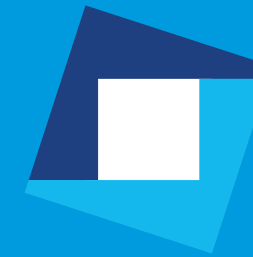




3701 Wilshire Blvd., Suite 900, Los Angeles, CA 90010
Tel: (213)210-2000 / www.mypacbank.com

2022 ANNUAL REPORT



PCB BANCORP



New Name

P

PEOPLE

We invest in each customer's unlimited possibilities and vision

C

COMMUNITY

We are rooted in our community. We embrace our responsibilities as a member of the community.

B

BUSINESS

we design our products and services to help our customers achieve their business goals in the ever-changing financial environments.

Company Profile



PCB Bank Headquarters

PCB Bancorp ("PCB") is the parent company of PCB Bank, (the "Bank") a community bank founded in 2003 with a mission to help first generation Asian-American immigrants realize the American dream through business ownership.

The Bank is a full-service bank that offers a broad range of loans along with deposit products focused on individuals, professionals, and small-to-medium sized businesses.

The Bank serves a diverse customer base through its 16 branch locations, 11 full-service branches in Los Angeles and Orange counties, California, three full-service branches on the East Coast (Bayside, New York, and Englewood Cliffs and Palisade Park, New Jersey), two full-service branches in Texas (Carrollton and Dallas), as well as nine loan production offices ("LPOs") in six states serving a diverse ethnic background. The Bank is one of the leading banks in the Korean-American community.

Dear Shareholders:

Year 2022 has been a busy and challenging time for all of us. In spite of the lingering aftermath of the global pandemic and recent turmoil in the regional banking sector, we are pleased to share some of our notable accomplishments we achieved during the year.

- **Recognition as the Best Performing Bank** – In 2022, PCB was recognized as the #1 performing bank among the 300 largest publicly-traded banks in the U.S. by BankDirector based on our overall fiscal year 2021 performance.
- **Rebranding** – We unveiled our new name "PCB BANK" along with a new logo. Our former name "Pacific City Bank" served its purpose over the past 19 years, but given our strategic plans to expand in multiple states and go beyond our current marketplaces, we believed it was the optimal time to demonstrate our commitment to "People, Community, and Business banking" and expand beyond our West Coast footprint.
- **Strong Financial Performance** - We earned a \$35.0 million, or \$2.31 per diluted share, for 2022, and our return on assets was 1.54%. Our total assets increased by \$270.3 million, or 12.6%, to \$2,420.0 million and our deposits increased by



Left to Right Justin Chon Executive Vice President & Chief Consumer Lending Officer, Andrew Chung Executive Vice President, Chief Risk Officer & Corporate Secretary, David W. Kim Executive Vice President & Chief Banking Officer, John Ju Executive Vice President & Chief Lending Officer, Henry Kim President & Chief Executive Officer, Michael A. Kwon Senior Vice President & Chief Technology Officer, Mimi Lee Senior Vice President & Chief Operations Administrator, Timothy Chang Executive Vice President & Chief Financial Officer, Brian Bang Executive Vice President & Chief Credit Officer

We have never wavered on our pledge to strive for the success of our clients, be socially responsible to the communities in our marketplace, invest generously in the resources to better serve our customers, and always make decisions that benefit our shareholders in the long term.



(Left to Right) Sang Young Lee Chairman of the Board / Henry Kim President & Chief Executive Officer

\$178.8 million, or 9.6%, to \$2,046.0 million, and our net loan portfolio increased by \$311.3 million, or 18.2%, to \$2,021.1 million.

- **Full-Service Branch Expansion** – After opening our second New Jersey branch in Palisades Park in August, we entered the Texas market with two new full-service branches; one in Dallas and the other in Carrollton.
- **Establishment of Mortgage Warehouse Lending Division in Georgia** – We launched a new mortgage warehouse lending division in Georgia that specializes in providing credit to home mortgage lenders nationwide. In spite of the recent slowdown in overall home mortgage volume, we experienced a steady increase in lending activity in this new division. When the cycles of home mortgage market improve, we anticipate this division will take full advantage of improving market conditions in the coming years.
- **Robust Capital Levels** – In May 2022, we received \$69.1 million in new capital from the holding company, as part of the U.S. Treasury’s Emergency Capital Investment Program (“ECIP”).

This has increased our Bank’s Total Capital to Risk-Weighted Assets ratio to 17.5%, a robust position that is providing assurances to our deposit customers who are concerned from the recent instability surrounding certain regional banks. This additional level of substantial capital buffer will help us safely navigate through turbulent economic periods and provide us with significant growth opportunities during and after such economic downturn.

- **Social Responsibility to Our Community** – In addition to the numerous volunteering hours we have generously contributed to our community, we awarded \$75,000 in scholarships to 25 students to assist them in their pursuit of higher education. This was our 5th continuous year of generously awarding scholarships to such qualified and well deserving students.

2023 is expected to be another difficult and challenging year for us. In fact, most economists are predicting some level of a recession. It is rather difficult for us to disagree with such an assessment based on the economic indicators. However, based on our solid balance sheet and robust capital levels, we believe that

PCB Bancorp
1st Rank

In 2022, BankDirector selected "PCB Bancorp" as the 1st Rank.

Over the years, our dedicated and resilient PCB professional members have repeatedly proven to quickly adapt to changing circumstances and rise above difficult challenges.

the difficult challenges ahead may provide us with unique opportunities to take advantage of and elevate us to the next level by uncovering rare and outstanding business prospects our competitors may be unable to see.

With inflation reaching its highest levels of the past 40 years, the Fed has implemented a series of aggressive interest rate hikes from 2022 as a measure to slow the economy and bring inflation under control. With such a dreary backdrop, we will, more than ever, be disciplined, methodical, and decisive in executing our 2023 strategic initiatives.

In times of economic uncertainties and growing pessimistic outlook, we will be vigilant and remain proactive in monitoring our loan portfolio to maintain our exceptional asset quality. Maintaining

a strong relationship banking philosophy will remain absolutely critical during these times, and it will be more than ever obvious that community banks with a solid diversified relationship banking platform will continue to flourish.

The rising interest rates will drive our net interest margins higher over the long term, but the current economic uncertainty and the extraordinary speed of rate hikes will pressure our margins in the short term. To remain competitive and thrive in this economic environment, we will continue to focus on adopting the latest technology and financial innovations to stay ahead of our competition, to improve efficiencies from automations, and to enhance our digital capabilities.

The successful execution of our strategic initiatives

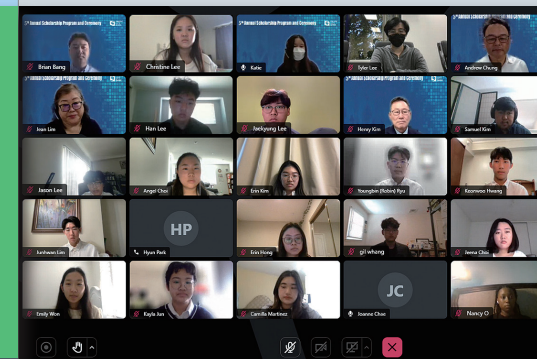


Palisades Park, Dallas, Carrollton Branch Opening We will provide more convenient services through a wider branch network.



Scholarship Awarded

Scholarships are awarded along with community development.



The global pandemic and the recent turmoil in the regional banking sector has brought out the best in PCB. We are stronger now than before the start of the pandemic.


largely depends on our dedicated employees. Over the years, our dedicated and resilient PCB professional members have repeatedly proven to quickly adapt to changing circumstances and rise above difficult challenges. We take great pride in the tenacious characteristics of our employees and corporate culture that promotes the spirit of teamwork to provide the exceptional customer experience. This has separated us from our competitors. We will continue to invest in our people by attracting and retaining talented professionals and challenge all of our employees to be diligent and persistent in the pursuit of improving professional skills and subject matter expertise to respond quickly with creative and flexible solutions in satisfying all of our customers' financial needs.


The global pandemic and the recent turmoil in the

regional banking sector has brought out the best in PCB. We are stronger now than before the start of the pandemic. We have never wavered on our pledge to strive for the success of our clients, be socially responsible to the communities in our marketplace, invest generously in the resources to better serve our customers, and always make decisions that benefit our shareholders in the long term.

On behalf of our Board of Directors and employees, thank you for your continued support, trust, and confidence in PCB.

Sincerely,


Sang Young Lee
 Chairman of the Board

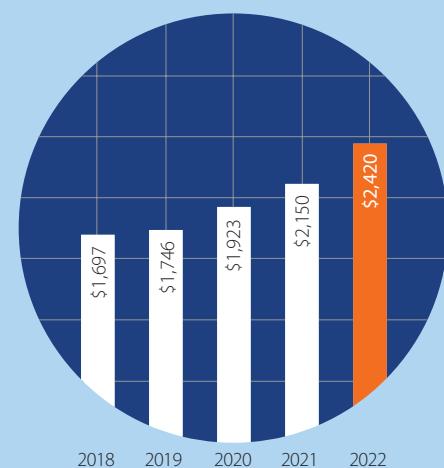

Henry Kim
 President & Chief Executive Officer

Financial Highlights

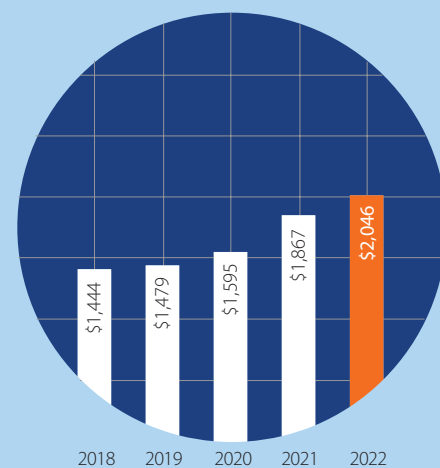
AS OF OR FOR THE YEARS ENDED DECEMBER 31,

(dollars in thousands except share and per share data)

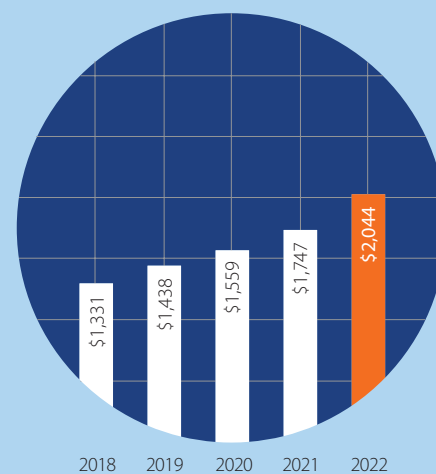
	2022	2021	2020	2019	2018
BALANCE SHEET DATA					
Total assets	\$ 2,420,036	\$ 2,149,735	\$ 1,922,853	\$ 1,746,328	\$ 1,697,028
Net loans*	2,043,932	1,746,850	1,559,047	1,438,426	1,331,296
Total deposits	2,045,983	1,867,134	1,594,851	1,479,307	1,443,753
Shareholders' equity	335,442	256,286	233,788	226,834	210,296



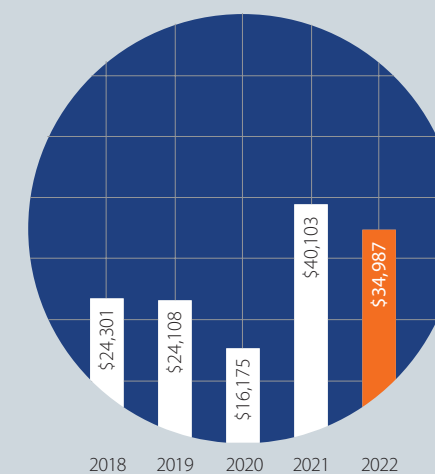
Total Aseet



Total Deposit



Net Loans*



Net Income

Financial Highlights

AS OF OR FOR THE YEARS ENDED DECEMBER 31,

(dollars in thousands except share and per share data)

	2022	2021	2020	2019	2018
STATEMENT OF INCOME DATA					
Interest income	\$ 101,751	\$ 81,472	\$ 79,761	\$ 92,945	\$ 83,699
Interest expense	12,119	4,335	13,572	23,911	17,951
Net interest income	89,632	77,137	66,189	69,034	65,748
Provision (reverse) for loan losses	3,602	(4,596)	13,219	4,237	1,231
Noninterest income	14,499	18,434	11,740	11,869	10,454
Noninterest expenses	51,126	43,208	41,699	42,315	40,226
Income tax expense	14,416	16,856	6,836	10,243	10,444
Net income	\$ 34,987	\$ 40,103	\$ 16,175	\$ 24,108	\$ 24,301

PER SHARE DATA

Book value per common share at year end	\$ 22.94	\$ 17.24	\$ 15.19	\$ 14.44	\$ 13.16
Tangible common equity per common share**	\$ 18.21	\$ 17.24	\$ 15.19	\$ 14.44	\$ 13.16
Basic earnings per common share	2.35	2.66	1.05	1.52	1.69
Diluted earnings per common share	2.31	2.62	1.04	1.49	1.65
Weighted-average shares outstanding - basic	14,822,018	15,017,637	15,384,231	15,873,383	14,397,075
Weighted-average shares outstanding - diluted	15,065,175	15,253,820	15,448,892	16,172,282	14,691,370
Shares of common stock outstanding	14,625,474	14,865,825	15,385,878	15,707,016	15,977,754

* includes loans held-for-sale

** Non-GAAP ratio. See "Non-GAAP Measures" in the accompanying Annual Report on Form 10-K for reconciliation of this measure to its most comparable GAAP measure.

Board of Directors

PCB Bancorp's Board of Directors is supported by a distinguished group of leaders and corporate professionals from various market sectors and industry groups.



◀ **Sang Young Lee**
Chairman of the Board
President & CEO
Lee's Gold & Diamond Import, Inc.



Daniel Cho ▶
President & CEO
Maya Tech.

Daniel Park ▶▶
Partner
KNP, LLP



Don Rhee ▶
President & CEO
Active USA, Inc.



◀ **Haeyoung Cho**
Former President & CEO
PCB Bancorp & PCB Bank



◀◀ **Janice Chung**
President & CEO
BIC Technologies Group

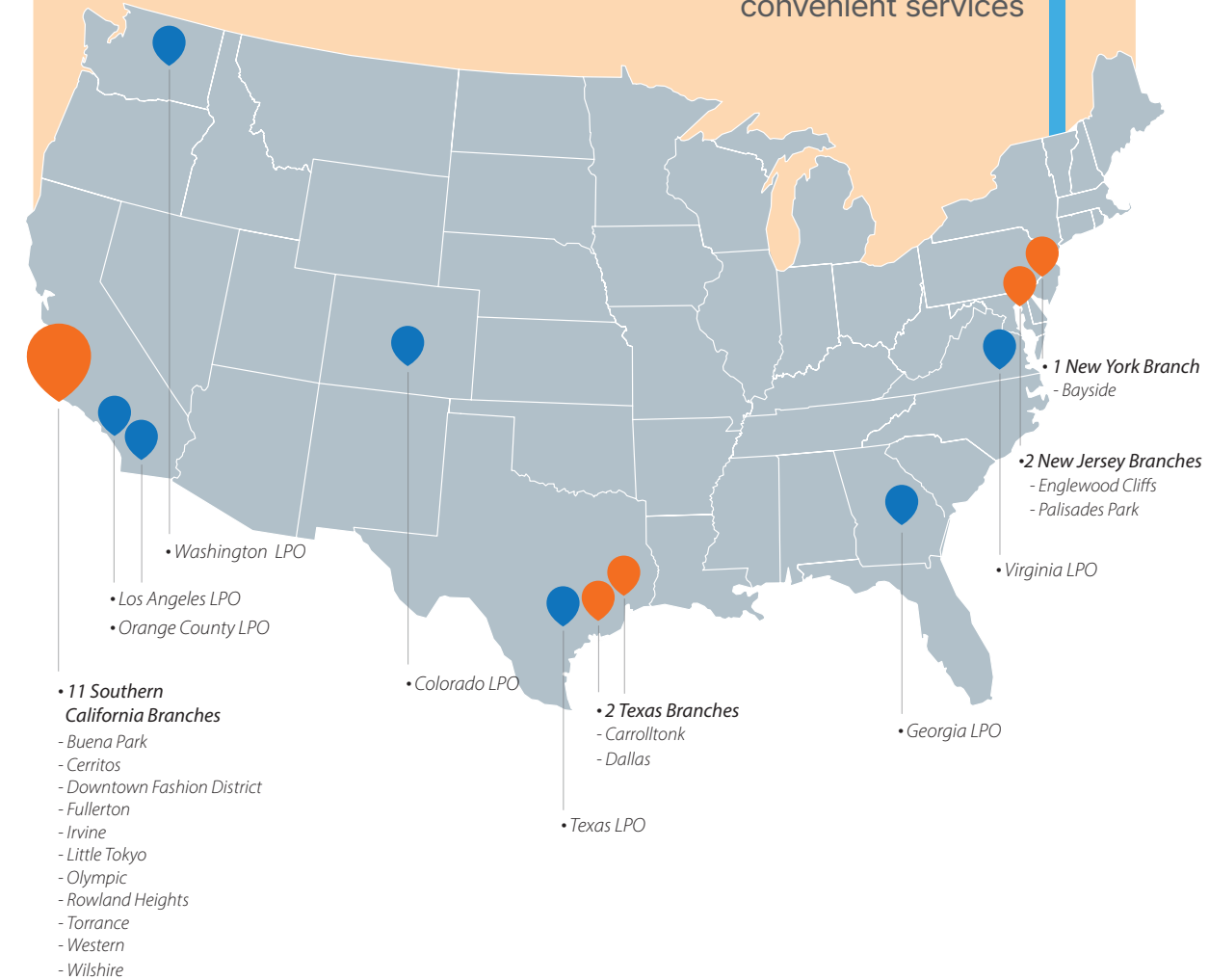
◀ **Kijun Ahn**
Project Manager
Moffatt & Nichol

Henry Kim ▶
President & Chief Executive Officer
PCB Bancorp & PCB Bank



Branches & Loan Production Offices

Broader branch network and convenient services



The complete PCB 2022 Form 10-K is saved in the attached USB (64GB USB)

Board of Directors

Daniel Cho
President & CEO
Maya Tech.

Daniel Park
Partner
KNP, LLP

Don Rhee
President & CEO
Active USA, Inc.

Haeyoung Cho
Former President and CEO
PCB Bancorp & PCB Bank

Henry Kim
President & Chief Executive Officer
PCB Bancorp & PCB Bank

Janice Chung
President & CEO
BIC Technologies Group

Kijun Ahn
Project Manager
Moffatt & Nichol

Sang Young Lee
Chairman of the Board
President & CEO
Lee's Gold & Diamond Import, Inc.

Sarah Jun
Attorney
Law Offices of Sarah Jun, Inc.

Executive Officers

Henry Kim
President
& Chief Executive Officer

Timothy Chang
Executive Vice President
& Chief Financial Officer

Andrew Chung
Executive Vice President
& Chief Risk Officer
Corporate Secretary

Brian Bang
Executive Vice President
& Chief Credit Officer

David W. Kim
Executive Vice President
& Chief Banking Officer

John Ju
Executive Vice President
& Chief Lending Officer

Justin Chon
Executive Vice President
& Chief Consumer Lending Officer

Michael A. Kwon
Senior Vice President
& Chief Technology Officer

Mimi Lee
Senior Vice President
& Chief Operations Administrator

Corporate Offices

Headquarters
3701 Wilshire Blvd., Suite 900
Los Angeles, CA 90010
213.210.2000

Commercial Loan Center
3701 Wilshire Blvd., Suite 409
Los Angeles, CA 90010
213.210.2069
• *Brian Kim*
Senior Vice President & Manager

Consumer Loan Department
3701 Wilshire Blvd., Suite 409
Los Angeles, CA 90010
213.210.2077
• *Joon Hee Lee*
Senior Vice President & Manager

Residential Mortgage Center
3701 Wilshire Blvd., Suite 401
Los Angeles, CA 90010
213.355.8899
• *Jay Lee*
Senior Vice President & Manager

SBA Department
3701 Wilshire Blvd., Suite 310
Los Angeles, CA 90010
213.210.2070
• *Eunice Kwak*
Senior Vice President & Manager

Trade Finance Department
777 E. 12th St., Suite 200
Los Angeles, CA 90021
213.210.2025
• *Yoo Sun Song*
First Vice President & Trade Finance
Operations Officer

Corporate Information

Regional Offices

Regional Office- Los Angeles
3701 Wilshire Blvd., Suite 650
Los Angeles, CA 90010
213.201.5405
• *Michael Kang*
Senior Vice President &
LA Regional Manager

Regional Office- Orange County
17100 Pioneer Blvd., Suite 440
Artesia, CA 90701
562.207.3060
• *Woo Young Choung*
Senior Vice President &
OC Regional Manager

**Mortgage Warehouse Lending
Department**
3550 George Busbee Pkwy., NW Suite 110
Kennesaw, GA 30144
770.212.3020
• *Joy Beam-Burns*
Senior Vice President & Manager

Shareholder Information

Independent Public Accountant
Crowe LLP
Sherman Oaks, CA 91403

Registrar and Transfer Agent
Computershare
Canton, MA

Legal Counsel
STUART | MOORE | STAUB
San Luis Obispo, CA

Listing of Common Stock

PCB Bancorp's common stock
is traded on the Nasdaq.
Its symbol is "PCB".

Branches

California

Buena Park
5400 Beach Blvd., Suite 101
Buena Park, CA 90621
714.367.7990
• *Joanne Kim*
Senior Vice President & Branch Manager

Cerritos
17709 Pioneer Blvd.
Artesia, CA 90701
562.207.3060
• *Woo Young Choung*
Senior Vice President & OC Regional Manager

Downtown Fashion District
777 E. 12th St., Suite 200
Los Angeles, CA 90021
213.342.2800
• *Thomas Kim*
Senior Vice President &
Downtown Regional Manager

Fullerton
5301 Beach Blvd.
Buena Park, CA 90621
714.860.7100
• *Joanne Kim*
Senior Vice President & Branch Manager

Irvine
13140 Yale Ave.
Irvine, CA 92620
714.263.1800
• *Kyung Soo Yim*
Senior Vice President & Branch Manager

Little Tokyo
333 S. Alameda St., Suite 109
Los Angeles, CA 90013
213.694.4360
• *Michael Cho*
Senior Vice President & Branch Manager

Olympic
2730 W. Olympic Blvd.
Los Angeles, CA 90006
213.201.5600
• *Yeon Ho Lee*
Senior Vice President & Branch Manager

Rowland Heights
18160 Colima Rd.
Rowland Heights, CA 91748
626.363.6730
• *Hyun Hee "Connie" Kim*
Senior Vice President & Branch Manager

Torrance
21303 Hawthorne Blvd.
Torrance, CA 90503
310.755.6900
• *Joanne Oh*
Senior Vice President & Branch Manager

Western
450 S. Western Ave., Suite 213
Los Angeles, CA 90020
213.915.5266
• *Young Hoon Jang*
Senior Vice President & Branch Manager

Wilshire
3701 Wilshire Blvd., Suite 100
Los Angeles, CA 90010
213.210.2001
• *Annie Jo*
Senior Vice President &
Wilshire Regional Manager

New York/New Jersey

Bayside
220-34 Northern Blvd.
Bayside, NY 11361
347.220.0001
• *Jennifer Kim*
First Vice President & Branch Manager

Englewood Cliffs
45-47 Sylvan Ave.
Englewood Cliffs, NJ 07632
201.849.6000
• *Jungwhan Ryu*
Senior Vice President &
NJ/NY Regional Manager

Palisades Park
201 Broad Ave., Suite 15
Palisades Park, NJ 07650
201.849.4240
• *Marie Lee*
First Vice President & Branch Manager

Texas

Carrollton
2630 Old Denton Rd., Suite 120
Carrollton, TX 75007
469.557.8330
• *Young Hoon Kim*
Assistant Vice President & Deputy
Branch Manager

Dallas
2144 Royal Ln., Suite 102
Dallas, TX 75229
214.550.7660
• *Lois Kim*
Senior Vice President & Texas
Regional Manager

Loan Production Offices

Colorado LPO
2851 S. Parker Rd., Suite 540
Aurora, CO 80014
303.905.1181
• *Kelvin Huh*
Senior Vice President & Manager

Georgia LPO
11555 Medlock Bridge Rd., Suite 100
Johns Creek, GA 30097
678.458.4420
• *Karl Chang*
Senior Vice President & Manager
678.541.3333

• *Seikeun Ahn*
Senior Vice President & Manager

Los Angeles LPO
3701 Wilshire Blvd., Suite 310
Los Angeles, CA 90010
213.210.2027
• *Peter Han*
Senior Vice President & Manager

Orange County LPO
13140 Yale Ave.
Irvine, CA 92620
714.263.1810
• *Taeho Kim*
Senior Vice President & Manager

Branches & Loan Production Offices

Texas LPO
2625 Old Denton Rd., Suite 404-A
Carrollton, TX 75007
214.908.8638
• *Simon Lee*
Senior Vice President & Manager

Virginia LPO
4000 Legato Rd., Suite 1100
Fairfax, VA 22033
703.314.0301
• *Yong Jae Park*
Senior Vice President & Manager

Washington LPO
14205 SE 36th St., Suite 100
Bellevue, WA 98006
425.519.3736
• *Steven Yang*
Senior Vice President & Manager



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