



First Utah Bank

Community Reinvestment Act

Annual Statement (Public File)

2024-2025

Community Reinvestment Act Statement Of First Utah Bank

Board Approval 2024/2025 Year

First Utah Bank is a \$717,616,000 million (as of 12/31/2023) bank that has seven branch locations, six (6) operate in Salt Lake County and one (1) branch operates in Utah County. The main objective of First Utah Bank is to maintain public confidence in its reputation as a sound financial institution and to identify and respond reasonably to the credit needs of its community, through the development and delivery of profitable products and services.

To meet these objectives, we must operate the bank profitably and maintain a base from which the bank can operate profitably in the future. Loan activities are handled carefully, keeping in mind the factors of risk, liquidity, flexibility and customer considerations.

The management of our bank believes that reasonable loan policy combined with strong loan administration will result in a sound loan portfolio. A sound loan portfolio is a desirable and profitable means of using shareholder and depositor funds. In the soundest of lending programs, losses will occur, but it is our belief that bank profits will not be significantly affected by taking reasonable business risks. A no-loss loan policy would be too restrictive and would severely inhibit our growth and ability to serve the credit needs of our community. We are committed to minimizing loan losses through carefully established lending policies and close attention paid to strong loan administration.

The following 7 sections to this statement each serve a separate purpose.

Section 1: Assessment Area

This section contains a map and description of the area, which we regard as our basic lending area. Our lending area includes all types of neighborhoods and districts, and persons of all income levels and races. This does not mean that we will not make loans outside of our lending area. Also, there may be parts of our community where, for various reasons we will be more active in than in other areas (varying reasons could include airports, prisons, universities, or hospitals). The assessment area of the community merely sets forth the general area of operations of our institution. The concept of our basic lending area is subject to change over time, only as commercial development change and the populations shift. Our Board of Directors will regularly review our assessment area of the community to reflect those changes.

Section 2: Types of Credit Offered

This section consists of a list of the types of credit offered at our bank. It includes an explanation of how the availability of certain types of credit can vary. This listing cannot contain all of the terms and conditions, which affect our ability to grant credit. A loan officer at any of our locations will be more than happy to provide detailed information upon request.

Section 3: Lobby Statement about Community Reinvestment Act

This section is a copy of the notice posted in each of our branch lobby locations. The notice is an important statement for your information regarding the Community Reinvestment Act.

Section 4: CRA Activities of First Utah Bank

This section contains a brief description of some of the activities First Utah Bank is involved in and some of the organizations the bank has donated funds and services to in order to meet the needs of our community. It includes a listing of all census tracts in the Bank’s Assessment Area.

Section 5: Banking Services Offered at First Utah Bank

This section contains a list of banking services that are provided by First Utah Bank.

Section 6: Types of Transaction Fees on Accounts

This section contains a list of fees that may be applied to First Utah Bank accounts.

Section 7: Branches Opened or Closed by the Bank

This section contains a list of branches opened or closed by the bank during the current year and each of the prior two (2) calendar years. This will include their street addresses.

Assessment Area

1. First Utah Bank has defined its CRA Assessment Area as the boundaries of the Salt Lake County, as illustrated by the map attached as Exhibit A. First Utah Bank has expanded its business operations in Utah with the branch location in Lehi, Utah. In addition to Salt Lake County, the Bank has expanded the assessment area Utah County as illustrated by the map attached as Exhibit AA.
2. The assessment area shall be for the entire bank and not subdivided by branch location. Occasionally, the bank will extend credit to borrowers who do not reside in this established market area, but such extensions of credit will be limited to strong borrowers.
3. Our bank will make every effort and actively seek opportunities to help meet the needs of the community it serves, including low-and-moderate income neighborhoods. Loans are offered in a manner that is consistent with safe and sound banking practices. The bank does not and will not discriminate against credit applicants on the basis of race, color, religion, national origin, sex, handicap, family status or age (provided the applicant has the capacity to enter into a binding contract), or because all or part of the applicant’s income is derived from public assistance programs, or because the applicant resides in, or is affiliated with, what is considered to be a low or moderate income area.

Assessment Area cont.

First Utah Bank currently operates seven (6) branches located in the Salt Lake County and one (1) in Utah County.

Main Branch

3826 South 2300 East
Salt Lake City, UT 84109
(801) 272-9454
MSA-State-County-Tract
41620-49-035-1104.02
(middle income census tract)

Midvale Branch

7070 South State
Midvale, UT 84047
(801) 566-2265
MSA-State-County-Tract
41620-49-035-1124.04
(moderate income census tract)

Sandy Branch

11015 South State
Sandy, UT 84070
(801) 523-8300
MSA-State-County-Tract
41620-49-035-1128.22
(middle income census tract)

City Center Branch

115 East 1300 South
Salt Lake City, UT 84115
(801) 521-9454

International Branch

3123 South Redwood Road
West Valley City, UT 84119
(801) 908-0180

Riverton Branch

4168 West 12600 South
Riverton, UT 84065
(801) 316-6700

MSA-State-County-Tract
41620-49-035-1030.00
(middle income census tract)

MSA-State-County-Tract
41620-49-035-1133.11
(moderate income census tract)

MSA-State-County-Tract
41620-49-035-1130.13
(upper income census tract)

Lehi Branch

3601 Digital Drive Ste 301
Lehi, Utah 84043
(801) 308-2250
MSA-State-County-Tract
39340-49-049-0102.12
(upper income census tract)

Business Hours for our branches are as follows:

Lobby: Monday -Friday 9:00 am to 5:00 pm

Drive-Up: Monday – Friday 9:00 am to 6:00 pm (except Riverton & Lehi close at 5:00)

For customer convenience we have a Loan Production Office located at the following location, in addition to Commercial Loan Officers at the Main Branch:

Construction Lending & Leasing

11027 South State Street
Sandy, UT 84070
(801) 571-5740

Our loan production offices are open Monday – Friday from 8:30 am to 5:00 pm. Loan officers are available to service relationships and evaluate new credit requests. Additionally, we have an experienced SBA lending officer on hand to assist in the types of credit that would qualify for SBA.

We have ATMs (Automated Teller Machines) at each branch location. ATMs are available at all locations 24 hours each day.

For information on customer accounts and the ability to transfer between accounts, our bank provides internet banking which is available 24 hours a day once you have subscribed to this service.

Types of Credit Offered

The following is a list of the types of credit First Utah Bank offers to its community.

- A. Loans to Consumers
 - Demand Deposit Loans
 - Revolving Home Equity Credit Lines
 - Unsecured Personal
 - Auto Loans
 - Stock/Savings Secured
 - Mobile Homes
 - Personal Property (boats, recreational vehicles, etc.)

- B. Loans to Businesses
 - Accounts Receivable

- Inventory
- Auto Loans
- Revolving Lines of Credit
- Stock Secured
- Real Estate Secured
- Equipment Loans
- Construction or Facilities Purchase
- Small Business Administration Loans
 - Leases
 - Unsecured Business Loans

Lobby Statement about Community Reinvestment Act

See attached Exhibit B.

CRA Activities of First Utah Bank

The management of First Utah Bank makes every effort to keep informed of the credit needs of the citizens of Salt Lake County through personal involvement in community organizations and meeting with individuals involved in community organizations. The bank encourages its management throughout the departments to make contact with community organizations, which may be aware of the credit needs of the community and report their findings regularly to the bank. In each area where the branch offices are located, bank officers are active in civic, service and other important organizations which help them to better understand the credit needs of their communities.

The complete staff of the bank is trained to become aware that problems do exist in our community. We encourage our employees to play an active part in organizations such as Grassroots Projects and other programs designed to target the heart of the community issues and problems. When we are aware of the problems and ways the bank can help solve them, we make every effort to take part and do so.

The bank is actively involved in providing financial literacy to school kids ranging from elementary to high school. The bank has joined with Reality Town and Junior Achievement of Utah to achieve this. Both programs offer various methods of financial literacy.

The bank has several employees that serve on boards that benefit low to moderate income individuals, ranging from after school programs, medical care, homelessness and affordable housing.

The bank participates in the Volunteer Income Tax Assistance "VITA" program each year to assist low income individuals and families with their tax filings in an effort to support the maximum tax credits available.

An all-inclusive CRA file is maintained by the bank's CRA Officer and includes information of donations made and employee participation reaching out and helping the community.

Our bank Board has approved our assessment area (as aforementioned in the section "Assessment Area"). A full and complete listing of the Salt Lake and Utah County census tracts is included in the Bank's CRA Public File. Of these census tracts there are 24 moderate income and 9 low income areas in Utah County. In Salt Lake County there are 5 low income and 56 moderate income areas. On a monthly basis the Board of Directors of First Utah Bank reviews and evaluates our real estate loan concentration in the approved assessment area to assure that

we are adequately servicing our community. This evaluation is completed by a report produced of small business loans by real estate location (zip code).

We recognize that the needs of the community are continually changing. CRA compliance Policy or activities will be reviewed and approved annually by the Bank's Board of Directors and Executive Management.

Banking Services Offered at First Utah Bank

The following is a comprehensive list of products and services offered or developed to be offered in the 2024-2025 year to all eligible customers.

- Personal Checking Accounts
- Personal Savings Accounts
- Personal Money Market Accounts
- Commercial Checking Accounts
- Commercial Savings Accounts
- Commercial Money Market Accounts
- Commercial Merchant Services
- Commercial Treasury Management Services
- Non-Profit Checking Accounts
- Certificates of Deposit
- Individual Retirement Accounts
- ATM's
- Online/ Internet Banking Services
- Mobile Banking
- Mobile Deposit
- Positive Pay
- Alerts
- ACH Origination
- Remote Deposit Capture
- Wire Transfer Services
- Bill Pay Service
- Safety Deposit Boxes
- Night Drop Services
- Bank Checks (Cashiers, Money Orders)

Types of Transaction Fees

The following is a list of fees that may be incurred with First Utah Bank accounts (as of 02/28/2024):

A. The following fees apply to all First Utah Bank accounts:

- Research (Per Hour): \$40.00
- Research (Per Printed Page): \$1.00
- Research (Digital File Transmittal): \$15.00
- Paper Statement Mailing: \$5.00
- Statement Reprint: \$5.00
- Duplicate Statement: \$5.00
- Hold at Branch Paper Statement: \$5.00
- Account Escheatment Fee \$20.00
- Outgoing Collection Fee: \$15.00

Incoming Collection Fee: \$15.00
Foreign Check Collection Fee: \$100.00
Inactive Account Fee (Account Balance less Than \$50.00): \$5.00
Dormant Account: \$5.00
IRA Transfer Fee (To Another Institution): \$50.00
Account Collection Fee: \$50.00

B. The following fees apply to all accounts with First Utah Bank except Certificates of Deposit and Time Deposit Accounts:

Overdraft Fee (Non-Sufficient Funds Paid Item): \$30.00
Returned Items (Non-Sufficient Funds Returned Item): \$30.00
Stop Payment Fee: \$30.00

C. The following fees are miscellaneous fees at First Utah Bank:

Wire Transfers:

Incoming Wire Transfer Fee- Domestic: \$12.50
Incoming Wire Transfer Fee- Foreign \$25.00
Outgoing Wire Transfer Fee- Domestic (In Branch): \$20.00
Outgoing Wire Transfer Fee- Domestic (Fax/Email): \$30.00
Outgoing Wire Transfer Fee- Domestic (Online): \$15.00
Outgoing Wire Transfer Fee- Foreign (In Branch): \$35.00
Outgoing Wire Transfer Fee- Foreign (Fax/Email): \$45.00
Outgoing Wire Transfer Fee- Foreign (Online): \$30.00

ATM and Debit Card Fees:

Out of Network ATM Fee: \$2.00
Debit Card Replacement: \$5.00
Debit Card Replacement/Rush Delivery: \$20.00

Bank Check Fees

Personal Money Order: \$3.00
Cashiers Check Fee: \$5.00
Official Check Fee: \$5.00
Check Exchange: \$3.00

Notary

Notary Services (Non-Customer): \$5.00

D. The following are fees associated with Safe Deposit Boxes:

Key Deposit: \$10.00
Replacement Key: \$10.00
Box Drilling: \$135.00
Late Payment (Monthly, after 30 days): \$5.00

With Deposit Account:

3"x5" Small Box: \$30.00 Annually
3"x10" Medium Box: \$45.00 Annually
5"x10" Large Box: \$60.00 Annually
10"x10" Jumbo Box: \$110.00 Annually

*Annual SDB rental fees are reduced by \$10.00 with automatic payment

E. The following are fees associated with Cash Advances:

First Utah Bank Customer: \$3.00

Non-Customer: \$5.00

Branches Opened or Closed by the Bank

None

Written Comments from the Public regarding the Bank's CRA Performance:

None

First Utah Bank's Loan to Deposit Ratio:

March 2023	88.16%
June 2023	85.48%
September 2023	85.63%
December 2023	89.77%

Salt Lake County Assessment Area

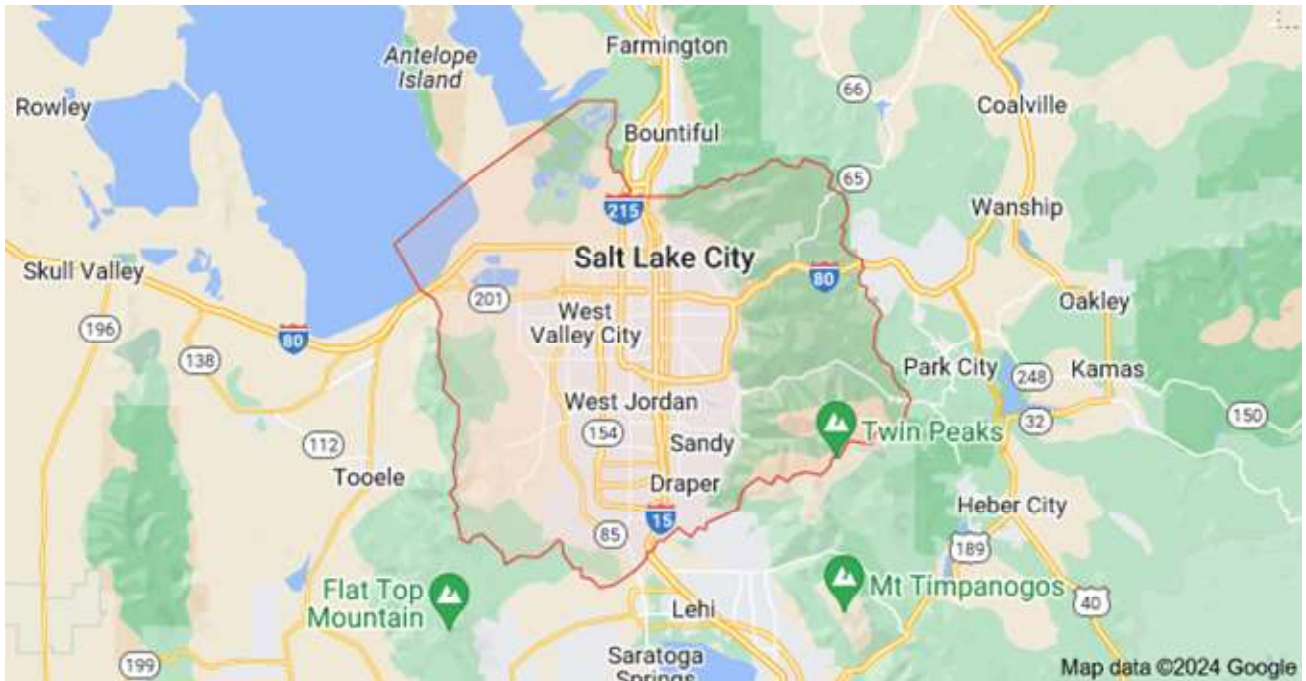


Exhibit AA

Utah County Assessment Area



Exhibit B

Community Reinvestment Act Notice

Under the federal Community Reinvestment Act (CRA), the Federal Deposit Insurance Corporation (FDIC) evaluates our record of helping to meet the credit needs of this community consistent with safe and sound operations. The FDIC also takes this record into account when deciding on certain applications submitted by us.

Your involvement is encouraged.

You are entitled to certain information about our operations and our performance under the CRA. You may review today the public section of our most recent CRA evaluation, prepared by the FDIC, and a list of services provided at this branch. You may also have access to the following additional information, which we will make available to you at this branch within five calendar days after you make a request to us: (1) a map showing the assessment area containing this branch, which is the area in which the FDIC evaluates our CRA performance in this community; (2) information about our branches in this assessment area; (3) a list of services we provide at those locations; (4) data on our lending performance in this assessment area; and (5) copies of all written comments received by us that specifically relate to our CRA performance in this assessment area, and any responses we have made to those comments. If we are operating under an approved strategic plan, you may also have access to a copy of the plan.

At least 30 days before the beginning of each quarter, the FDIC publishes a nationwide list of the banks that are scheduled for CRA examination in that quarter. This list is available from the:

Regional Director, FDIC
San Francisco Regional Office
25 Jessie Street at Ecker Square, Suite 2300
San Francisco, CA 94105-2780

You may send written comments about our performance in helping to meet community credit needs to Mark Zupon, President/CEO, First Utah Bank, 3826 South 2300 East, Salt Lake City, Utah 84109 and the FDIC Regional Director. You may also submit comments electronically through the FDIC's Web site at www.fdic.gov/regulations/cra. Your letter, together with any response by us, will be considered by the FDIC in evaluating our CRA performance and may be made public.

You may ask to look at any comments received by the FDIC Regional Director. You may also request from the FDIC Regional Director an announcement of our applications covered by the CRA filed with the FDIC. We are an affiliate of First Utah Bancorporation, a bank holding company. You may request from the Community Reinvestment Officer, Federal Reserve Bank of San Francisco, 101 Market Street, San Francisco, California 94105 an announcement of applications covered by the CRA filed by bank holding companies.