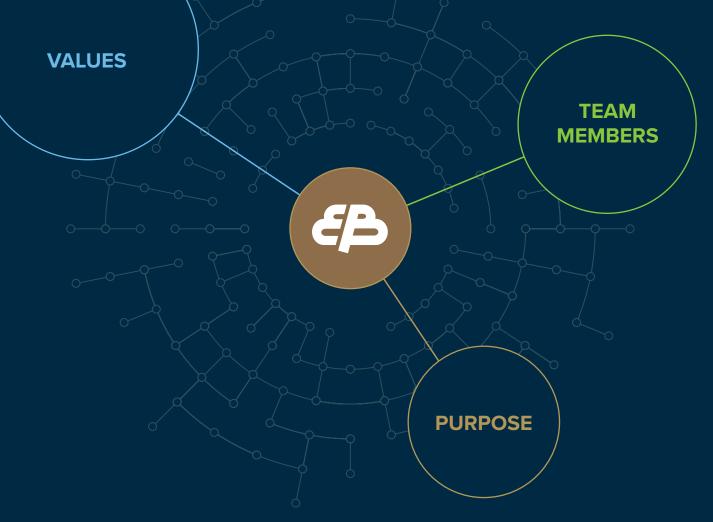


Enterprise Bancorp, Inc.

parent company of Enterprise Bank

The Power of Human and Digital Connection

2021 Annual Report



Our core values support our mission, define our culture, and shape our future.

EXCELLENCE - We are relentless in our pursuit of excellence and innovation, while staying true to our core values. We strive to deliver a superior customer experience by building long-term, positive relationships with our customers and our communities.

INTEGRITY - We hold ourselves to the highest standards, reflected by our everyday actions and attitudes. We are transparent, respectful, and ethical in all our interactions and work each day to earn the trust placed in us by our team members, customers, shareholders, and community.

TEAMWORK - We work together to create a collaborative, respectful, and caring environment where team members feel supported and comfortable sharing and celebrating diverse ideas. We recognize that the success of our organization is a reflection of the dedication and pursuit of excellence of the individuals making up our team.

PROFESSIONALISM - We are committed to providing an environment that helps our team members develop to their fullest potential through career and educational advancement. We maintain an atmosphere that inspires confidence and empowers our team members to be their best and take ownership for providing solutions and support to each other, our customers, and our communities in a courteous and respectful manner, striving for excellence with all of our interactions.

COMMUNITY - We are deeply committed to our communities by supporting local businesses in their pursuit of success and continually investing our time, resources, and expertise. We support our community organizations in their mission and stand beside them in service. We celebrate the diverse cultures that are the fabric of our communities.

About the Cover: Enterprise Bank is built on meaningful connections and trusting relationships with our team members, customers, and the communities we serve. During an extremely challenging year amidst a continuing global pandemic, we have reinvented how we serve each other and our customers, with unrelenting focus on the power of connection that is at the core of who we are and what we do as a genuine community bank.

Dear friends,

With each year that passes and with every challenge we face, Enterprise Bank grows stronger because we are built on a lasting foundation. Over the past 33 years, we have continually grown and navigated through changing economic cycles by remaining committed to our core values, our deep sense of mission and purpose, and our focus on connection and meaningful relationships.

Despite the complexities and demands of the past year, our Enterprise team remained committed to delivering the excellent customer service for which we are known. The challenges created by the COVID-19 pandemic highlighted the dedication and resilience of our dedicated bank team. Relationships with our customers and community were solidified as Enterprise team members demonstrated what we have always known: it is our people that set Enterprise apart.

Our Growth: Strong 2021

Over the past several years, Enterprise Bank has grown stronger and is better positioned to serve our customers and communities. Despite the ongoing challenges created by the pandemic, 2021 was a year of strong growth and progress for Enterprise Bank. We posted our 129th consecutive profitable quarter and increased the shareholder dividend for the 30th consecutive year.

We are proud to share with you these financial highlights for 2021:

Net income was \$42.2 million, or \$3.50 per diluted share,

Total assets grew by 11% and ended 2021 at \$4.45 billion,

Total customer deposits grew by 14% and ended 2021 at \$3.98 billion,

Total loans grew by 8% and amounted to \$2.85 billion at year end (net of PPP loans),

Total wealth assets under management grew by 7% and amounted to \$1.04 billion at year end, and

Total wealth management fees increased by 17%.

As expected, loan volume and growth in early 2021 were modest; however, growth increased in the second half of the year and resulted in \$220 million in loan growth for all of 2021 (excluding PPP loans). Specifically, \$195 million of this growth came in the third and fourth quarters.

Our 26th branch location opened in North Andover in January 2021, and in August, we had an enthusiastic reception for customers and community leaders. Also in August, we relocated our Lawrence branch to an end cap unit within its original building; this new location offers our customers not only a larger interior space, but also a drive-up window. We began the process of relocating our Lexington branch in 2021 and we completed this relocation in March of 2022, moving from Bedford Street to 1666 Massachusetts Avenue. This new Lexington location is in the heart of downtown, and our customers now have dedicated parking and an ATM vestibule.

In the spring of 2022, we will open our 27th branch location

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OUR PURPOSE

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Our People: Resilient in Every Way

Since our inception, we have never witnessed the level of resilience, fortitude, teamwork, and respect that we have seen in our Enterprise team members over the past two years. In the face of innumerable obstacles, our proactive team members have been able to pivot, adapt, and deliver.

Far more than the buildings in which we work and the services we provide, the heart and soul of Enterprise Bank has always been our people and their steadfast commitment to both meaningful relationships and attentive service to each other, to our customers, and to the communities we serve. These solid relationships are the key to our success; they make Enterprise Bank all that we are.

As a proof of our commitment to these relationships, Enterprise Bank was recognized in 2021 by the *Boston Globe* for the 10th consecutive year as one of the "Top Places to Work" among large-sized companies. Of the 40 companies recognized in this category, we were ranked 4th. In January of 2022, our Enterprise was named among the top workplaces in the entire country by Energage, the company that conducts the *Boston Globe*'s Top Places to Work survey. Our Enterprise ranked number nine among employers with 500-999 team members in the National Top Workplaces USA survey. Earning these recognitions, while navigating through a pandemic, demonstrates the outstanding character and people-first focus of each and every one of the 560 Enterprise team members whom we proudly call family.

Our Customers: Relationships, Not Transactions

Our customers are part of our Enterprise Bank family. We are deeply grateful for their trust in us, a trust we work hard to earn every day. Our team members have gone the extra metaphorical mile to exceed customer expectations during challenging times. Throughout the pandemic, our team members have employed their cross-training, flexibility, and passion to ensure that we were able to provide excellent and critically supportive service to our customers, while adhering to safety practices.

When our community's businesses and non-profit organizations were hit hard by COVID-19 circumstances, they needed us to step up. During 2020 and 2021, Enterprise Bankers from all departments worked industriously, at times around the clock, with local businesses and non-profits to process three rounds of the Paycheck Protection Program (PPP) federal financial relief loans. They then followed up to ensure the funds were delivered and later checked in to confirm the organizations had completed the proper steps for the loans to be forgiven. Over the past two years, Enterprise Bank was a top provider of PPP loans among all financial institutions in our region, generating over 4,000 PPP loans totaling more than \$700 million. These loans provided desperately needed relief to our most adversely impacted customers. As a result of our efforts, these PPP funds saved thousands of jobs in local businesses and non-profit organizations in the Massachusetts and New Hampshire communities we serve.

These efforts are a reflection of the passion we have to serve our customers and our communities. Our customers know that we truly value and care about them, and they recognize and appreciate the personal attention, accessibility, and unique service that they receive at Enterprise Bank.

Our Capabilities: High Tech, High Human Touch

Our strong capabilities differentiate Enterprise Bank from other financial institutions. Our expertise in commercial lending, residential lending, cash management, digital banking, wealth management, and insurance, combined with our high service level, make us bankers who truly care about our customers. We continue to invest in our team members, branches, products, and technology so that we will adapt and evolve to improve our customers' experience.

At Enterprise Bank, technology enables us to strengthen the human connection and meaningful relationships we have with our valued customers, while also maintaining attentive, personal service that differentiates Enterprise Bank from other banks. We continue to expand and enhance our digital capabilities so that interactions—whether in person at one of our branches, online, or through a mobile app—are faster, easier, and secure. These technologies allow our customers to access their financial information on their own terms.

Our Community: Passion and Commitment

Enterprise Bank and our team members continue to support our communities with passion and commitment. As a bank deeply invested in our communities, we supported more than 350 non-profit organizations in 2021 with our annual charitable giving and our ongoing community involvement, including through our Enterprise Bank Non-Profit Collaborative speaker series.

Our team members purposefully serve non-profits. Through volunteerism, either by serving on committees and boards, or participating in community events, our team members give their time, talent, and treasure. Our commitment to our community addressed social and racial justice through our other speaker series, the Series for Racial Equity and Inclusion that we provided with other community partners. Through active community service, our team members grow as individuals by learning from the experience they receive, and they connect to the needs and leadership in our communities. All of this benefits our Enterprise.

In 2021 Enterprise Bank was once again recognized for our philanthropy and community leadership at *Boston Business Journal*'s virtual Corporate Citizenship Summit. Enterprise Bank was ranked #3 for the highest average hours (35.95 per team member) in community service and #51 of the largest corporate donors in Massachusetts.

Looking Ahead: Positioned for the Future

At Enterprise Bank, we constantly challenge ourselves to adapt and evolve while adhering to the enduring core values and principles of our institution: integrity, community, excellence, teamwork, and professionalism. These are our founding principles on which our long-term growth and success are based.

Rooted in these principles is our "people first" culture. We will continue to anticipate and then meet the changing needs of our customers and communities. As we emerge from the pandemic years, the course ahead is clear: Enterprise Bank will continue our ongoing long-term focus, our organic growth, our consistent geographic expansion into new communities, and our steadfast commitment to remain an independent community bank.

Our continued progress, growth, pursuit of excellence, and deep sense of fiduciary duty to you germinate from the example, vision, mindset, and leadership of our Board of Directors. Our Board operates with the highest standard of diligence, thoughtfulness, responsibility, and appreciation for each Board member's perspective, and this has set the overall culture and mindset of our Enterprise.

On behalf of the entire Enterprise Bank Board of Directors and team, we sincerely thank our fellow team members, our customers, our communities, and our shareholders. With mutual support and trust in Enterprise Bank, we stand strong and well-positioned for the future.

When we work together, there is nothing that we cannot accomplish.

With deep gratitude,

Richard W. Main

Richal W. man;

George L. Duncan

George L. Duncan Chairman

Sign or Juneary

Jack Clancy
Chief Executive Officer



Selected Financial Data

Year Ended December 31	20	21	20	20		2019		2018		2017	
EARNINGS DATA		(dollars in thousands, except per share data)									
Net interest income	\$ 141,5	56 5	\$ 130,	134	\$	115,857	\$	108,835	\$	97,522	
Provision for credit losses	1,7	70	12,4	199		1,180		2,250		1,430	
Net interest income after provision for credit losses	139,78	36	117,6	635		114,677		106,585		96,092	
Non-interest income	18,10)7	17,2	247		16,319		11,990		15,674	
Non-interest expense	102,1	35	93,2	254		86,415		80,878		76,145	
Income before income taxes	55,7	58	41,6	528		44,581		37,697		35,62	
Provision for income taxes	13,5	37	10,	172		10,381		8,816		16,228	
Net income	\$ 42,1	71 5	\$ 31,4	156	\$	34,200	\$	28,881	\$	19,393	
COMMON SHARE DATA											
Diluted earnings per share	\$ 3.5	50 9	\$ 2	.64	\$	2.89	\$	2.46	\$	1.66	
Book value per share at year end	28.8	32	28	3.01		25.09		21.80		19.97	
Dividends paid per share	\$ 0.	74	\$ C	.70	\$	0.64	\$	0.58	\$	0.54	
Diluted weighted average shares outstanding	12,051,29	93	11,919,5	508		11,829,818		11,750,462		11,651,76	
Total assets	\$ 4,447,8		\$ 4,014,3		\$:	3,235,049	\$	2,964,358	\$	2,817,564	
Wealth assets under management ⁽¹⁾	1,041,40		976,5		₽.	914,301	₽	797,895	<i>‡</i>	842,15	
Total assets under management	\$ 5,489,22		\$ 4,990,8		\$	4,149,350	\$	3,762,253		3,659,71	
	7 0/101/		- 1,7 - 0,1			17. 11. 12. 2	т				
Interest-earning deposits with banks	\$ 403,00)4	\$ 213,	146	\$	23,867	\$	19,255	\$	14,49	
Total investment securities	958,2	15	583,0)49		505,255		432,921		405,20	
Total loans ⁽²⁾	2,849,1	32	2,630,7	'90		2,565,459		2,387,506		2,269,90	
Allowance for credit losses	47,70)4	44,	565		33,614		33,849		32,91	
Customer deposits	3,980,23	39	3,476,2	268		2,786,730		2,507,999		2,293,87	
Wholesale funding ⁽³⁾	5,4	79	79,	769		96,173		157,275		236,490	
Subordinated debt	58,9	79	73,	744		14,872		14,860		14,84	
Total stockholders' equity	346,89	95	334,4	126		296,641		255,297		231,81	
RATIOS											
Return on average total assets	0.98	%	0.8	2%		1.10%		1.00%		0.73%	
Return on average stockholders' equity	12.49	%	9.9	5%		12.31%		12.15%		8.58%	
Allowance for credit losses to total loans	1.67	%	1.6	9%		1.31%		1.42%		1.45%	
Stockholders' equity to total assets	7.80	%	8.3	3%		9.17%		8.61%		8.23%	

⁽¹⁾ Wealth assets under management are not carried as assets on the Company's Consolidated Balance Sheet, and as such, total assets under management is not a financial measurement recognized under U.S. Generally Accepted Accounting Principals. Please refer to the Company's Form 10-K for more information.

⁽²⁾ Balance has been adjusted to exclude PPP loans, net of \$71.5 million and \$443.1 million at December 31, 2021, and 2020, respectively.

⁽³⁾ Wholesale funding consists of brokered deposits and borrowed funds.

⁽⁴⁾ Ratio has been adjusted to exclude PPP loans, net of \$71.5 million and \$443.1 million at December 31, 2021, and 2020, respectively. The actual allowance to total loans ratio was 1.63% and 1.45% at December 31, 2021, and 2020, respectively.



We are committed to a caring workplace that recognizes the importance of making a meaningful, positive difference in the lives of our team members, customers, and communities.

Since our inception, Enterprise Bank has been deeply committed to the growth, success, and well-being of our team members, fiercely embracing a people-first philosophy that is ingrained in the culture that we live and breathe every day. This culture begins with creating a workplace where we respect and care for each other in a positive and rewarding environment.

Our

Our focus on culture includes an emphasis on Diversity, Equity, and Inclusion (DEI), reflected in our DEI value statement: "At Enterprise Bank, people and relationships come first. We encourage and foster a culture of diversity, equity, and inclusion, where everyone feels valued and respected. We are committed to a

caring workplace that recognizes the importance of making a meaningful, positive difference in the lives of our team members, customers, and communities."

Our culture is reflected in Enterprise Bank's recognition by the Boston Globe for 10 consecutive years as one of the Top Places to Work in Massachusetts. In 2021, we were ranked #4 among 40 large-sized companies in this category, and more than once we have been named the #1 place to work. Of the many recognitions we have earned over the past 33 years, none is more important than this one, because it came directly from our team members and their experience at Enterprise.

There is nothing more valuable to us than our people, who have made Enterprise what it is today and will continue to be our greatest asset and what sets us apart from every other bank. We are truly a family—united by our core values of integrity, community, excellence, teamwork and professionalism—and this ongoing recognition is a reflection of the spirit and purpose on which our Enterprise operates.

We thank every one of our Enterprise Bank team members for truly making a difference in our Enterprise and in our communities.







Our Community

AS A GENUINE COMMUNITY BANK, OUR STATED PURPOSE IS "TO MAKE A POSITIVE DIFFERENCE IN THE LIVES OF THE INDIVIDUALS, BUSINESSES, AND COMMUNITIES WE SO PASSIONATELY SERVE, AND TO PLAY AN ACTIVE ROLE IN MAKING EVERY COMMUNITY IN WHICH WE OPERATE A BETTER PLACE TO LIVE AND WORK."

Enterprise Bank supported more than 350 non-profit organizations in 2021 with our annual charitable giving and ongoing community involvement. As a result, in 2021 Enterprise Bank was once again recognized for our philanthropy and community leadership at *Boston Business Journal's* Corporate Citizenship Summit. The Bank was ranked #3 for the highest average hours (35.96 per team member) in community service, as well as #51 of the largest corporate donors in Massachusetts.

Now in its 14th year, the Non-Profit CollaborativeSM provides invaluable support to our region's non-profit organizations, including a free ongoing educational seminar series addressing topics ranging from board development and strategic planning to inclusion and fundraising. In 2021, we held four well-attended virtual seminars open to members of the community and non-profit organizations: "Using Data to Advance Equity in our Community During the Pandemic and Moving Forward," "Getting Started with Grant Writing," "Stress to Strength: Leveraging Your Experience, Identity, and Values to Build Resilience and Gain Hope," and "The Time is Now to UnErase LGBTQ History."

Deeply committed to Diversity, Equity, and Inclusion (DEI) progress in our Bank and in our community, we continued the conversation regarding social and racial justice through our seminar Series for Racial Equity and Inclusion.

At Enterprise Bank, we believe that business should be a force for good, serving a social purpose and making a positive contribution to society. As a true community bank, we consider it both our privilege and responsibility to give back in meaningful ways.

AT ENTERPRISE BANK, WE
BELIEVE THAT BUSINESS SHOULD
BE A FORCE FOR GOOD, SERVING
A SOCIAL PURPOSE AND MAKING
A POSITIVE CONTRIBUTION
TO SOCIETY.

Serving Our Customers

Enterprise Bank is built on human connection and meaningful, trusting relationships with our customers. As many business and personal clients have transitioned to remote/at-home operations, Enterprise Bankers have assisted them every step of the way. They have helped them set up and adapt to new technologies and products to enable them to succeed in this new environment, such as using Express Deposit to securely and conveniently deposit checks from their home or office. Our team members spend as much time as needed on the phone or video conferencing to ensure our customers are comfortable and confident with the technology created to make their banking easier. Enterprise Bankers make it a priority to reach out to our valued customers frequently to ensure they feel connected and supported, saying, "You matter to us. We're in this with you. How can we help?"

As part of our ongoing digital evolution, in 2021 the Bank launched real-time alerts, giving our customers immediate updates on relevant financial events, such as a low balance, pending loan payment, or a suspicious transaction. Bank customers can also now view bank documents and account statements directly from their mobile app. We also expanded the use of DocuSign® to enable customers to receive and sign many documents electronically, both from their PCs and their mobile devices.

Our commitment to our bank branches is as strong as ever, with redesigned spaces and elevated training for our branch Relationship Bankers, who are skilled and well-versed in Enterprise Bank's products, technology, and services, operating as skilled consultative bankers.

Understanding that nothing can replace genuine human connection, our Bankers leverage high technology in all areas—commercial and residential lending, cash management, digital banking, wealth management, and insurance—to enhance the high-touch foundation on which our Enterprise is based.

Whether in person or through electronic communication, we are committed to ensuring that even through a pandemic, relationships with our customers grow stronger every day.



MOBILE DEPOSIT • REAL TIME ALERTS

NEW TECHNOLOGIES & PRODUCTS





Our Commitment to Diversity, Equity, and Inclusion

DEEPLY COMMITTED TO DIVERSITY, EQUITY, AND INCLUSION (DEI) IN OUR BANK AND IN OUR COMMUNITY, ENTERPRISE BANK WAS FOUNDED ON THE CORE PRINCIPLES OF FAIRNESS, EQUITY, RESPECT, INCLUSION, AND LOVE.

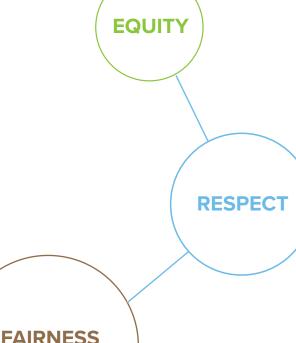
Our commitment is reflected in our DEI value statement: "At Enterprise Bank, people and relationships come first. We encourage and foster a culture of diversity, equity, and inclusion, where everyone feels valued and respected. We are committed to a caring workplace that recognizes the importance of making a meaningful, positive difference in the lives of our team members, customers, and communities."

With diversity comes unique perspectives that shape our culture. Our Multicultural Alliance, a crossfunctional team of ambassadors within the bank, promotes diversity and shares ideas to help celebrate our differences while seeking connections through intercultural conversations, awareness, and respect. Our Inclusion Council established in 2020 to help influence and impact positive change towards social justice and inclusivity within the communities we serve—took a leadership role in presenting "The Series on Racial Equity and Inclusion," a community series with the goal to create a safe space to promote constructive engagement and broaden our perspectives. In 2021 we partnered with local organizations, hosting three thought-provoking presentations for the community: "Diversity and Inclusion in the Workplace," "Make Room for Us: Changing the Racial Composition and Culture of Your Board," and "Courageous Conversations."

In 2021, Enterprise Bank proudly observed Juneteenth, addressed the increase of anti-Asian racism, and established the Pride C.O.R.P.S. (Community of Respecting People's Sexuality & Gender)—an LGBTQ+ team member resource group—joining our Veterans and Working Parents resource groups and our Multicultural Alliance and Inclusion Council. The purpose of these groups is to ensure that all Enterprise Bank team members are represented and have a voice.

In 2021 our Non-Profit CollaborativeSM, which provides support to our region's non-profit organizations, presented "The Time is Now to UnErase LGBTQ History," featuring Debra Fowler, Co-Founder and Executive Director of History UnErased, an education non-profit dedicated to helping K-12 schools bring LGBTQ history into the mainstream curriculum to ensure all students learn and understand a more empowering reflection of "we the people."

Through our ongoing commitment to DEI, all of us at Enterprise Bank seek to create positive change in our community, working together to overcome a history of injustice toward a more inclusive and equitable future for all.



Enterprise Bancorp, Inc. and Enterprise Bank

Board of Directors

George L. Duncan

Founder and Chairman of the Board

James F. Conway III

Vice Chairman and Lead Director of the Board Former President, Chief Executive Officer and Chairman, Courier Corporation

John A. Koutsos

Secretary of the Board
President, Alec's Shoe Store, Inc.

Luis M. Pedroso

Assistant Secretary of the Board Co-Founder, President, and Chief Executive Officer, Accutronics, Inc.

Kenneth S. Ansin

President, Ansin Consulting Group

Gino J. Baroni

Owner and Managing Principal, Trident Project Advantage Group

John P. Clancy, Jr.

Chief Executive Officer, Enterprise Bank

John R. Clementi

Chief Executive Officer, Longview Development, LLC Former President, Plastican, Inc.

Dr. Carole A. Cowan

Former President, Middlesex Community College

Normand E. Deschene

Former Chief Executive Officer, Wellforce

John T. Grady, Jr.

Managing Partner, JTG Partners, LLC

Mary Jane King

President, Conway Management Company

Joseph C. Lerner

Managing Partner, 819 Energy, LLC

Shelagh E. Mahoney

Owner and Chief Executive Officer, Eastern Salt Company, Inc.

Richard W. Main

President, Enterprise Bank

Dr. Jacqueline F. Moloney

Chancellor,

University of Massachusetts Lowell

Michael T. Putziger

Chairman, WinnCompanies

Carol L. Reid

Former Corporate Controller and Chief Accounting Officer, Avid Technology, Inc.

Nickolas Stavropoulos

Former President and Chief Operating Officer, Pacific Gas and Electric Company

Anita R. Worden

Former Co-Founder, Chief Executive Officer and Director, Yaskawa Solectria Solar

General Counsel

Gallagher & Cavanaugh, LLP

SEC & Regulatory Counsel

Hunton Andrews Kurth LLP

Financial Consultant

Raymond L. Anstiss, Jr., CPA

Advisor to the Enterprise Wealth Management Committee

Marcia S. Wagner, Esquire

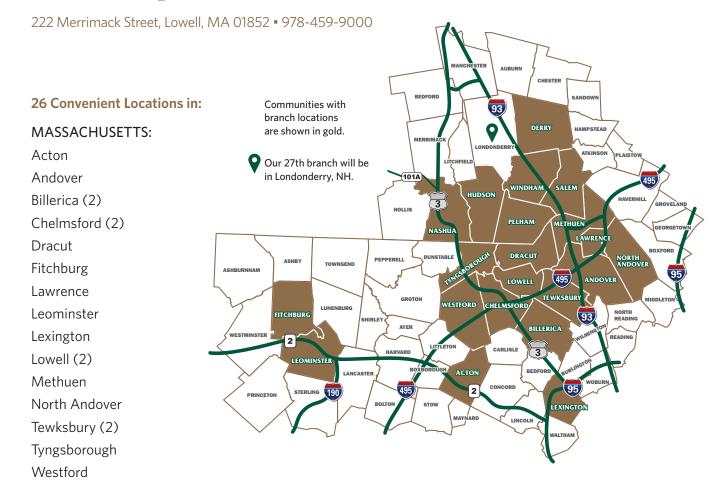
Advisor to the Technology Committee

Matthew Ferm, Managing Partner - Harvard Partners, LLP

Honorary Board Members

Kathleen M. Bradley Nancy L. Donahue Lucy A. Flynn Eric W. Hanson John P. Harrington Arnold S. Lerner





NEW HAMPSHIRE: Investor Relations

Derry Enterprise Bancorp, Inc.

Hudson 222 Merrimack Street, Lowell, MA 01852

Londonderry (coming 2022) 978-459-9000 • shareholders@ebtc.com

Nashua (2)

Pelham Transfer Agent and Registrar

Salem Shareholders who have questions regarding their ownership of

Windham Enterprise Bancorp, Inc. stock should contact our transfer agent:

Computershare Investor Services

PO Box 505000, Louisville, KY 40233

888-218-4390

info@ebtc.com • EnterpriseBanking.com

The common stock of Enterprise Bancorp, Inc. is traded on the NASDAQ Stock Market under the symbol "EBTC."



Enterprise Bancorp, Inc. parent company of Enterprise Bank





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