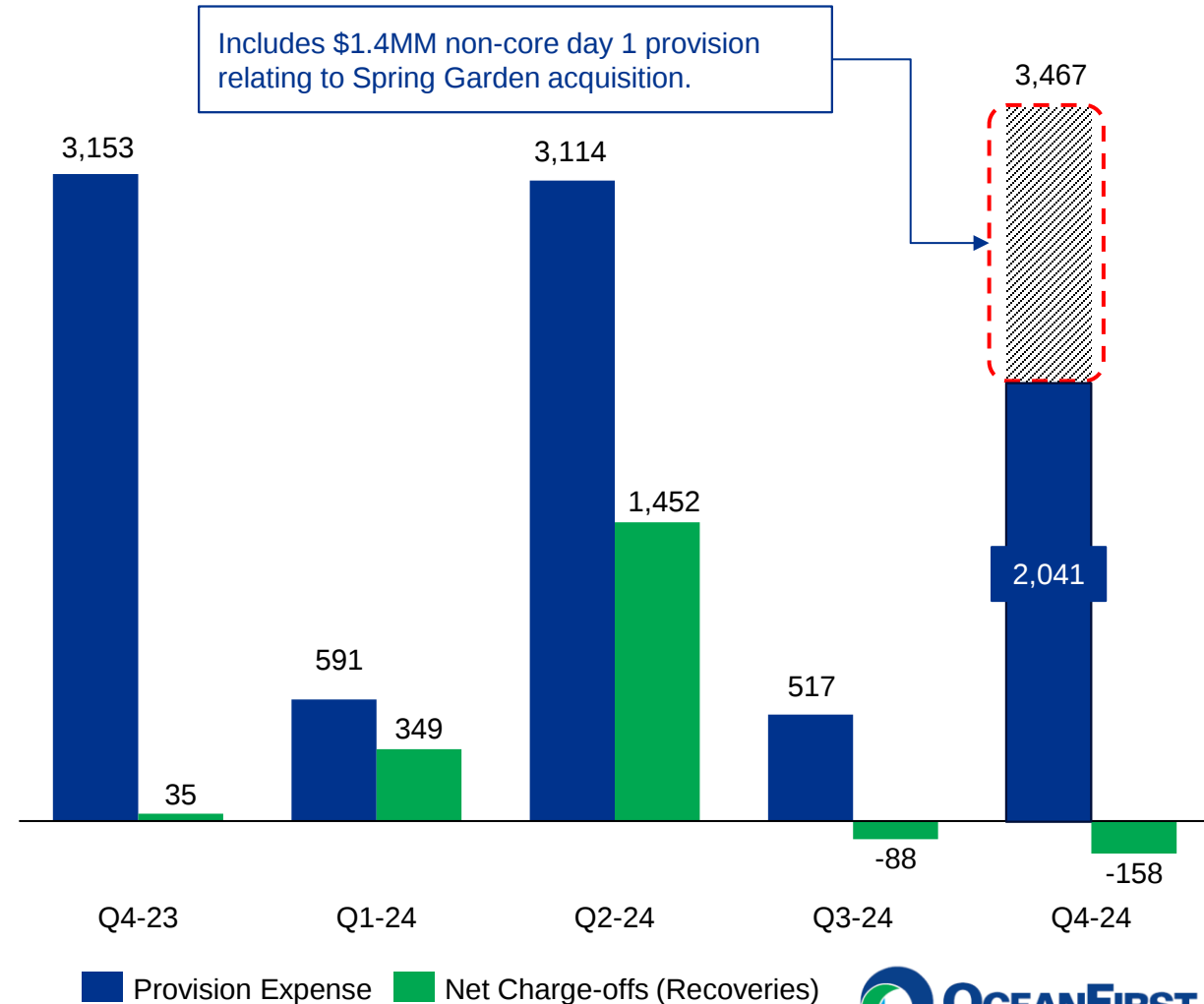
Quarterly Credit Trends (2 of 2)

Loan Allowance for Credit Losses (ACL) Plus PCD & General Credit Marks / Total Loans

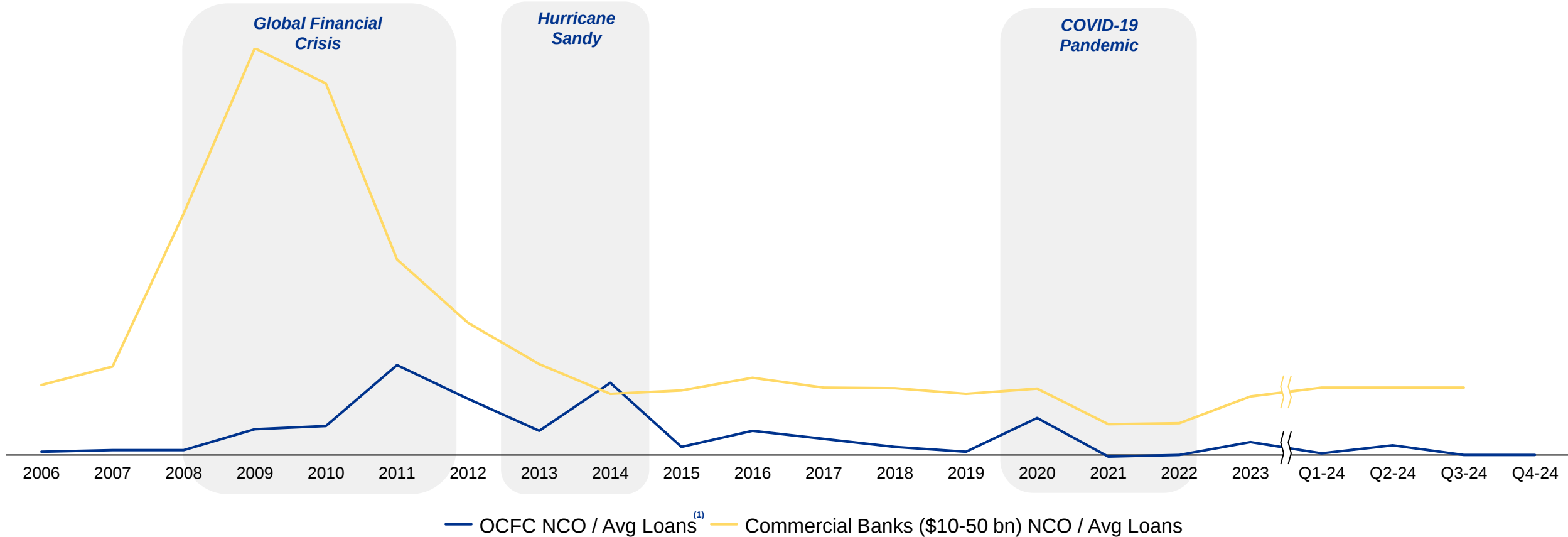


Note: The allowance for credit losses plus the unamortized credit and PCD marks amounted to \$79.6 million or 0.79% of total loans at Q4-24, as compared to \$74.7 million, or 0.73% of total loans at Q4-23.

NCOs / (Recoveries) and Provision for Credit Loss Expense (\$'000)



Track Record of Strong Credit Performance



- From 2006 to 2024, inclusive of the Global Financial Crisis, Hurricane Sandy, and the COVID-19 Pandemic, OCFC's NCO to average loans totaled 12 bps per year compared to 71 bps for all commercial banks between \$10 - \$50 billion in assets from 2006 to Q3-24.
- From 2006 to 2024, peak net charge-offs to average loans for OCFC totaled 56 bps in 2011. Peak charge-offs for commercial banks between \$10 - \$50 billion in assets were 253 bps in 2009.

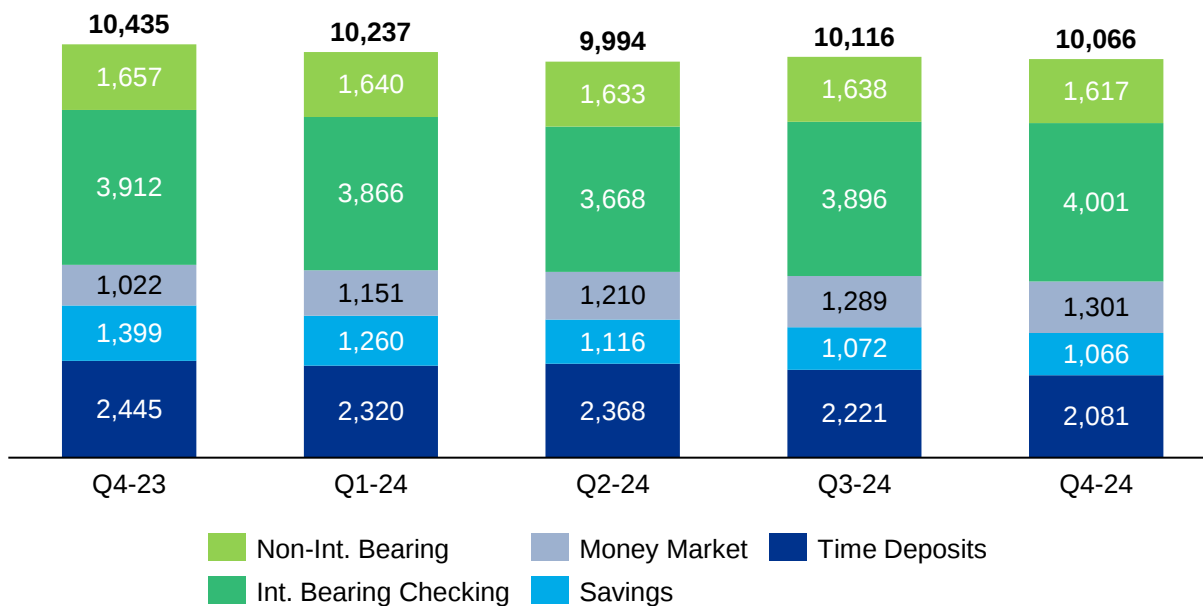
Source: S&P Global.

Note: Commercial bank reporting is on a one quarter lag.

⁽¹⁾ Any period with net recoveries is denoted as 0% NCO / Avg Loans in the graph.

Deposit Trends

Deposit Mix Has Stabilized (\$'millions)

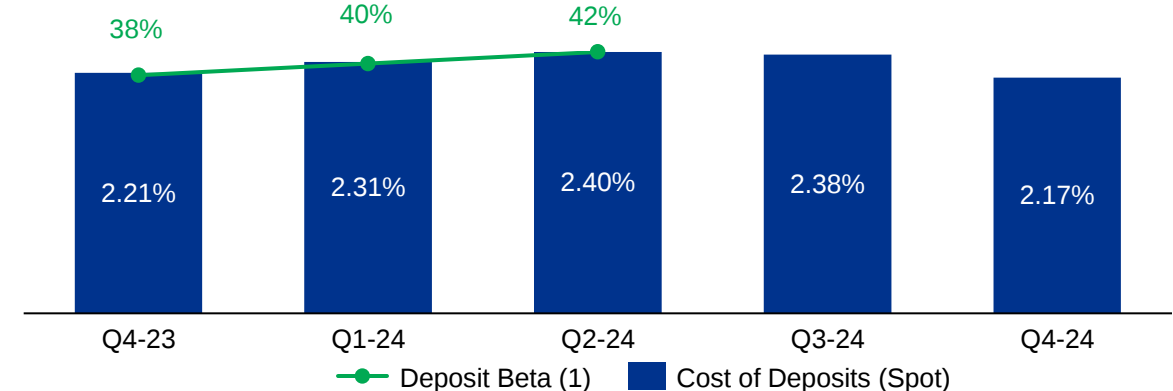


- Total deposits, excluding brokered deposits, increased \$77 million from the prior quarter.
- Non-maturity deposits increased by \$90 million (or 1%) from the prior quarter.
- The decrease in Q4-24 time deposits was primarily driven by brokered CD run-off of \$126 million.
- We expect Q1-25 deposit growth to align with loan growth.

Cost of Deposits

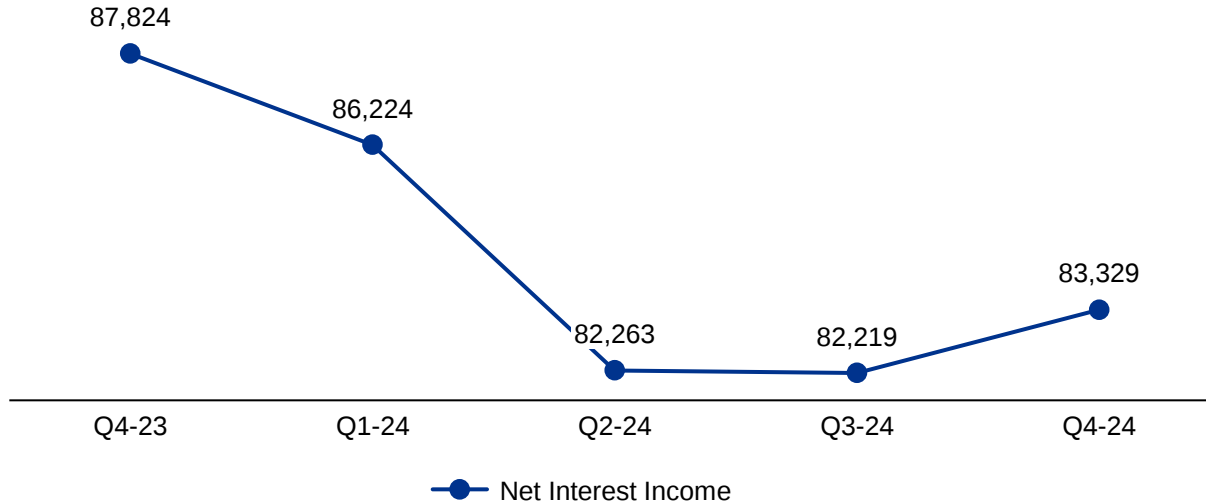
Type of Account	Q4-24 Avg.	Dec 31 Spot
Int. Bearing Checking	2.23%	2.11%
Money Market	3.25%	3.00%
Savings	0.79%	0.72%
Time Deposits	4.34%	4.18%
Total (incl. non-int. bearing)	2.32%	2.17%

Deposit Beta and Cost Trend

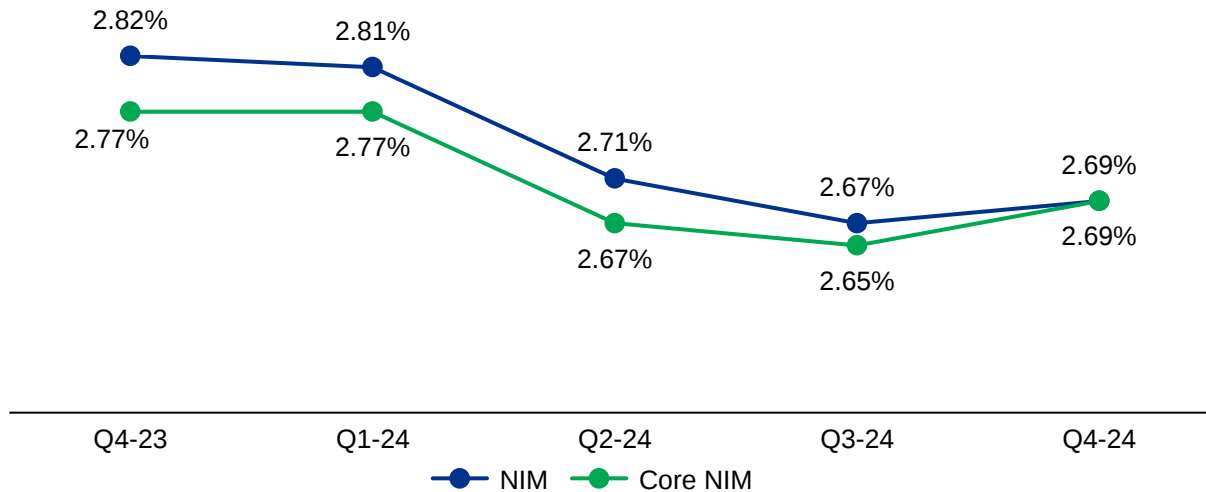


Net Interest Income and Net Interest Margin Trends

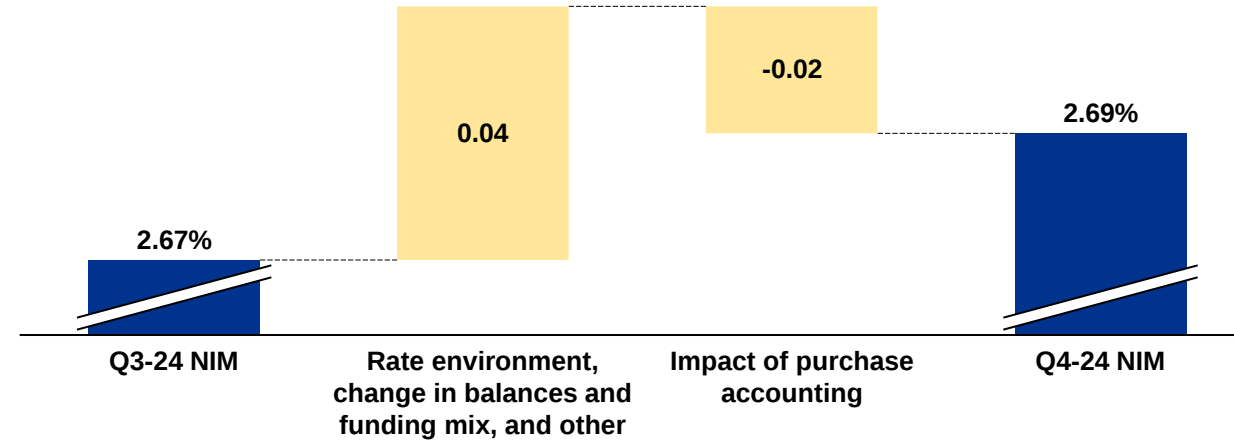
Net Interest Income (\$'000)



Core NIM⁽¹⁾ vs NIM



NIM Bridge



Tailwinds

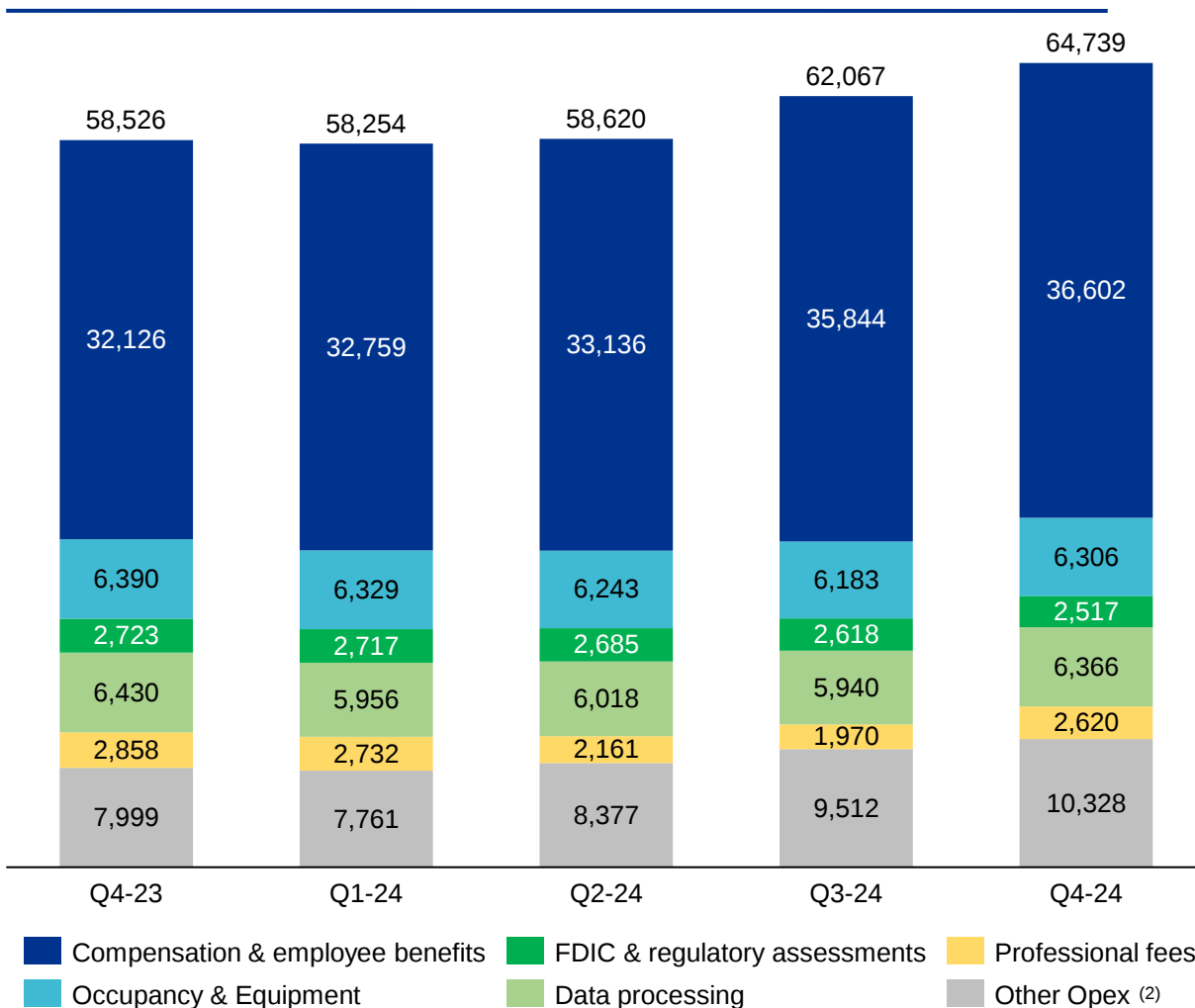
- Deposit rate pressure easing with 12/31/24 spot rates lower than our quarterly average.

Headwinds

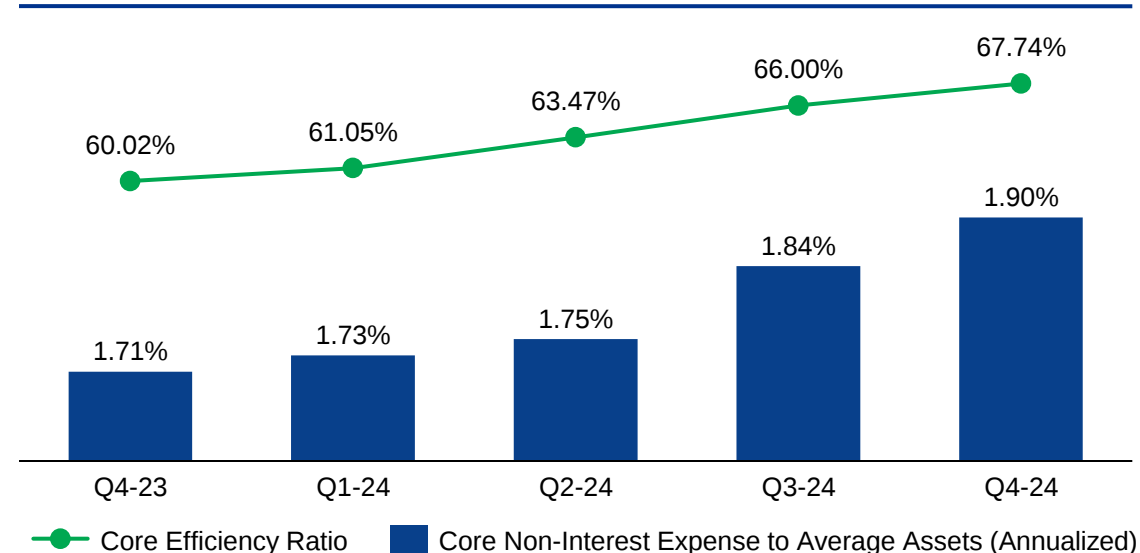
- Competitive market environment as peers compete on rate for quality credit.

Expense Discipline and Focused Investment

Core Non-Interest Expense ⁽¹⁾ (\$'000)



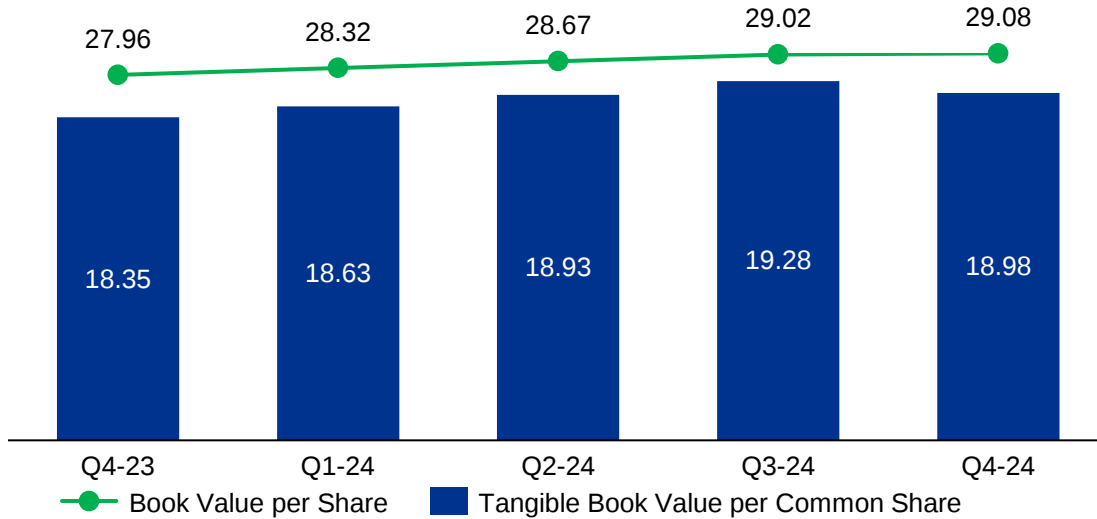
Core Efficiency Ratio ⁽¹⁾



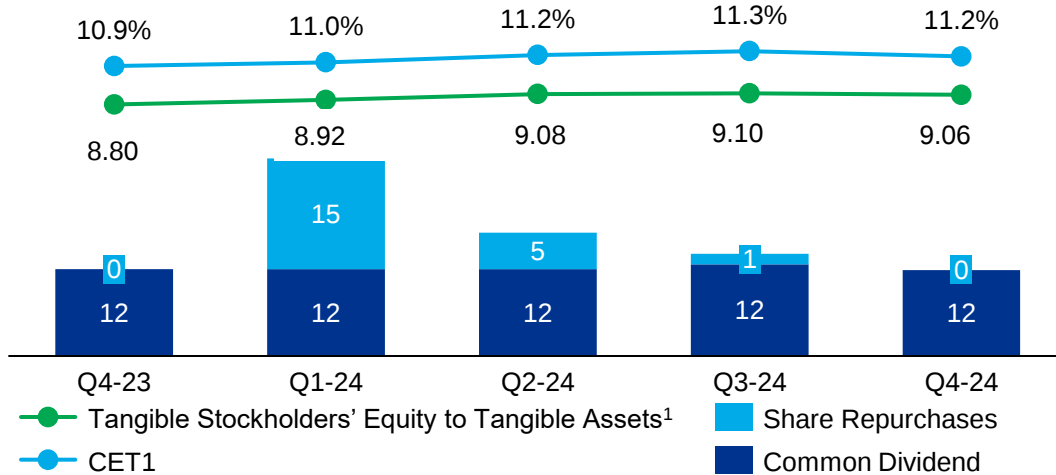
- Q4-24 core non-interest expenses increased by \$2.7 million (or 4.3%) from the prior quarter to \$64.7 million.
 - Reflects compensation and data processing costs from acquisitions made during the second half of the year.
- We expect a seasonal increase in Q1-25 related to annual compensation actions and contractual vendor increases.

Generating Consistent Returns

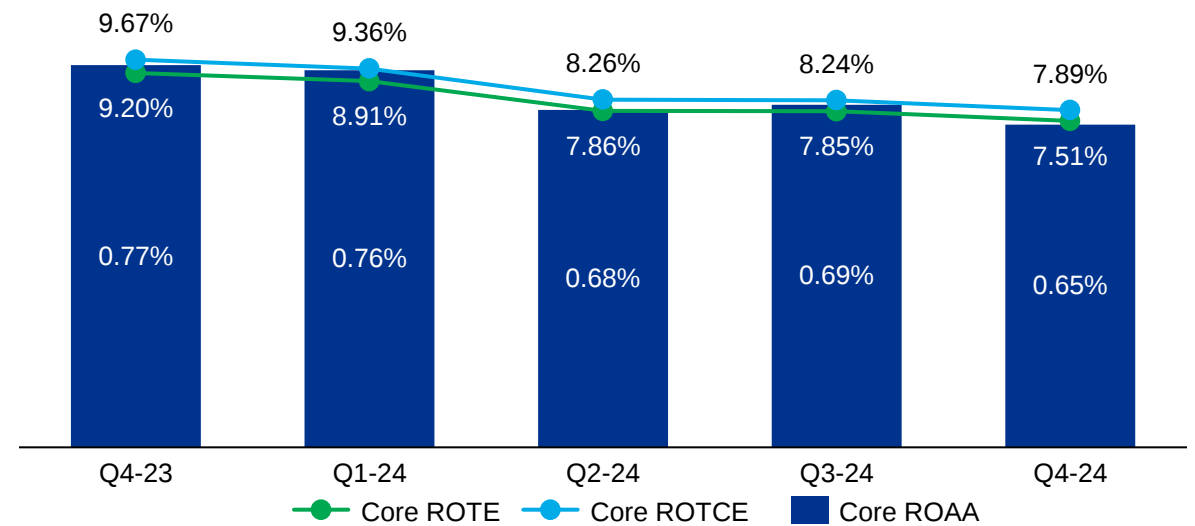
Book Value and Tangible Book Value per Common Share (\$)⁽¹⁾



Capital Management (\$'millions)⁽²⁾



Core ROAA⁽¹⁾, ROTE⁽¹⁾, and ROTCE⁽¹⁾



- Tangible book value per common share increased by \$0.63 (or 3%) compared to the same quarter last year.
- Capital remains strong and above “well capitalized” levels.
- 1.6 million shares available to be repurchased.

Management Q1-25 Outlook

Key Assumptions / Commentary

Loans	Low-single digit annualized growth in Q1-25	{	Q1-25 growth may be slower. We expect mid-single digit growth in 2025.
Deposits	Growth consistent with loan growth		
Credit	Continued benign outlook	{	Maintain loan-to-deposit ratio ~100% for the entire year.
Net Interest Income	Stable to modest uptick		
Other Income	Relatively stable	{	Subject to expected growth and interest rate trends.
Operating Expenses	Increase to run-rate		
Capital	Robust CET1 ratio (>10%)		
		{	- We expect a modest seasonal uptick in Q1-25 primarily driven annual compensation actions and contractual vendor increases. - We continue to recruit revenue producing talent and the success of those initiatives may further increase our run-rate beyond Q1-25.

Appendix

Conservative Risk Profile of CRE IO Office & Construction

CRE Investor-Owned: Office + Construction

\$'millions	Balance	% of Office	% of Total Loans	WA LTV	WA DSCR
General Office	516	48.8%	5.1%	50.1	1.94
Life Sciences & Medical	282	26.7%	2.8%	56.6	1.57
Credit Tenant	259	24.5%	2.6%	65.2	1.50
Office	1,056	100.0%	10.4%	55.5	1.73
Construction (all property segments)	749		7.4%		
Office + Construction	1,805		17.8%		

CRE Investor-Owned: Office + Construction CBD Bifurcation

\$'millions	Balance	% of Total	% of CBD
MA	45	2.5%	38.1%
NJ	43	2.4%	36.5%
PA	23	1.3%	19.5%
NY	7	0.4%	5.9%
Central Business District	118	6.5%	100.0%
Non Central Business District	1,688	93.5%	
Office + Construction	1,805	100.0%	

Central Business District (CBD): Office + Construction

\$'millions	Balance	% of Total	WA LTV	WA DSCR
Credit Tenant	43	36.5%	60.0	1.86
General Office	33	28.2%	51.3	2.46
Life Sciences & Medical	42	35.3%	48.6	1.36
CBD - Office & Construction	118	100.0%	53.5	1.85

In the above tables, Construction consists of all property segments (e.g., co-op, hospitality, industrial / warehouse, etc).

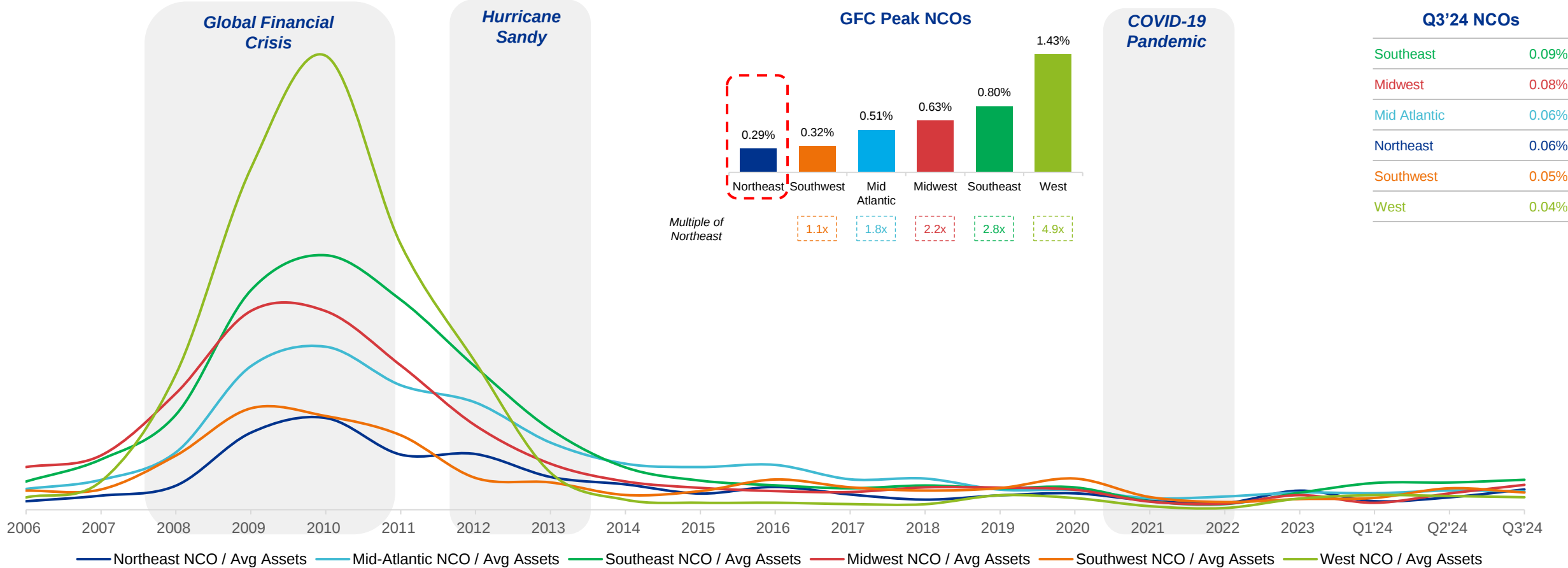
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- WA DSCR represents the weighted average of net operating income on the property before debt service divided by the loan's respective annual debt service based on the most recent credit review of the borrower.

Portfolio Highlights

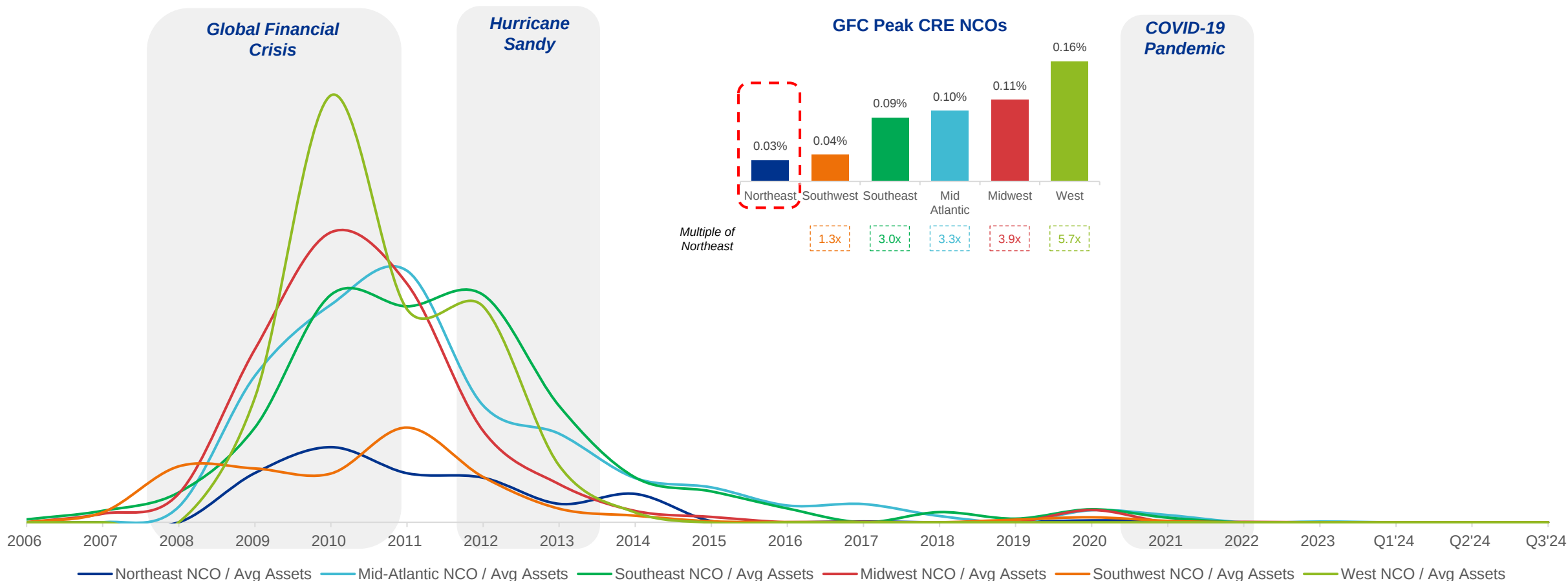
- 97% of Office & Construction** loans are pass-rated (not classified or criticized).
- 93% of Office & Construction** loans are classified as non-Central Business District loans.
- CBD loans comprise <1% of total assets and have a weighted average LTV of 53.5 and weighted average DSCR of 1.85.
- Office portfolio is primarily secured by small properties with >70% of the portfolio secured by properties of 300K SF or smaller.
- The average loan size of the office portfolio is \$4.3 million with 49% of the portfolio under \$1 million and **80% under \$5 million**.

Northeast Outperforms Through Credit Cycles...



- Historically, net charge-offs for Northeastern headquartered banks have greatly outperformed major exchange traded U.S. banks headquartered in other regions
- Median net charge-offs / average assets for Northeastern banks averaged 20 bps during the Global Financial Crisis compared to 50 bps for other regions.

...With a Similar Story in Commercial Real Estate Portfolios



- Northeastern banks' CRE portfolio net charge-offs have also historically outperformed major exchange traded banks in other regions
- Median CRE net charge-offs / average assets for Northeastern banks averaged 2 bps during the Global Financial Crisis compared to 6 bps for other regions

Non-GAAP Reconciliations (1 of 2)

Non-GAAP Reconciliation					
\$'000	For the Three Months Ended				
	December 31, 2024	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023
Core Earnings:					
Net income available to common stockholders (GAAP)	20,905	24,112	23,369	27,663	26,678
(Less) add non-recurring and non-core items:					
Spring Garden opening provision for credit losses	1,426	-	-	-	-
Net loss (gain) on equity investments	5	(1,420)	(887)	(1,923)	(2,176)
Net gain on sale of trust business	-	(1,438)	-	(1,162)	-
FDIC special assessment	-	-	-	418	1,663
Merger related expenses	110	1,669	-	-	-
Income tax (benefit) expense on items	(388)	270	188	642	129
Core earnings (Non-GAAP)	22,058	23,193	22,670	25,638	26,294
Income tax expense	5,083	7,464	7,082	10,637	8,591
Provision for credit losses	3,467	517	3,114	591	3,153
Less: non-core provision for credit losses	1,426	-	-	-	-
Less: income tax (benefit) expense on non-core items	(388)	270	188	36,224	129
Core earnings PTPP (Non-GAAP)	29,570	30,904	32,678	36,224	37,909
Core diluted earnings per share	0.38	0.39	0.39	0.44	0.45
Core earnings PTPP diluted earnings per share	0.51	0.53	0.56	0.62	0.65
Core Ratios (Annualized):					
Return on average assets	0.65%	0.69%	0.68%	0.76%	0.77%
Return on average tangible stockholders' equity	7.51	7.85	7.86	8.91	9.20
Return on average tangible common equity	7.89	8.24	8.26	9.36	9.67
Efficiency ratio	67.74	66.00	63.47	61.05	60.02

Non-GAAP Reconciliations (2 of 2)

Non-GAAP Reconciliation					
\$'000	December 31, 2024	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023
Tangible Equity					
Total stockholders' equity	1,702,757	1,694,508	1,676,669	1,665,837	1,661,945
Less:					
Goodw ill	523,308	506,146	506,146	506,146	506,146
Intangibles	12,680	7,056	7,859	8,669	9,513
Tangible stockholders' equity	1,166,769	1,181,306	1,162,664	1,151,022	1,146,286
Less:					
Preferred Stock	55,527	55,527	55,527	55,527	55,527
Tangible common equity	1,111,242	1,125,779	1,107,137	1,095,495	1,090,759
Tangible Assets					
Total Assets	13,421,247	13,488,483	13,321,755	13,418,978	13,538,253
Less:					
Goodw ill	523,308	506,146	506,146	506,146	506,146
Intangibles	12,680	7,056	7,859	8,669	9,513
Tangible assets	12,885,259	12,975,281	12,807,750	12,904,163	13,022,594