



Special Announcement from the President

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In an effort to plan for our future and continued success, West Town Savings Bank has converted from a "Savings Bank" charter to a Commercial Bank" charter. This change positions us to experience substantial growth in a number of areas that have been somewhat limited; such as enhanced commercial lending authority and the ability to further diversify our Board of Directors.

As a result of the charter change, effective September 2, 2014, we rolled out our new brand, "West Town Bank & Trust," accompanied by a new logo.



West Town
BANK & TRUST

The change will not impact management, staff, or the day-to-day operations of the bank, nor will it change any regulatory oversight. It will, however, allow us to brand ourselves for future growth with a more modern name and logo in our Chicago land markets and national lending platforms (SBA and Mortgage). Our North Carolina locations will not be affected by the name change and will continue to operate as "Albemarle Bank & Trust a West Town Bank" and "The Gate City's Community Bank a West Town Bank" and guarantee the same community banking services you have



come to expect.

Be assured, we will still provide the same great services and products to our customers.

West Town Bank & Trust

North Riverside Branch
7820 West 26th Street
North Riverside, IL 60546
708.447.3330

Cicero Branch:
4852 West 30th Street
Cicero, IL 60804
708.652.2000

Raleigh LPO:
8450 Falls of Neuse Rd
Suite 202
Raleigh, NC 27615
919.948.1987

Albemarle Bank & Trust
"A West Town Bank"

Greenville Branch
4051 S. Memorial Blvd
Suite B
Winterville, NC 28590
252.321.2507

Edenton LPO:
216 South Broad Street
Edenton, NC 27932
252.482.4400

The Gate City's
Community Bank
"A West Town Bank"

Greensboro LPO
3802 Lawndale Drive
Greensboro, NC 27455
336.272.2922

Kevin G Kosobucki, Regional Executive of West Town Bank & Trust, has announced the promotion of Aurora Castro to Branch Manager of the North Riverside office. In this new role, Aurora will report to Kevin G Kosobucki and oversee all of the day-to-day responsibilities of the North Riverside Office.

Aurora started at our Cicero location in 1999, then moved to North Riverside to take over as Supervisor Teller. Most recently, Aurora served as the Assistant

Branch Manager in the North Riverside office.

We are sad to announce that Joan Mikel has retired from her position as the Branch Manager of the North Riverside branch. Although we hate to see her go, we are excited for her to be able to spend her time with her family and loved ones.

Throughout Joan's fourteen years of loyal service to West Town Savings Bank, she



Impacted both our business and our lives in many ways. Her contributions played an important roll in our success. She will be greatly missed.

Financial Highlights

*West Town
Bank & Trust
Third Quarter
2014*

Six Months Ended June 30, 2014	Six Months Ended June 30, 2013
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Income Summary

	Actual	Actual
Net Interest Income	3,005,699	2,269,602
Provision for Loan Losses	423,755	706,528
Non-Interest Income	8,382,057	14,673,045
Non-Interest Expense	9,421,257	13,756,684
Earnings Before Taxes	1,542,743	2,479,436
Income Tax Expense	594,819	962,021
Net Income	947,924	1,517,415

Balance Sheet

Assets	172,374,506	152,905,684
Loans	124,234,365	104,601,081
Earning Assets	160,233,238	144,850,098
Deposits	132,062,950	125,796,324
FHLB Advances & Other Borrowings	20,000,000	8,500,000
Stockholders' Equity	16,989,257	15,107,848

Key Performance Ratios

Return on Average Assets	1.24%	2.17%
Return on Average Stockholders' Equity	11.52%	21.00%

Capital

Book Value of Stock	\$	12.93	\$	11.37
Tier 1 Leverage Ratio		10.62%		10.28%





Celebrating Our First Full Service Branch

July 14th came with a great deal of fanfare, deservedly so, with the Grand Opening and Ribbon Cutting Ceremony of our first full service branch. Approximately 75 people joined us for the special day and we were privileged to have our Corporate Board in attendance to help us celebrate. We treated our attendees to door prizes, food and drink, and everyone left with a very positive image of

our bank.

We're now open for business as Albemarle Bank & Trust's first full service branch in North Carolina. With our experienced staff, the latest in technology, and competitive products, we look forward to successfully building our brand here in the Greenville and Eastern North Carolina market. Our number one goal is to become the most

customer friendly community bank in our area. It goes without saying that customers still enjoy the one-on-one contact that we offer. Our staff is made of community bankers that know the importance of personal touch. Our newer employees have grown into their community banker roles and have enthusiastically worked closely with our customers.

Jerry Brett, our Regional Executive, has over twenty-two year's of experience in the Greenville market and is using that to his advantage.

Jerry has assembled quite an energetic and personable staff that is excited about sitting down and exploring the numerous products our bank offers and find the one(s) that will meet the needs of its valued customers.



Greensboro, NC Ranked 9th in the Nation

In today's dynamic and volatile market, we're fortunate to be a community bank servicing small to medium sized businesses. While entrepreneurship may be shrinking nationally, it's *growing* in Greensboro. In fact, according to a recent Forbes article, Greensboro ranked 9th in the fastest growing cities since the recession (2007) — with a

12.7% growth rate.

Greensboro's central proximity in the state has made it a popular place for families and businesses, as well as becoming a logistical hub. Although traditionally associated with the textile and tobacco industries, city leaders are attracting new businesses in the nanotech, high-tech, aviation, and transportation sectors.

In our triad market, we're also witnessing a growing number of bank consolidations and the continued movement of lenders from bank-to-bank. This instability has given us the opportunity to sit down face-to-face and review potential customer's individual needs. Our bank can make loan approvals and other key decisions locally for people who live in the community.

These personal relationships, provide us the knowledge and information we need to better care for our customer's needs, and in a timely fashion.

Recently, we launched our Mobile Banking service. This service, along with other online advances, have been well received in the community and have helped to solidify our presence in this market.

Mortgage News: Employee Spotlight — ^{NEW!} Greg Rast

Greg Rast joined West Town Bank & Trust on June 30, 2014 as Director of Mortgage Lending after 12 years of employment with Susquehanna Bank where he served as the PA Regional Sales Manager and SVP, Director of Mortgage Operations. As a member of

the executive management team, Greg worked with the staff to increase mortgage production from \$300 MM to \$1B over a 5 year period. Greg has worked in the mortgage industry for 28 years and currently resides in Hanover, PA with his wife Maura and their three

children. One of Greg's greatest personal accomplishments was summiting Half Dome in Yosemite National Park in September of 2012.

When asked about the decision to join WTBT, Greg expressed excitement about

the opportunity to work with a team of loyal, dedicated, and motivated employees while using past experiences to fine tune the existing workflow to create increased production, profitability, and efficiencies.



5340 Spectrum Drive, Suite K
Frederick, MD 21703



Raleigh, NC LPO Now Open for Business

In June of this year, West Town Bank & Trust purchased a 30,000 square foot office building in a vibrant and rapidly growing area in North Raleigh. The bank has successfully leased out almost 2/3rds of the office space, while it occupies a portion of the second floor.

“The real estate market provided a good environment for purchasing the building. It provides the Bank space to grow in the future while producing income on the excess space in the short term.” says the Bank’s CFO, Jeff Whicker.

A number of bank officers work out of the office as it acts as the launching pad for the bank’s business banking platform for national SBA and USDA commercial lending.



West Town Bank & Trust 8450 Falls of Neuse Road, Raleigh, NC