

RESEARCH UPDATE
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Market Statistics

Price	\$ 35.90
52 week Range	\$34.14 - \$38.40
Daily Vol (3-mo. average)	2,080
Market Cap (\$M):	\$ 125.3
Enterprise Value (\$M):	\$ 301.9
Shares Outstanding: (\$M)	3.5
Float (M)	2.7

Financial Summary

Cash (\$M)	\$ 66.9
Cash/Share	\$ 19.17
Debt (\$M)	\$ 243.6
Equity (\$M)	\$ 101.7
Equity/Share	\$ 29.15

FYE: Price	2022	2023E	2024E
<i>(in \$M)</i>			
Net Interest Income	\$ 49.2	\$ 56.1	\$ 58.3
Chng%	20%	15%	4%
Net Income	\$ 14.5	\$ 15.7	\$ 19.2
EPS	\$ 4.17	\$ 4.47	\$ 5.44
P/E	8.6x	8.0x	6.6x


COMPANY DESCRIPTION

Eagle Financial Services, Inc. (the "Company") is a bank holding company which owns 100% of the stock of Bank of Clarke County (the "Bank"). The Bank offers a wide range of retail and commercial banking services, including demand, savings, and time deposits and consumer and commercial loans. The Bank also offers both a trust department and investment services. The Bank has 13 full-service branches, two loan production offices, and one drive-through only facility. The Bank serves Northern Virginia and the Shenandoah Valley area, with branches located in Clarke County, Fredrick County VA, Loudon County, Fairfax County, Frederick County MD, and the Towns of Leesburg, Purcellville, and Warrenton, and the City of Winchester.

EAGLE FINANCIAL SERVICES INC. (OTCQX: EFSI)
Company Summary

Proven record of sustained profitability: Over the past four years, Eagle Financial has consistently shown increasing net income and EPS growth. From 2018 to 2022, net income and EPS have grown at a CAGR of 12.7% and 12.5%, respectively. Additionally, total assets grew at a CAGR of 19.2%, and its loan portfolio also grew at a CAGR of 21.5% for the same period. In 2Q23 y/y net income and EPS both decreased by 43% and 43% respectively with assets and loans growing 22% and 20% over that same period. Investments in people and technology, along with market expansion and more diversified revenue sources are the drivers of this performance. With the sale of the Company's niche marine finance arm, management once again showed an ability to monetize when the opportunity is presented.

Community banks on strong footing: Following the banking failures earlier this year there has been increased scrutiny on the sector. When compared to larger regional banks, we believe that local banks are better suited to weather this turmoil. This is in large part due to community banks in aggregate having less than 10% of their accounts uninsured by the FDIC as compared to SVB's 95% of accounts being uninsured. It is also notable that banks now have access to the Bank Term Funding Program ("BTFP"), providing increased liquidity and confidence in the banking sector.

Diverse market exposure: The Bank's performance is tied to its primary market area in Northern Virginia and the Shenandoah Valley. The Bank has a solid market position in the counties it serves. Additionally, the market areas possess excellent demographics, as evidenced by its population numbers, median household income, and median home values. Furthermore, there are nearby expansion opportunities for the Bank in Fairfax County, VA, and Washington, DC. Per the most recent company report, all the regions that the Company operates in are expected to see population growth higher than the national average through 2027.

Experienced management team with high levels of ownership: Eagle Financials' management team has decades of experience, ranging from community banks to larger banking operations. Additionally, management's interest is tied to shareholders with insider ownership above 10%.

The Company has strong ratios: At the end of 3Q23, tier 1 leverage ratio was 8.36%. Additionally, its non-performing loans to total loans percentage was at 0.40% in 3Q23. The Company has historically maintained solid capital ratios and has grown consolidated equity at a 3.4% CAGR from 2016 to 2Q23. Furthermore, the Company has \$142.0M in cash as of 3Q23.

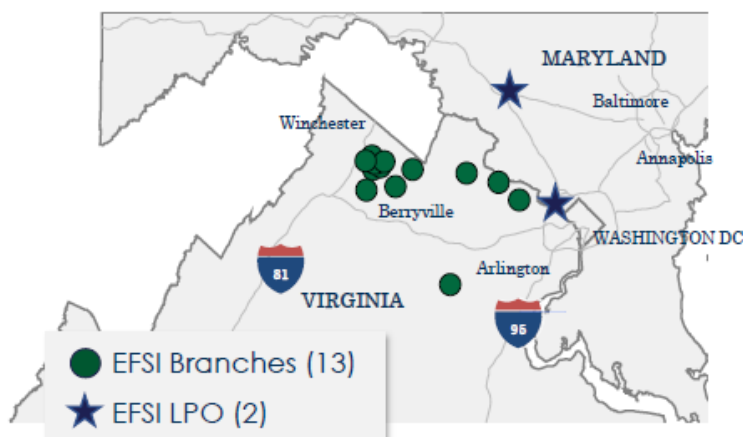
Consistent dividend payer: The Company maintained its dividend level at \$0.30 per share. This translates to a 3.9% dividend yield. Eagle Financials has raised its annualized dividend payments every year since 2009.

Valuation: We use a P/TBV to help frame our valuation of Eagle Financial. Using a P/TBV range of 1.2x to 1.4x with a mid-point of 1.3x. Using these assumptions, we arrive at a valuation range of \$34.98 to \$40.81 with a mid-point of \$37.89.

Business Overview

Eagle Financial Services, Inc. (the “Company”) is a bank holding company which owns 100% of the stock of Bank of Clarke County (the “Bank”). The Bank has 13 full-service branches, two loan production offices, and one drive-through only facility. The Bank serves the Northern Virginia and Shenandoah Valley area, with branches located in Clarke County, Fredrick County (VA), Loudon County, Fairfax County, the Towns of Leesburg, Warrenton, and Purcellville, and the City of Winchester.

Exhibit 1: Company Location



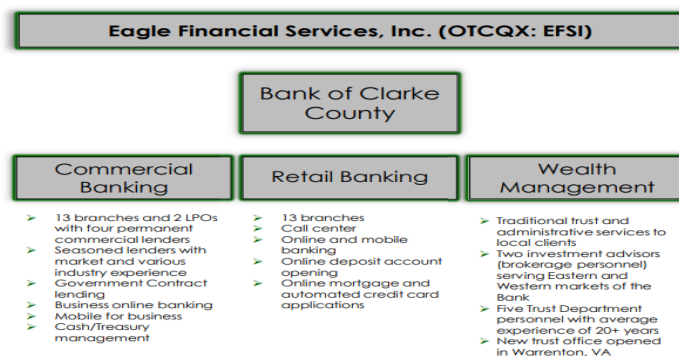
Source: Company Reports

The Bank offers a wide range of retail and commercial banking services, including demand, savings, and time deposits as well as consumer and commercial loans. The Bank has 14 ATM locations and issues ATM cards, debit cards, and credit cards to its customers. Its cards can be used at most ATMs via the Bank’s membership in both regional and national networks. Additional services include telephone banking, internet banking, and mobile banking.

The Bank, through its Eagle Investment Group division, offers both a trust department and investment services. The Trust department offers a full range of personal and retirement plan services. The brokerage division offers a full range of investment services. Non-deposit investment products are offered through a third-party provider.

The Bank grows by lending funds to local residents and businesses at a competitive price that reflects the risks in lending. The Bank funds these loans through deposits gathered from local residents and businesses. The Bank also uses both short- and long-term borrowings to fund its asset growth objectives. Primary sources of borrowed funds are from the Federal Home Loan Bank of Atlanta.

Exhibit 2: Corporate Structure



Source: Company Reports

The Bank maintains its net interest margin by changing the price, terms, and mix of its financial assets and liabilities. The Bank also earns fees on services provided through its Eagle Investment Group, mortgage originations, and deposit operations.

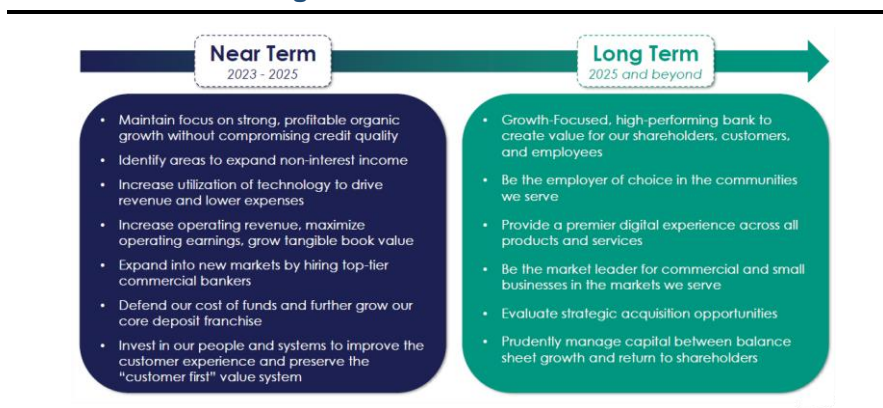
The Company is focused on achieving its long-range strategic objectives which include the following:

- **Enhance and expand revenue drivers** – The Bank will continue matching loan growth with sustainable core deposit growth, while identifying areas to expand non-interest income.
- **Improve efficiency and productivity** – The Bank will focus on increased utilization of existing technology to foster drivers of revenue efficiently.
- **Evolve to a high performing bank** – The Bank will grow operating revenue, maximize operating earnings, grow tangible book value, and increase the dividend annually.
- **Advance culture and employee engagement** – The Bank will invest in its people, systems, and technology to grow revenue, improve customer experience, and preserve its “customer-first” value system.

As such, these strategic objectives funnel into four key areas of the Bank’s business as outlined in Exhibit 3.

The Bank’s performance is tied to its primary market area in Northern Virginia and the Shenandoah Valley. The Bank has a solid market position in the counties it serves. Additionally, the market areas possess great demographics, as evidenced by its population numbers, median household income, and median home values. Furthermore, there are nearby expansion opportunities for the Bank in Fairfax County, VA, and Washington, DC. Both markets are a short drive from the Bank’s current locations, with Washington, DC within 30-40 miles of Loudoun County.

Exhibit 3: Strategic Priorities



Source: Company reports

Exhibit 4: Market Demographics and Share Position

Winchester, VA MSA						Loudou County, VA					
Community Rank	Bank Rank (1)	Institution	Deposits (\$mm)	Market Share	Branches	Community Rank	Bank Rank (1)	Institution	Deposits (\$mm)	Market Share	Branches
1	-	Truist Financial Corp.	\$1,391	34.0 %	4	1	-	Bank of America Corp.	\$1,663	17.9 %	8
2	-	Wells Fargo & Co.	614	15.0	3	2	-	Wells Fargo & Co.	1,509	16.2	11
3	1	Eagle Financial Services Inc.	612	15.0	7	3	-	Truist Financial Corp.	1,495	16.1	12
4	2	First National Corporation	356	8.7	3	4	-	Capital One Financial Corp.	1,030	11.1	4
5	-	United Bankshares Inc.	308	7.5	6	5	-	Atlantic Union Bankshares Corp.	929	10.0	4
6	3	Romney Bankshares Inc.	250	6.1	6	6	-	PNC Financial Services Group Inc.	581	6.2	10
7	4	Eastern Bankshares Inc.	195	4.8	4	7	-	United Bankshares Inc.	470	5.1	6
8	5	Summit Financial Group Inc.	148	3.6	2	8	1	Eagle Financial Services Inc.	306	3.3	3
9	6	City Holding Co.	59	1.5	2	9	2	John Marshall Bancorp Inc.	267	2.9	1
10	7	Virginia National Bankshares Corp.	41	1.0	1	10	-	Sandy Spring Bancorp Inc.	197	2.1	2

Source: Company Reports, Property tax101.org

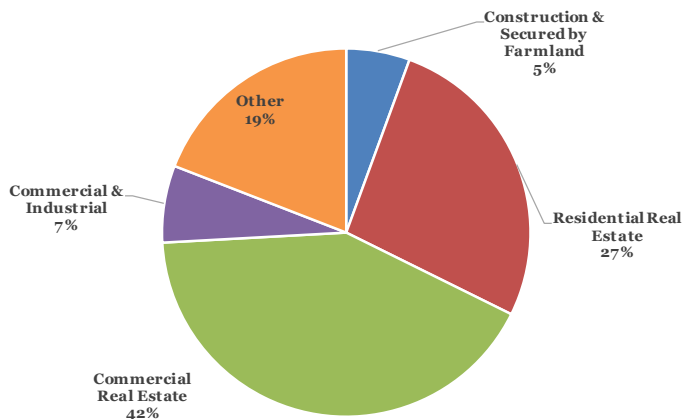
Loan Portfolio

The Bank’s primary lending activities are originating family residential real estate lending and commercial real estate lending. Additional areas of lending include commercial and industrial lending, as well as consumer lending.

The Bank’s one-to-four family residential real estate loans are secured by first or junior liens on the property. The Bank also offers home equity lines of credit. Its residential loans are primarily fixed interest rates.

The Bank’s commercial loans are secured by various types of commercial real-estate, including multi-family residential buildings, commercial buildings and offices, small shopping centers, and churches. Most loans have periodically adjustable interest rates.

Exhibit 5: Loan Portfolio Composition at 3Q23

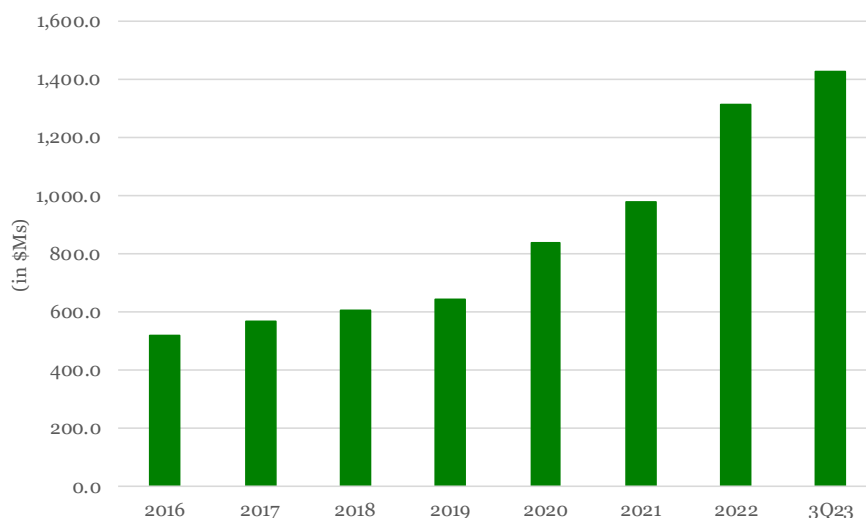


Source: Company Reports

At 3Q23 end, the Bank’s loan portfolio was \$1,432.9M and consisted primarily of commercial real estate loans and residential mortgage loans.

Total net loans at 3Q23 increased \$113.8 from \$1,312.6M at 4Q22 to \$1,426.4M. During the quarter EFSI sold \$15.9M in mortgage loans, as well as \$10.8M of loans from the commercial and consumer loan portfolio on the secondary market.

Exhibit 6: Total Loan Growth Trends



Source: Company Reports

In 3Q23, the Company recorded a provision for loan losses of ~\$216,000. This compares to the recorded provision for loan losses of ~\$403,000 in 2Q23. The current provision for loan losses reflects the results of the Bank’s analysis used to determine the adequacy of the allowance for loan losses.

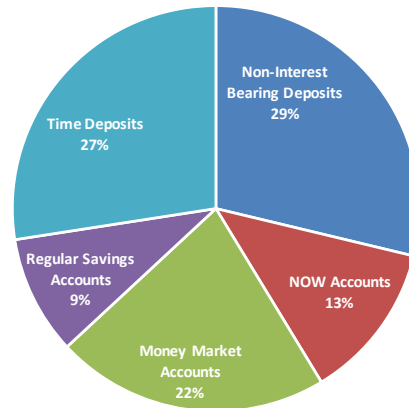
Deposits

Deposits are the primary source of funds for the bank to use in its lending and investment activities. The Bank’s depositors are persons or businesses who work, reside, or operate in the Company’s market area. The Bank offers a variety of deposit account types including:

- Checking
- Savings
- NOW
- Money market
- CDs

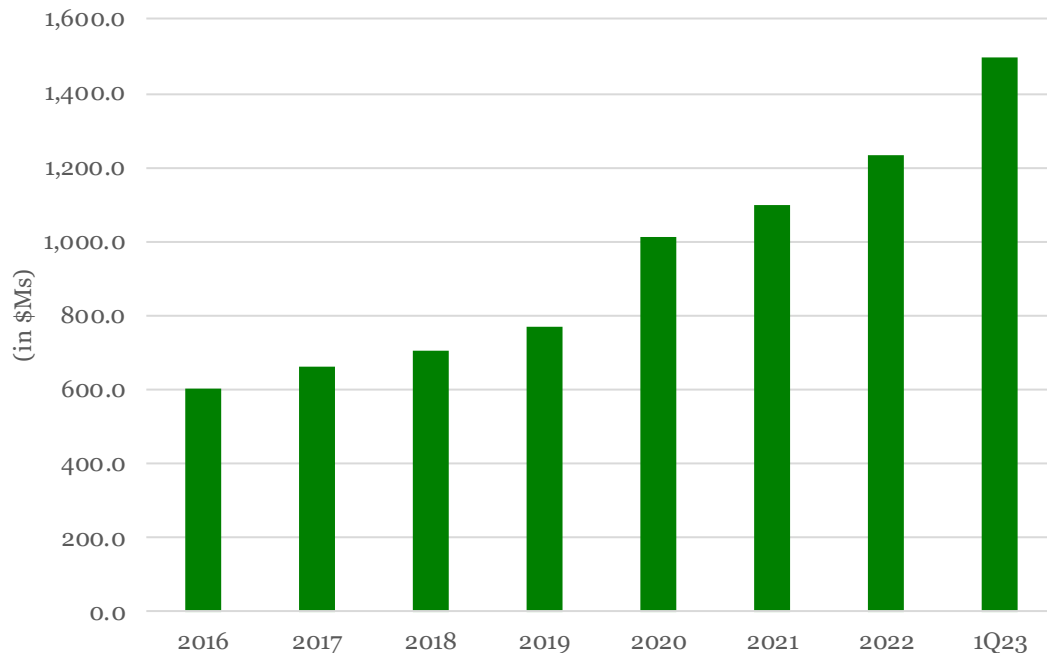
Total deposits increased \$263.4M to \$1,498.4M at 3Q23 from \$1,235.0M at 4Q22. The growth was mainly organic growth as the Company continues to expand and grow into newer market areas.

Exhibit 7: Deposit Composition at 3Q23



Source: Company Reports

Exhibit 8: Total Deposit Growth Trends

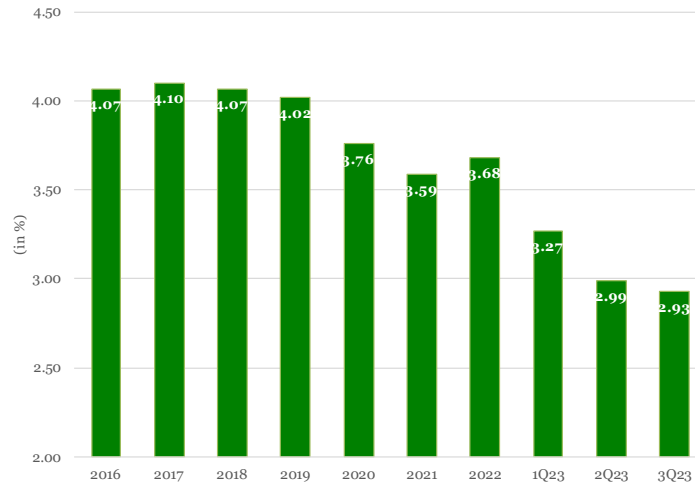


Source: Company Reports

Net Interest Income and Margins

Net interest margin (NIM) is a good indicator of how profitably banks are funding earning assets.

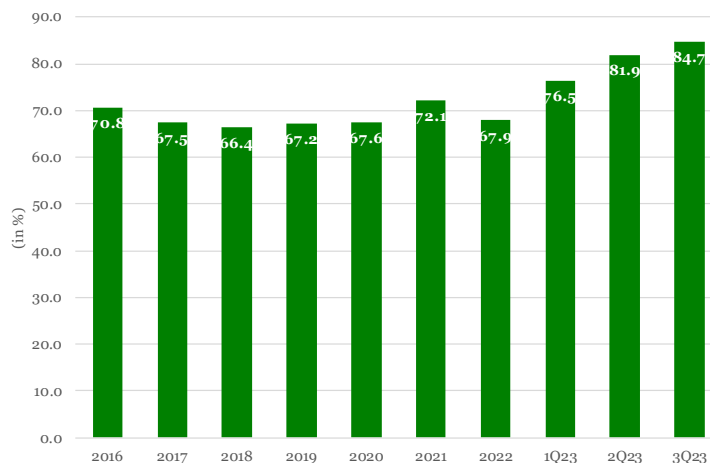
Exhibit 9: NIM Trends



Source: Company Reports

While NIM has declined over the above historical period, the COVID-19 global pandemic and the recent increases in interest rates are the primary drivers, that are expected to subside in the near future. The Company continues to maintain its net interest margin relative to peers by managing its loan and deposit pricing. Importantly, over the last 12 months, the Company has also improved its efficiency ratio toward targeted levels by focusing on overhead costs.

Exhibit 10: Efficiency Ratio Trends



Source: Company Presentation

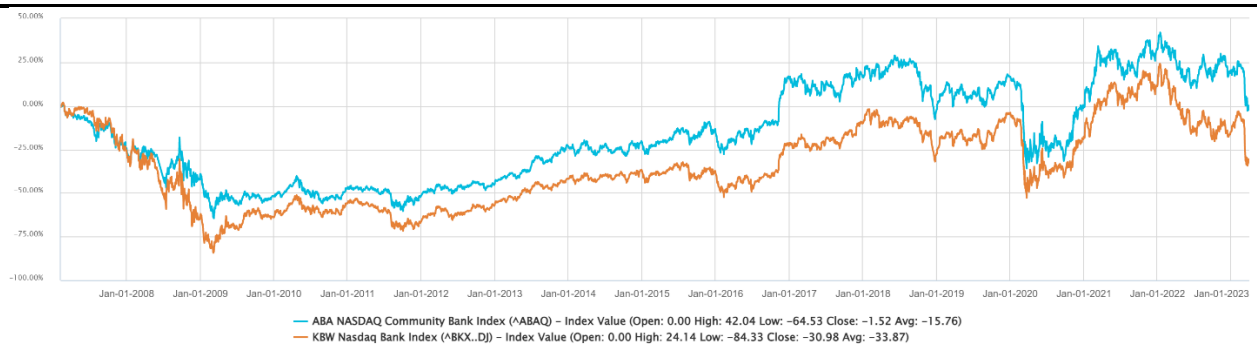
In 2021, we note that the efficiency ratio was negatively impacted by a one-time legal expense of \$2M, related to the Company’s expansion of its wealth management business.

Market Environment

Given the current market environment in the wake of the highly publicized bank collapses there has been increased scrutiny placed on the banking sector. We believe that most of the volatility found in community banks related to this is unwarranted, as there are a significant number of differences between community banks like EFSI and regional banks such as SVB. Community banks tend to be more insulated from bank runs due to ~90% of their accounts being FDIC insured on average. This is in comparison to SVB, which only had ~5% of their accounts insured. Community banks also tend to be better diversified across loan holders as opposed to SVB which loaned heavily to the venture capital industry. We believe that it is unlikely that depositors or loan holders will be bringing their business to national banks due to the potential for decreased service quality and increased fees, in addition to the friction of changing banking institutions.

Additionally, we note that the community bank sector has seen increased deposit activity since the SVB collapse (per Bloomberg). We believe this can be attributed to depositors moving out of regional banks and into community banks.

Exhibit 9: Community bank returns compared to the banking sector, post-GFC



Source: Capital IQ

This combination of secure deposits along with the increased inflows makes us believe that the historical trend of heightened market volatility presenting an opportunistic time to invest into community banks will hold true following this market event. This historical trend is exemplified by Exhibit 9, showing the Nasdaq Community Bank Index (^ABAQ) outperforming the Nasdaq Bank Index (^BKX..DJ) since the market peak prior to the GFC.

Risks

Geographic concentration – The Bank is largely concentrated in Northern Virginia, which exposes it to risks associated with lack of geographic diversification. A local or regional economic downturn could adversely affect the Company's profitability.

Real estate loans concentration – As of December 31, 2022, ~64.0% of the Bank's loan portfolio is secured by real estate. If there are any adverse changes in the local real estate market or in the national economy, borrower ability to pay these loans could be adversely affected.

Changes in interest rates – The Bank's results depend on its net interest income; should the rates it earns on loans, securities, and other interest-bearing assets fall faster the rates it is required to pay on deposits and borrowed funds, results would suffer.

Access to future capital – Should the Company incur significant loan losses, desire to execute acquisitions, or require additional funds for other operational purposes, the timing and terms of the capital may not be favorable given certain economic and/or market conditions.

Security of systems – Any material breaches in the security of the Bank's IT systems could cause material losses for the Bank. Protecting sensitive consumer data is essential, as is maintenance and backup of key financial and customer information.

Failure to stay competitive – The Bank operates in an extremely competitive marketplace, and failure of its branches to stay competitive in its respective local markets could cause significant harm to financial results and result in closures; competition continues to increase as consolidation occurs in the industry and changes to regulations affect the business. The Bank is much smaller than certain competitors that have access to significantly more resources when compared to the Bank. Additionally, technology now enables banking online which broadens the reach of the competition, and the Bank faces higher costs than the newer trending online financial services organizations that lack physical branches.

Trading of common shares is limited – Trading in the Eagle Financials Services common shares is not very active, which could cause concern for current and future shareholders, and the limited trading can cause exaggerated price volatility for shares of the Company.

External shocks – War, terrorism, other acts of violence, or natural or manmade disasters such as a global pandemic may affect the markets in which the Company operates, the Company's customers, the Company's delivery of products and customer service, and could have a material adverse impact on our business, results of operations, or financial condition.

VALUATION SUMMARY

We are using a P/TBV comparative analysis to frame our valuation of Eagle Financial Services.

Comparative Analysis

(all figures in \$M except per share information)

Name	Ticker	Price (1)	S/O	Mrkt Cap	Financial (MRQ)			EPS (2)			Valuation				Credit (3)		Profitability (3)		
					Assets	BV/sh	TBV/sh	2021	LTM	2023E	P/E LTM	P/E 2023E	P/BV	P/TBV	NPAs / Assets (%)	Reserves / NPLs (%)	NIM (%)	ROA (%)	ROE (%)
First Community Bankshares, Inc.	FCBC	\$ 33.29	18.5	\$ 540.1	\$ 3,135.6	\$ 26.01	\$ 17.76	\$ 2.94	\$ 2.29	\$ 2.93	14.5x	11.4x	1.3x	1.9x	0.55	183.01	3.92	1.47	10.98
Primis Financial Corp.	FRST	\$ 11.83	24.7	\$ 291.8	\$ 3,571.5	\$ 15.98	\$ 11.61	\$ 1.26	\$ 0.56	\$ 1.26	21.0x	9.4x	0.7x	1.0x	1.09	88.93	3.39	0.51	4.40
American National Bankshares Inc.	AMNB	\$ 35.93	10.6	\$ 381.2	\$ 3,065.9	\$ 30.27	\$ 21.94	\$ 4.00	\$ 2.54	\$ 3.55	14.2x	10.1x	1.2x	1.6x	0.04	1,478.08	2.97	1.08	10.19
Blue Ridge Bankshares, Inc.	BRBS	\$ 12.26	19.2	\$ 232.3	\$ 3,141.0	\$ 13.69	\$ 11.92	\$ 2.95	\$ 1.19	\$ -	10.3x	nm	0.9x	1.0x	0.60	123.43	4.22	0.95	10.28
FVCBankcorp, Inc.	FVCB	\$ 15.21	17.8	\$ 266.0	\$ 2,344.3	\$ 11.58	\$ 11.14	\$ 1.20	\$ 1.05	\$ 1.57	14.5x	9.7x	1.3x	1.4x	0.19	357.00	3.19	1.10	12.12
MainStreet Bancshares, Inc.	MNSB	\$ 27.25	7.3	\$ 196.0	\$ 1,925.8	\$ 23.81	\$ 22.53	\$ 2.65	\$ 2.77	\$ 3.56	9.8x	7.7x	1.1x	1.2x	0.00	nm	4.19	1.49	13.78
First National Corporation	FXNC	\$ 17.00	6.3	\$ 106.5	\$ 1,369.4	\$ 17.30	\$ 16.79	\$ 1.86	\$ 2.07	\$ 2.35	8.2x	7.2x	1.0x	1.0x	0.21	278.56	3.44	1.22	14.90
Freedom Financial Holdings, Inc.	FDVA	\$ 14.75	7.3	\$ 107.1	\$ 990.6	\$ 10.33	\$ 10.33	\$ 1.46	\$ 1.13	\$ -	13.0x	nm	1.4x	1.4x	0.87	88.14	0.00	1.13	13.28
Bank of the James Financial Group, Inc.	BOTJ	\$ 11.93	4.5	\$ 55.2	\$ 928.6	\$ 10.85	\$ 8.71	\$ 1.60	\$ 1.48	\$ -	8.1x	nm	1.1x	1.4x	0.13	988.78	3.23	0.94	14.97
Bank of Botetourt	BORT	\$ 28.40	1.9	\$ 55.1	\$ 713.7	\$ 34.08	\$ 34.08	\$ 3.58	\$ 3.17	\$ -	9.0x	nm	0.8x	0.8x	0.22	423.04	0.00	1.13	12.44
Average								\$ 2.35	\$ 1.83	\$ 2.54	12.2x	9.2x	1.1x	1.3x	0.39	445.44	2.86	1.10	11.73
Median								\$ 2.25	\$ 1.77	\$ 1.41	11.7x	9.5x	1.1x	1.3x	0.22	278.56	3.31	1.12	12.28
Eagle Financial Services, Inc.	EFSI	\$ 35.90	3.5	\$ 125.3	\$ 1,616.7	\$ 29.47	\$ 29.15	\$ 3.20	\$ 4.17	\$ 4.47	8.6x	8.0x	1.2x	1.2x	0.16	452.34	3.68	0.99	13.70

(1) Previous day's closing price

(2) Estimates are from CapitalIQ except for EFSI which are Stonegate estimates

(3) Credit and Profitability metrics are LTM figures except for NIM which is MRQ

Source: Capital IQ, Stonegate Capital Partners

As can be seen above, Eagle Financial is trading at a P/TBV of 1.2x vs. average comps at 1.3x. We also note that over the prior 3-year period, Eagle Financial has traded at an average P/TBV of 1.1x, vs. comps at an average P/TBV of 1.2x. Given Eagle Financials' ratios compared to its comps, we believe a slight premium to comps is reasonable applying a P/TBV range of 1.2x to 1.4x with a mid-point of 1.3x. Using these assumptions, we arrive at a valuation range of \$34.98 to \$40.81 with a mid-point of \$37.89.

BALANCE SHEET

Eagle Financial Services, Inc. Consolidated Balance Sheets (\$Ms) Fiscal Year: December															
ASSETS	FY2019	FY2020	Q1 Mar-21	Q2 Jun-21	Q3 Sep-21	Q4 Dec-21	FY2021	Q1 Mar-22	Q2 Jun-22	Q3 Sep-22	Q4 Dec-22	FY2022	Q1 Mar-23	Q2 Jun-23	Q3 Sep-23
Assets															
Total Cash and Cash Equivalents	\$ 33.7	\$ 79.9	\$ 87.2	\$ 104.5	\$ 68.4	\$ 64.1	\$ 64.1	\$ 95.9	\$ 32.1	\$ 35.9	\$ 66.9	\$ 66.9	\$ 128.7	\$ 78.9	\$ 142.0
Securities Available for Sale	165.0	165.0	173.8	176.5	201.4	193.4	193.4	193.4	179.4	151.8	158.4	158.4	160.2	151.5	134.0
Restricted Investments	1.2	1.3	1.3	1.0	1.0	-	-	1.2	1.8	4.6	-	-	-	-	8.6
Loans Held for Sale	-	-	-	1.1	1.1	0.9	0.9	0.8	0.4	0.1	0.2	0.2	-	3.6	3.6
Loans	644.8	836.3	875.0	877.4	923.1	985.7	985.7	1,021.5	1,120.8	1,201.8	1,323.78	1,323.8	1,400.7	1,471.0	1,441.0
Allowance for Loan Losses	(5.0)	(7.1)	(7.8)	(8.1)	(8.4)	(8.8)	(8.8)	(9.3)	(9.8)	(10.7)	(11.2)	(11.2)	(14.0)	(14.5)	(14.6)
Net Loans	639.8	829.2	867.2	869.3	914.6	976.9	976.9	1,012.1	1,111.0	1,191.1	1,312.6	1,312.6	1,386.8	1,456.5	1,426.4
Bank Premises and Equipment, Net	19.3	18.7	18.8	18.6	18.6	18.2	18.2	18.3	18.2	18.0	18.1	18.1	17.8	18.1	18.4
Other Real Estate Owned	0.2	0.6	0.5	0.4	0.2	-	-	-	-	-	-	-	-	-	-
Other Assets	18.2	35.4	36.2	47.8	47.3	49.5	49.5	52.5	59.7	71.7	60.7	60.7	63.2	68.2	68.5
Total Assets	\$ 877.3	\$ 1,130.2	\$ 1,185.0	\$ 1,219.1	\$ 1,252.8	\$ 1,303.0	\$ 1,303.0	\$ 1,374.3	\$ 1,402.5	\$ 1,473.1	\$ 1,616.7	\$ 1,616.7	\$ 1,756.7	\$ 1,776.7	\$ 1,801.5
Liabilities & Shareholders' Equity															
Non-Interest Bearing Demand Deposits	\$ 269.2	\$ 407.6	\$ 435.3	\$ 441.1	\$ 448.2	\$ 470.4	\$ 470.4	\$ 489.4	\$ 477.5	\$ 491.2	\$ 478.8	\$ 478.8	\$ 464.1	\$ 433.2	\$ 430.9
Savings and Interest-bearing Demand Deposits	364.2	476.9	504.8	532.3	557.8	583.3	583.3	619.2	639.0	632.1	627.4	627.4	652.8	645.8	656.1
Time Deposits	138.2	128.7	127.9	126.1	124.6	123.6	123.6	122.7	115.0	130.8	157.9	157.9	273.0	379.0	411.4
Total Deposits	771.5	1,013.1	1,068.0	1,099.4	1,130.7	1,177.2	1,177.2	1,231.3	1,231.5	1,254.1	1,264.1	1,264.1	1,390.0	1,458.0	1,498.4
Subordinated Debt, Net of Unamortized Costs	-	-	-	-	-	-	-	29.3	29.3	29.4	29.4	29.4	29.4	29.4	29.4
Federal Funds purchased	-	-	-	-	-	-	-	-	28.6	-	33.0	33.0	-	-	-
Other Liabilities	9.5	12.0	11.9	12.1	12.3	15.5	15.5	11.5	13.6	91.1	188.6	188.6	232.9	185.3	172.5
Total Liabilities	781.0	1,025.1	1,079.9	1,111.5	1,143.0	1,192.8	1,192.8	1,272.2	1,303.0	1,374.6	1,515.0	1,515.0	1,652.3	1,672.7	1,700.3
Shareholders' Equity															
Common Stock - Par Value	8.5	8.5	8.5	8.5	8.5	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.7	8.7	8.7
Additional Paid in Capital	11.4	10.8	11.0	11.4	11.8	12.1	12.1	12.3	12.6	13.0	13.3	13.3	13.4	13.9	14.0
Retained Earnings	74.9	82.5	84.5	86.5	88.4	89.8	89.8	92.0	95.1	98.1	100.3	100.3	99.8	100.8	102.1
Accumulated Other Comprehensive (Loss) income	1.5	3.3	1.1	1.1	1.1	(0.2)	(0.2)	(10.8)	(16.8)	(21.2)	(20.4)	(20.4)	(17.5)	(19.4)	(23.6)
Total Shareholders Equity	96.3	105.1	105.1	107.6	109.8	110.3	110.3	102.1	99.5	98.5	101.7	101.7	104.5	104.0	101.2
Total Liabilities & Shareholders Equity	\$ 877.3	\$ 1,130.2	\$ 1,185.0	\$ 1,219.1	\$ 1,252.8	\$ 1,303.0	\$ 1,303.0	\$ 1,374.3	\$ 1,402.5	\$ 1,473.1	\$ 1,616.7	\$ 1,616.7	\$ 1,756.7	\$ 1,776.7	\$ 1,801.5
Book Value Per Share	28.08	30.86	29.37	29.37	28.58	28.22	31.93	28.22	29.15	28.28	29.15	29.15	29.65	29.47	28.74
Return on Average Assets (%)	1.16	1.11	0.71	0.97	1.15	1.14	0.90	0.99	1.16	1.16	0.83	1.02	0.63	0.48	0.51
Return on Average Equity (%)	10.60	11.03	8.30	12.24	15.84	16.49	10.28	12.08	15.86	15.93	12.70	14.06	9.99	7.93	8.87
Non Performing Assets to Total Assets(%)	0.2%	0.4%	0.4%	0.4%	0.3%	0.21%	0.21%	0.19%	0.15%	0.16%	0.16%	0.16%	0.14%	0.19%	0.32%
Non Performing Assets to Total Loans(%)	0.3%	0.6%	0.5%	0.6%	0.4%	0.28%	0.28%	0.26%	0.19%	0.20%	0.19%	0.19%	0.17%	0.23%	0.40%

Source: Company Reports, Stonegate Capital Partners

INCOME STATEMENT

Eagle Financial Services, Inc.																	
Consolidated Statements of Income (in \$Ms, except per share amounts)																	
Fiscal Year: December																	
	FY 2020	FY 2021	Q1 Mar-22	Q2 Jun-22	Q3 Sep-22	Q4 Dec-22	FY 2022	Q1 Mar-23	Q2 Jun-23	Q3 Sep-23	Q4 E Dec-23	FY 2023E	Q1E Mar-24	Q2E Jun-24	Q3 E Sep-24	Q4 E Dec-24	FY 2024E
Interest and Dividend Income																	
Interest and Fees on Loans	\$ 35.3	\$ 39.9	\$ 10.6	\$ 11.7	\$ 13.3	\$ 15.1	\$ 50.7	\$ 17.2	\$ 18.8	\$ 20.2	\$ 17.4	\$ 73.5	\$ 18.4	\$ 19.5	\$ 20.7	\$ 22.0	\$ 80.6
Taxable Interest Income	2.9	2.3	0.8	0.8	0.9	0.8	3.3	0.8	0.8	0.8	0.6	2.9	0.6	0.6	0.6	0.6	2.2
Interest Income Exempt from Federal Income Taxes	0.6	0.4	0.1	0.1	0.1	0.0	0.2	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.2
Dividends	0.1	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Interest on Deposits in Banks	0.1	0.1	0.0	0.0	0.1	0.2	0.4	0.5	0.7	1.0	0.0	2.2	0.0	0.0	0.0	0.0	0.1
Interest on Federal Funds Sold	0.0	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	-	0.1	-	-	-	-	-
Total Interest Income	38.9	42.7	11.5	12.6	14.4	16.2	54.7	18.6	20.4	22.2	18.0	79.1	19.1	20.2	21.3	22.6	83.1
Interest Expense																	
Interest on Deposits	3.3	1.7	0.4	0.4	0.7	1.5	2.9	3.5	5.5	7.0	5.6	21.5	5.7	5.8	5.9	6.0	23.3
Interest on Federal Home Loan Bank Advances	0.0	-	-	-	0.4	0.9	1.3	2.0	2.0	1.9	-	-	-	-	-	-	-
Int on Federal Funds Purch & Securities Sold - Repurch Agrmts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Subordinated Debt	-	-	-	0.3	0.3	0.4	1.1	0.4	0.4	0.4	0.4	1.4	0.4	0.4	0.4	0.4	1.4
Interest on Federal Funds Purchased	-	-	-	0.0	0.0	0.2	0.2	0.1	-	-	-	0.1	0.0	0.0	0.0	0.0	0.1
Total Interest Expense	3.3	1.7	0.4	0.7	1.5	2.9	5.5	5.9	7.9	9.3	5.9	23.0	6.1	6.2	6.3	6.4	24.8
Net Interest Income	35.6	41.0	11.1	11.9	12.9	13.3	49.2	12.6	12.4	12.9	12.1	56.1	13.0	14.0	15.1	16.2	58.3
Provision For Loan Losses	1.5	1.5	0.5	0.4	-	0.9	1.8	0.7	0.4	0.2	0.4	1.7	0.4	0.4	0.4	0.4	1.5
Net Interest Income After Provision for Loan Losses	34.2	39.5	10.6	11.6	12.9	12.3	47.4	12.0	12.0	12.7	11.7	54.4	12.6	13.6	14.7	15.8	56.8
Total Non-Interest Income	8.6	11.3	3.2	3.8	3.2	3.1	13.3	3.5	3.4	4.2	2.8	13.8	2.8	2.8	2.8	2.8	11.0
Total Non-Interest Expense	29.4	38.0	9.9	10.5	11.1	11.5	43.1	12.4	13.0	14.1	11.1	50.6	11.1	11.1	11.1	11.1	44.4
Earnings before Taxes	13.3	12.8	3.9	4.9	5.0	3.9	17.7	3.1	2.4	2.8	3.4	17.7	4.3	5.3	6.4	7.5	23.4
Taxes and Other Expenses																	
Provision for Income Tax	2.1	1.8	0.7	0.9	0.9	0.7	3.2	0.5	0.4	0.5	0.6	2.0	0.8	1.0	1.1	1.3	4.2
Net Income (Loss)	\$ 11.2	\$ 11.0	\$ 3.3	\$ 4.0	\$ 4.1	\$ 3.2	\$ 14.5	\$ 2.6	\$ 2.1	\$ 2.3	\$ 2.8	\$ 15.7	\$ 3.5	\$ 4.3	\$ 5.2	\$ 6.1	\$ 19.2
EPS - Basic	\$ 3.27	\$ 3.20	\$ 0.94	\$ 1.14	\$ 1.17	\$ 0.92	\$ 4.17	\$ 0.73	\$ 0.59	\$ 0.66	\$ 0.78	\$ 4.47	\$ 1.00	\$ 1.23	\$ 1.48	\$ 1.74	\$ 5.44
EPS - Diluted	\$ 3.27	\$ 3.20	\$ 0.94	\$ 1.14	\$ 1.17	\$ 0.92	\$ 4.17	\$ 0.73	\$ 0.59	\$ 0.66	\$ 0.78	\$ 4.47	\$ 1.00	\$ 1.23	\$ 1.48	\$ 1.74	\$ 5.44
WTD Avg Shares - Basic	3.4	3.4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
WTD Avg Shares - Diluted	3.4	3.4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Dividend per share	\$ 1.04	\$ 1.10	\$ 0.28	\$ 0.28	\$ 0.29	\$ 0.30	\$ 1.15	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.31	\$ 1.21	\$ 0.31	\$ 0.31	\$ 0.31	\$ 0.32	\$ 1.25
Margin Analysis																	
Net income margin	28.7%	25.8%	28.2%	31.6%	28.4%	19.8%	26.6%	13.9%	10.1%	10.5%	15.3%	19.9%	18.4%	21.5%	24.4%	27.2%	23.1%
Net interest margin	3.76%	3.59%	3.61%	3.70%	3.72%	3.68%	3.68%	3.27%	2.99%	3.66%	3.22%	3.22%	3.28%	3.33%	3.39%	3.44%	3.44%
Interest income %	4.25%	4.08%	4.20%	4.20%	4.46%	4.61%	3.86%	4.95%	5.15%	5.66%	4.60%	4.9%	4.60%	4.60%	4.60%	4.60%	4.2%
Interest Expense on deposit %	0.54%	0.24%	0.20%	0.20%	0.37%	0.75%	0.28%	1.49%	2.16%	2.61%	2.00%	1.9%	2.00%	2.00%	2.00%	2.00%	1.9%
Tax %	16.1%	13.8%	17.1%	18.2%	18.4%	17.3%	17.8%	17.1%	15.7%	16.5%	18.0%	11.2%	18.0%	18.0%	18.0%	18.0%	18.0%
Growth Rate Y/Y																	
Interest and Dividend Income	9.7%	9.7%	14.9%	21.5%	33.2%	41.0%	28.1%	61.2%	61.0%	54.5%	11.5%	44.7%	2.7%	-1.0%	-3.9%	25.3%	5.1%
Interest expense	-22.6%	-48.9%	-24.0%	67.7%	283.0%	679.6%	226.4%	1498.4%	988.2%	532.2%	103.9%	320.9%	2.4%	-22.3%	-32.5%	7.3%	7.8%
Net Income Interest after provision for loan losses	11.7%	15.6%	18.7%	19.2%	27.7%	14.2%	19.9%	13.0%	4.2%	-1.5%	-5.0%	14.9%	5.4%	13.2%	15.8%	35.3%	4.4%
Earnings Before Taxes	15.0%	-3.9%	13.9%	34.9%	44.8%	70.3%	38.2%	-20.4%	-50.0%	-44.5%	-13.1%	0.2%	37.2%	116.5%	128.8%	122.9%	32.2%
Net Income	14.5%	-1.4%	13.6%	32.9%	42.1%	40.0%	31.8%	-20.5%	-48.4%	-43.2%	-13.8%	8.3%	35.8%	110.5%	124.6%	122.9%	22.1%
Non Interest Income	10.6%	32.0%	33.6%	45.2%	9.8%	-8.1%	17.9%	8.7%	-12.8%	33.0%	-11.0%	3.7%	-22.0%	-18.1%	-34.7%	0.0%	-20.5%
Non Interest Expense	10.0%	29.2%	25.4%	20.6%	16.1%	-2.8%	13.2%	24.8%	23.1%	27.8%	-3.9%	17.5%	-10.4%	-14.3%	-21.5%	0.0%	-12.2%

Source: Company Reports, Stonegate Capital Partners estimates

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