



LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

PUBLIC DISCLOSURE

May 29, 2012

**COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION**

OceanFirst Bank
Charter Number 701437

975 Hooper Avenue
Toms River, NJ 08753

Office of the Comptroller of the Currency

New York - Jersey City
Harborside Financial Center - Plaza Five
Jersey City, NJ 07311

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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Overall CRA Rating

Institution’s CRA Rating: This institution is rated **Outstanding**.

The following table indicates the performance level of **OceanFirst Bank** with respect to the Lending, Investment, and Service Tests:

Performance Levels	OceanFirst Bank Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding	X		X
High Satisfactory		X	
Low Satisfactory			
Needs to Improve			
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- The bank's lending activity is excellent;
- A substantial majority of home mortgage loans and small loans to businesses were made within the bank's assessment areas;
- The distribution of home mortgage loans is excellent and small loans to businesses by income level of the geography is adequate;
- The borrower distribution of home mortgage loans by income level of the borrower is excellent and distribution of small loans to businesses is good;
- Community development lending has a positive impact on the Lending Test;
- The bank has a significant level of community development investments and is responsive to the credit needs of the AA; and
- The bank provides a relatively high level of community development services.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Census Tract (CT): A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community Development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

- (i) Low-or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

Community Reinvestment Act (CRA): the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into ‘male householder’ (a family with a male householder’ and no wife present) or ‘female householder’ (a family with a female householder and no husband present).

Full Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn). Beginning in 2004, the reports also include additional data on loan pricing, the lien status of the collateral, any requests for preapproval and loans for manufactured housing.

Home Mortgage Loans: Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every ten years and used to determine the income level category of geographies. Also, the median income

determined by the Department of Housing and Urban Development annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget and any other area designated as such by the appropriate federal financial supervisory agency.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. A Metropolitan Division consists of one or more counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as having at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Other Products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multi-state metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan area, the institution will receive a rating for the multi-state metropolitan area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined

in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in ‘loans to small farms’ as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Tier One Capital: The total of common shareholders’ equity, perpetual preferred shareholders’ equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Upper-Income: Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of geography.

Description of Institution

OceanFirst Bank (OFB) is a federally chartered, stock institution headquartered in Toms River, New Jersey. As of March 31, 2012, the bank had total assets of \$2.26 billion. OFB has served central New Jersey since 1902. In order to preserve a niche among regional, national, and multi-national mortgage lenders, OFB has purposely tried to preserve their hometown bank image by stressing personal service and through the OceanFirst Foundation (Foundation). The Foundation provides resources to the charities that serve the people in the bank's communities.

OFB provides an effective delivery system via 24 branches and a trust office. The full service offices are readily accessible to all portions of the Assessment Area (AA). Bank officers, directors, and employees assume a leadership role by participating in numerous community-based organizations that promote affordable housing, financial services, and economic development throughout the AA.

Each branch office offers an assortment of deposit and loan products. Automated teller machine (ATM) services are available at most branch locations. The bank also offers a transactional Internet website and on-line banking services. The bank opened one branch office during the review period in moderate income geography. OFB's AA consists of Ocean County, adjoining boroughs and townships in Monmouth County, and four townships in Middlesex County. The entire AA is contained within the Edison, New Jersey Metropolitan Division (MD) which is included in the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area (MSA). The AA consists of 167 geographies. Please refer to Appendices A and B for a detailed description of the bank's assessment area (AA).

The institution offers a full line of loan products and deposit and non-deposit services, but the bank engages primarily in residential mortgage lending funded through locally gathered deposits and borrowed funds. Loan products include fixed and adjustable-rate loans for the purchase, refinance and construction of one-to four-family and multi-family dwellings, and reverse mortgages. Commercial loans secured by real estate and other collateral and unsecured commercial loans are available, as are a variety of consumer loans, including home equity loans and lines of credit, auto loans, and unsecured personal loans.

As of March 31, 2012, total deposits were approximately \$1.68 billion and tier one capital was \$214.6 million. The loan portfolio totaled \$1.55 billion as of the same date.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The evaluation period for the Lending Test, with the exception of Community Development Loans, is January 1, 2009 through December 31, 2011. Our conclusions for the bank's lending performance are based on home mortgage loans consisting of home purchase, home improvement, and refinance loans as reported on the bank's HMDA Loan Application Register (HMDA-LAR). Multi-family loans, which are also reported on the HMDA-LAR, were not evaluated as the volume was not significant. Our assessment also included reportable small loans to businesses. Small loans to farms were not evaluated as the volume was not significant. The evaluation period for community development loans and the investment and service tests is April 2, 2009 through May 29, 2012. Consumer loans and small loans to farms were not evaluated as they do not constitute a substantial majority of the bank's business.

Data Integrity

Prior to this examination, we reviewed the accuracy of HMDA and small loans to businesses made in the evaluation period. Based on a sample of each loan type made in the evaluation period, we found the data to be accurate and determined it can be relied upon for this CRA evaluation. Community development loans, investments, and services submitted by bank management were also verified to ensure they met the regulatory definition of community development.

Selection of Areas for Full-Scope Review

OFB has one AA that meets the technical and regulatory requirements as defined by the regulation. We conducted a full scope review of the AA which included Ocean County, adjoining boroughs and townships in Monmouth County, and four townships in Middlesex County. The AA does not arbitrarily exclude any low- or moderate-income geographies.

Please refer to Appendix A for more information on the scope of the examination and Appendix B for further information regarding the market profile of the full-scope AA.

Ratings

The bank's overall rating is based on the full-scope review of the bank's one AA. The Lending Test was more heavily weighted than the Investment Test or the Service Test. For the Lending Test, OFB home mortgage loans received more weight than small loans to businesses. During the evaluation period, home mortgage loans represented 93 percent of the total loans originated and purchased and small loans to businesses represented 7 percent.

Other

We contacted one non-profit community organization in Ocean County that provides services related to affordable housing opportunities in the county for low- and moderate-income households. The contact identified affordable housing as a primary need in the community. Needs of the area include financial assistance programs available for homebuyers, mortgage counseling, reverse mortgages due to the large senior citizen base in the county and seminars to educate prospective homebuyers.

This community organization has been working to increase owner occupied housing in the area in an effort to create long-term affordable housing. The community contact stated that a variety of opportunities also exist for community development lending, investments, and services. The contact

stated that local financial institutions, including OFB, have been supportive in recent years by providing technical assistance, financial expertise and donations.

Fair Lending or Other Illegal Credit Practices Review

Pursuant to 12 C.F.R. 25.28(c), or 12 C.F.R. 195.28(c), in determining a national bank's (bank) or Federal savings association's (FSA) CRA rating, respectively, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank or FSA, or in any assessment area by an affiliate whose loans have been considered as part of the bank's or FSA's lending performance.

We found no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

Conclusions with Respect to Performance Tests

LENDING TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the lending test is rated "Outstanding". Based on the full-scope review, the bank's performance in the Edison, NJ MD is excellent.

Lending Activity

Refer to Tables 1 Lending Volume in Appendix C for the facts and data used to evaluate the bank's lending activity.

Edison, NJ MD

Lending activity in the Edison, NJ MD reflects excellent responsiveness to AA credit needs. The bank's lending patterns are reflective of the credit needs of the community when considering the level of competition. During the evaluation period, 74 percent of the bank's loan originations (home mortgage) were made in this AA. HMDA loans comprised 93 percent of all lending in the AA and will be weighted more heavily than small loans to businesses which comprised 7 percent of all lending in the AA. Home purchase, refinance, and improvement loans represented 27 percent, 64 percent, and 9 percent, respectively, of all home mortgages originated in the AA. Therefore, home refinance loans will be weighted more heavily in the assessment of home mortgages. The volume of multi-family loans made by the bank was not significant. Therefore, an analysis of these loans is not meaningful.

OFB has 24 branches and 100 percent of its deposits in this AA. As of June 30, 2011, OFB ranked 4th, 16th and 34th with 10.75 percent, 1.1 percent and .25 percent deposit market share in the Ocean, Monmouth and Middlesex Counties respectively.

Distribution of Loans by Income Level of the Geography

The geographic distribution of loans by income level of the geography is excellent. The geographic distribution of home mortgage loans is excellent and the geographic distribution of small loans to businesses is good. Our analysis took into consideration the competition from other financial institutions operating in the AA.

Home Mortgage Loans

Refer to Tables 2, 3, 4 and in Appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

Home Purchase Loans

The bank's geographic distribution of home purchase loans is excellent. The percentage of home purchase loans made in low-income geographies is excellent and exceeds the percentage of owner-occupied housing units in the low-income tracts. The bank's percentage of home purchase loans made in

low-income geographies exceeds the percentage of aggregate peer home purchase lending in low-income geographies.

The bank's percentage of home purchase loans made in moderate income geographies exceeds the percentage of owner-occupied units located in moderate-income geographies. The percentage of home purchase loans made in moderate-income geographies also exceeds the percentage of aggregate home purchase lending in the moderate-income tracts.

Home Improvement Loans

The bank's geographic distribution of home improvement loans is good. The percentage of home improvement loans made in the low-income geographies is near to the percentage of owner occupied units in the low-income geographies but exceeds the percentage of aggregate peer lending in the low-income tracts. The bank's performance is excellent considering the low percent of owner-occupied housing units located in low-income tracts in the AA.

The geographic distribution of home improvement loans in moderate-income tracts reflects adequate distribution. The percentage of home improvement loans made in moderate-income geographies is below the percentage of owner-occupied units in the moderate-income tracts. The bank's performance is adequate as the bank's percentage of home refinance loans made in moderate-income tracts is below the percentage of aggregate home improvement lending in the moderate-income tracts.

Home Refinance Loans

The bank's geographic distribution of home refinance loans is excellent. The percentage of home refinance loans made in the low-income geographies is excellent. While it is well below the percentage of owner-occupied units in the low-income geographies it exceeds the percentage of aggregate peer lending in the low-income tracts.

The geographic distribution of home refinance loans in moderate-income tracts reflects excellent distribution. The percentage of home refinance loans made in moderate-income geographies is near to the percentage of owner-occupied units in the moderate-income tracts. The bank's performance is excellent as the bank's percentage of home refinance loans made in moderate-income tracts exceeds the percentage of aggregate refinance lending in the moderate-income tracts.

Small Loans to Businesses

Refer to Table 6 in Appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses.

The bank's geographic distribution of small loans to businesses is adequate. The percentage of small loans to businesses in low-income geographies is below the percentage of businesses in low-income geographies. However, only 3.49 percent of all businesses are located within the low-income geographies. The percentage of small loans to businesses in moderate-income geographies is below the percentage of businesses located in moderate-income geographies but near to the percentage of aggregate peer lending in the moderate-income tracts.

Lending Gap Analysis

Our review of the geographic distribution of loans did not detect any conspicuous or unexplained gaps in OFB's lending patterns.

Inside/Outside Ratio

The analysis of the bank's lending within its AA concluded that the bank originates or purchases a substantial majority of loans in their AA. During the evaluation period, 75 percent of the number and 66 percent of the dollar amount of total home mortgage and small loans to businesses were in the bank's AA. For all home mortgage products, 74 percent of the number and 65 percent of the dollar amount were within the bank's AA. For small loans to businesses, 85 percent of the count and 81 percent of the dollar amount were within the AA. This performance contributes positively to the Lending Test.

Distribution of Loans by Income Level of the Borrower

The distribution of loans by income level of the borrower is excellent. The distribution of home mortgage loans by income level of the borrower is excellent. The distribution of small loans to businesses is good.

Home Mortgage Loans

Refer to Tables 8, 9, and 10 in Appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

Home Purchase Loans

Borrower distribution for home purchase loans is good. The percentage of home purchase loans to low-income borrowers is good. It is below the percentage of low-income families in this AA. The bank's percentage of home purchase loans to low-income borrowers exceeds the percentage of aggregate peer lending to low-income borrowers in the AA. The percentage of home purchase loans to moderate-income borrowers is good and exceeds the percentage of moderate-income families in the AA. The percentage of home purchase loans to moderate-income borrowers is near to the aggregate peer lending levels.

The bank's lending opportunities are limited to due to the lack of affordable housing. The average median housing value was \$167,742. The 2011 adjusted median family income was \$95,300 which indicates a low-income borrower earns less than \$47,650. The moderate-income borrower earns an income of at least \$47,650 to a maximum income of \$76,240.

Market competition for home mortgage loans is significant. The majority of mortgage lending was dominated by large national and regional banks. The bank's performance is considered good given the high cost of housing, the strong level of competition, and limited lending opportunities.

Home Improvement Loans

Borrower distribution for home improvement is excellent. The borrower distribution for home improvement loans to low-income borrowers is excellent. The percentage of home improvement loans to low-income borrowers is near to the percentage of low-income families in the AA. The bank's level of home improvement loans to low-income families exceeds the percentage of aggregate peer lending to low-income borrowers in the AA. The borrower distribution for home improvement loans to moderate-income borrowers is good. The percentage of home improvement loans to moderate-income borrowers exceeds the percentage of moderate-income families in the AA. The bank's percentage of home improvement loans to moderate-income borrowers is near to peer aggregate lending levels.

Home Refinance Loans

Borrower distribution for home refinance loans is excellent. The borrower distribution for home refinance loans to low-income borrowers is good. The percentage of home refinance loans to low-income borrowers is well below the percentage of low-income families in the AA. The bank's level of home refinance loans to low-income families exceeds the percentage of aggregate peer lending to low-income borrowers in the AA. The borrower distribution for home refinance loans to moderate-income borrowers is good. The percentage of home refinance loans to moderate-income borrowers exceeds the percentage of moderate-income families in the AA. The bank's percentages of home refinance loans to moderate-income borrowers near the peer aggregate lending levels.

Small Loans to Businesses

Refer to Table 11 in Appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

The distribution of the bank's small loans to businesses is good. The bank's lending to small businesses is near to the percentage of small businesses in the Edison MD. Small loans to small businesses (businesses with revenues of \$1 million or less) represent 71 percent of all small loans to businesses originated by OFB compared to 65 percent of the businesses within the AA. The distribution by size of loans shows that a good percentage of the loan originations are for \$100,000 or less.

Community Development Lending

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of community development lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans.

Community development lending in the Edison, NJ MD is good and has a positive impact on the Lending Test. The bank originated four loans totaling \$5.4 million. This represents 2.5 percent of tier one capital. All CD loans made in this AA were used to finance affordable housing which is an identified credit need.

- A \$3.67 million loan to finance an affordable housing development located in LMI geography. The loan was extended to a organization that is the owner of a 112 unit affordable housing development.
- A \$580 thousand construction loan issued to an urban renewal group for installation of a solar energy roof for a low-income housing project. The group operates this multi-family 184 unit that is located in LMI geography.

Product Innovation and Flexibility

Flexible loan programs have a positive impact on lending performance. The bank offers standard loan products and uses some specialized and/or flexible loan practices in order to meet credit needs of the assessment area. These programs promote first-time homebuyers, lending to LMI individuals, and small businesses.

The First Home Club is a Federal Home Loan Bank (FHLB) program that offers incentives for households with incomes at or below 80 percent of area median income to save towards the purchase of a new home. The program is administered through approved members of the FHLB (OFB is a member). During the evaluation period, OFB originated 49 loans totaling \$8.2 million as part of their first-time homebuyer program which provides first-time homebuyers financing at a reduced rate and with lower closing costs.

The bank participated in a HOME Investment Partnership Program block grant funding annually from HUD to create affordable housing for low and moderate income households. The program includes a First-time Homebuyer Program for income eligible households. The purpose of this program is to assist first time homebuyers with down payment and closing costs.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the investment test is rated "High Satisfactory". Based on the full-scope review, the bank's performance in the Edison, NJ MD is good.

Refer to Table 14 in Appendix C for the facts and data used to evaluate the bank's level of qualified investments.

OFB has a significant level of qualified investments and donations in the Edison, NJ MD AA and exhibits good responsiveness to credit and economic development needs in the AA. During the evaluation period, investments consisted of 146 qualifying grants, donations and investments totaling \$972 thousand that provide affordable housing and community services to low-and moderate-income individuals in the AA.

Highlights of grants, donations and investments within AA include:

- A \$108 thousand investment in the FHLB's Affordable Housing Program that partners with not-for-profit community groups to fund affordable housing initiatives and community development opportunities.
- A \$102 thousand grant to an Ocean County economic agency to provide supporting services for disadvantaged residents in an LMI area.
- \$128 thousand in grants to a non-profit organization with locations in Monmouth and Ocean County that provides activities and initiatives to help build financial capabilities, goals and stability for LMI families.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Service Test is rated "Outstanding". Based on full-scope reviews, the bank's performance in the Edison, NJ MD is excellent.

Retail Banking Services

Refer to Table 15 in Appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

OFB's delivery systems are readily accessible to geographies and individuals of different income levels throughout the AA. The bank has 24 full-service branches in the AA. Nine branches in the AA are located in low- or moderate-income geographies. The bank opened one branch in a moderate-income geography during the evaluation period improving the accessibility of its delivery systems, particularly in low- and moderate-income geographies. No branches were closed during the evaluation period.

Services do not vary in a way that inconveniences certain portions of the AA, particularly low- and moderate-income geographies and/or individuals. Banking hours and services are provided Monday through Saturday at all branches which are generally open from 8:30 a.m. to 5 p.m., while hours are extended on Friday at most locations. Drive-thru facilities are available at most offices, generally having hours from 8:00 a.m. to 7 p.m. each day of the week and generally until 4:00 p.m. on Saturdays.

All branches offer a full range of traditional deposit and loan products. The bank's deposit products include basic personal and business checking account as well as a variety of loan products including mortgages for first-time homebuyers and reverse mortgages. The bank offers a free checking account product as well. Automated teller machine (ATM) services are available at most branch locations. The bank also offers free online banking and online bill pay through their transactional Internet website and on-line banking services.

Community Development Services

OFB provides a relatively high level of community development services. Bank management and employees have provided financial expertise to various qualified community development organizations or programs. Highlights of CD services activities in the AA include:

- A senior bank officer serves on an organization that provides programs for low- and moderate-income women. The bank officer serves as an Executive Board member and is also on the Human Resources committee.
- A bank senior officer serves as a Board Member for a local community organization that provides workforce and literacy program assistance to low- and moderate-income individuals.

- A senior bank officer serves as a member and provides financial expertise to a loan organization that provides affordable housing opportunities for senior citizens.
- A bank senior officer serves on two Boards as Treasurer and a member of the Executive Committee. The first organization is a community development corporation that assists small businesses and the second is an organization that provides community services to low-and-moderate income individuals.
- A bank officer serves as a Board member for a non-profit organization that provides services for low-and moderate-income older youth and young adults as well as assisting with transitional housing.
- A bank officer serves as a Board member for an affordable housing organization. The organization is involved in building, rehabilitating, financing, and monitoring new and existing affordable housing.
- A bank officer serves as a member for a non-profit charitable organization that provides financial assistance for local low-and-moderate individuals and their families.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed	Lending Test (excludes CD Loans): (01/01/09 to 12/31/11) Investment and Service Tests and CD Loans: (04/02/09 to 05/29/12)	
Financial Institution	Products Reviewed	
OceanFirst Bank (OFB), Toms River, NJ	Home Mortgage Loans (includes home purchase, home improvement, home mortgage refinance, and multifamily loans) reported on the HMDA Loan Application Register, as well as small loans to businesses as reported on the CRA Loan Register. Community development loans, investments, and services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None		
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
Edison, NJ MD	Full-Scope	See Market Profiles in Appendix B.

Appendix B: Market Profiles for Full-Scope Areas

Edison, NJ MD

OceanFirst Bank AA

Demographic Information for Full Scope Area: OceanFirst MSA						
Demographic Characteristics	#	Low percent of #	Moderate percent of #	Middle percent of #	Upper percent of #	NA* percent of #
Geographies (Census Tracts/BNAs)	167	6.59	23.35	57.49	12.57	0.00
Population by Geography	747,624	6.13	20.40	58.46	15.02	0.00
Owner-Occupied Housing by Geography	239,795	7.60	23.49	55.29	13.61	0.00
Business by Geography	73,548	3.49	16.19	61.24	19.08	0.00
Farms by Geography	1,892	1.00	9.94	67.86	21.19	0.00
Family Distribution by Income Level	202,268	22.50	21.50	23.63	32.37	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	88,996	11.17	28.35	53.52	6.97	0.00
Median Family Income		69,978	Median Housing Value		167,742	
HUD Adjusted Median Family Income for 2011		95,300	Unemployment Rate (2000 US Census)		9.7percent	
Households Below Poverty Level		6percent				

(*) The NA category consists of geographies that have not been assigned an income classification.

Source: May 2012 US BLS and 2011 HUD updated MFI

OFB's operations, within the New York-Northern New Jersey-Long Island, NY-NJ-PA MSA and Edison, NJ MD are in the county of Ocean, where the bank's headquarters is located, and portions of Monmouth and Middlesex. This AA contains 24 branches and 100 percent of the bank's total deposits. The AA is comprised of 167 census tracts. There are 11 low-income tracts (7 percent), 39 moderate-income tracts (23 percent), 96 middle-income tracts (57 percent), and 21 upper-income tracts (13 percent). The 2000 U.S. Census Data indicates that 39 percent of the families in the AA are considered low-or moderate-income. Approximately 6 percent of the households are below the poverty level.

Competition with the AA is strong with the market dominated by large local and regional financial institutions. The Federal Deposit Corporation's Institutions Deposit Market Share Report, as of June 30, 2011, indicates 23 institutions operating within Ocean County. OFB ranks 4th with deposit market share in Ocean County of 10.7 percent. Competitors include: Wells Fargo Bank, National Association; TD Bank, National Association; and Hudson City Savings Bank. Nationwide institutions provide further competition for mortgage and business loans.

Economic indicators reveal that the state and the local economy are still struggling to recover. Job growth has been stagnant as the state attempts to recover from a deep employment deficit. The Ocean County area employment base is comprised primarily of health care and social assistance along with retail trade. Based on data from the U.S. Bureau of Labor Statistics, as of May 2012, the unemployment rate for the state of New Jersey (not seasonally adjusted) was 9.2 percent compared to the national rate of 8.2 percent. The unemployment rate for Ocean County was 9.7 percent. Major employers in the area include Saint Barnabas Health Care System, Six Flags and the Naval Air Engineering Station.

The housing market in the area remains expensive, with area house prices trending above national levels. Affordable housing opportunities for low-and moderate-income families are limited. Through a review of community contacts and discussions with bank management, affordable housing has been identified as the primary need in the area.

Appendix C: Tables of Performance Data

Content of Standardized Tables

References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the lending test tables, the following are applicable: (1) purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area; (2) Partially geocoded loans (loans where no census tract is provided) cannot be broken down by income geographies and, therefore, are only reflected in the Total Loans in Core Tables 2 through 7 and part of Table 13; and (3) Partially geocoded loans are included in the Total Loans and percent Bank Loans Column in Core Tables 8 through 12 and part of Table 13. Tables without data are not included in this PE.

The following is a listing and brief description of the tables:

- Table 1. Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration.
- Table 1. Other Products** - This table is not applicable and not included.
- Table 2. Geographic Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - This table is not applicable and not included.
- Table 6. Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank’s assessment area.
- Table 7. Geographic Distribution of Small Loans to Farms** - This table is not applicable and not included.

- Table 8. Borrower Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.
- Table 9. Borrower Distribution of Home Improvement Loans** - See Table 8.
- Table 10. Borrower Distribution of Refinance Loans** - See Table 8.
- Table 11. Borrower Distribution of Small Loans to Businesses** - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.
- Table 12. Borrower Distribution of Small Loans to Farms** - This table is not applicable and not included.
- Table 13. Geographic and Borrower Distribution of Consumer Loans** - This table is not applicable and not included.
- Table 14. Qualified Investments** - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.
- A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area.
- Table 15. Distribution of Branch Delivery System and Branch Openings/Closings** - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Institution ID: OceanFirst Bank

Table 1. Lending Volume

LENDING VOLUME												
Geography: OceanFirst AA												
Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011												
	percent of Rated Area Loans (#) in MA/AA [*]	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans ^{**}		Total Reported Loans		percent of Rated Area Deposits in MA/AA ^{***}
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
Assessment Area (2011):												
Full Review:												
OceanFirst MSA	100.00	3,037	652,102	216	45,347	0	0	9	5,395	3,253	697,449	100.00

^{*} Loan Data as of December 31, 2011. Rated area refers to either state or multi-state MA rating area.

^{**} The evaluation period for Community Development Loans is from April 02, 2009 to May 29, 2012.

^{***} Deposit Data as of June 30, 2011. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Institution ID: OceanFirst Bank

Table 1. Other Products

LENDING VOLUME		Geography: OceanFirst AA				Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011								
Assessment Area (2011):	percent of Rated Area Loans (#) in MA/AA*	Total Optional Loans		Small Business Real Estate Secured**		Home Equity**		Motor Vehicle**		Credit Card**		Other Secured Consumer**		percent of Rated Area Deposits in MA/AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
Full Review:														
OceanFirst MSA	0.00	0	0	0	0	0	0	0	0	0	0	0	0	100.00

* Loan Data as of December 31, 2011. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Optional Product Line(s) is from January 01, 2009 to December 31, 2011.

*** Deposit Data as of June 30, 2011. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Institution ID: OceanFirst Bank

Table 1. Other Products

LENDING VOLUME		Geography: OceanFirst AA		Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011	
	Other Unsecured Consumer Loans*		Other Optional Loans*		
	#	\$ (000's)	#	\$ (000's)	
Assessment Area (2011):					
Full Review:					
OceanFirst MSA	0	0	0	0	0

* The evaluation period for Optional Product Line(s) is from January 01, 2009 to December 31, 2011.

Institution ID: OceanFirst

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE		Geography: OceanFirst AA					Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (percent) by Tract Income [*]			
	#	percent of Total ^{**}	percent Owner Occ Units ^{***}	percent BANK Loans ^{****}	percent Owner Occ Units ^{***}	percent BANK Loans	percent Owner Occ Units ^{***}	percent BANK Loans	percent Owner Occ Units ^{***}	percent BANK Loans	Low	Mod	Mid	Upp
Full Review:														
OceanFirst MSA	820	100.00	7.60	7.93	23.49	28.41	55.29	59.76	13.61	3.90	4.42	22.63	57.03	15.92

^{*} Based on 2010 Peer Mortgage Data (USPR)

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: OceanFirst Bank

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT		Geography: OceanFirst AA					Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (percent) by Tract Income ¹			
	#	percent of Total ²	percent Owner Occ Units ³	percent BANK Loans ⁴	percent Owner Occ Units ³	percent BANK Loans	percent Owner Occ Units ³	percent BANK Loans	percent Owner Occ Units ³	percent BANK Loans	Low	Mod	Mid	Upp
Full Review:														
OceanFirst MSA	265	100.00	7.60	6.42	23.49	12.83	55.29	78.11	13.61	2.64	2.14	20.72	61.09	16.06

¹ Based on 2010 Peer Mortgage Data (USPR)

² Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

³ Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

⁴ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: OceanFirst Bank

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE			Geography: OceanFirst AA				Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011				Aggregate HMDA Lending (percent) by Tract Income [†]			
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low	Mod	Mid	Upp
	#	percent of Total ^{**}	percent Owner Occ Units ^{***}	percent BANK Loans ^{****}	percent Owner Occ Units ^{***}	percent BANK Loans	percent Owner Occ Units ^{***}	percent BANK Loans	percent Owner Occ Units ^{***}	percent BANK Loans				
Full Review:														
OceanFirst MSA	1,948	100.00	7.60	3.39	23.49	18.48	55.29	71.00	13.61	7.14	1.58	16.36	61.37	20.70

[†] Based on 2010 Peer Mortgage Data (USPR)

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: OceanFirst Bank

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES		Geography: OceanFirst AA					Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011							
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate Lending (percent) by Tract Income*			
	#	percent of Total**	percent of Businesses***	percent BANK Loans	percent of Businesses***	percent BANK Loans	percent of Businesses***	percent BANK Loans	percent of Businesses**	percent BANK Loans	Low	Mod	Mid	Upp
Full Review:														
OceanFirst MSA	216	100.00	3.49	0.00	16.19	11.57	61.24	81.02	19.08	7.41	2.86	11.64	54.11	31.39

* Based on 2010 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2011).

Institution ID: OceanFirst Bank

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE														
Geography: OceanFirst AA				Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011										
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]			
	#	percent of Total ^{**}	percent Families [*]	percent BANK Loans ^{****}	percent Families ¹	percent BANK Loans ^{****}	percent Families ^{***}	percent BANK Loans ^{****}	percent Families ^{***}	percent BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
OceanFirst MSA	820	100.00	22.50	13.19	21.50	27.39	23.63	23.74	32.37	35.68	11.01	27.46	26.02	35.50

^{*} Based on 2010 Peer Mortgage Data (USPR)

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 2.9percent of loans originated and purchased by BANK.

¹ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: OceanFirst Bank

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: OceanFirst AA					Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]			
	#	percent of Total ^{**}	percent Families ^{***}	percent BANK Loans ^{****}	percent Families ²	percent BANK Loans ^{****}	percent Families ^{***}	percent BANK Loans ^{****}	percent Families ^{***}	percent BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
OceanFirst MSA	265	100.00	22.50	21.79	21.50	23.74	23.63	31.52	32.37	22.96	14.18	24.92	28.76	32.13

^{*} Based on 2010 Peer Mortgage Data (USPR)

^{**} Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 3.0percent of loans originated and purchased by BANK.

² Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: OceanFirst Bank

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE		Geography: OceanFirst AA					Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]			
	#	percent of Total ^{**}	percent Families ^{***}	percent BANK Loans ^{****}	percent Families ³	percent BANK Loans ^{****}	percent Families ^{***}	percent BANK Loans ^{****}	percent Families ^{***}	percent BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
OceanFirst MSA	1,948	100.00	22.50	10.70	21.50	22.39	23.63	26.77	32.37	40.14	6.97	20.29	28.45	44.29

^{*} Based on 2010 Peer Mortgage Data (USPR)

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 1.6percent of loans originated and purchased by BANK.

³ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: OceanFirst Bank

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: OceanFirst AA			Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011				
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Aggregate Lending Data*	
	#	percent of Total**	percent of Businesses***	percent BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
OceanFirst MSA	216	100.00	70.87	65.28	48.15	23.61	28.24	36,358	9,324

* Based on 2010 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2011).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 0.00percent of small loans to businesses originated and purchased by the bank.

Institution ID: OceanFirst Bank

Table 14. Qualified Investments

QUALIFIED INVESTMENTS		Geography: OceanFirst AA		Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011					
Assessment Area:	Prior Period Investments [*]		Current Period Investments		Total Investments			Unfunded Commitments ^{**}	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	percent of Total	#	\$(000's)
Full Review:									
OceanFirst MSA	0	0	146	972	146	972	100.00	0	0

^{*} 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

^{**} 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Institution ID: OceanFirst Bank

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS				Geography: OceanFirst AA				Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011									
Assessment Area:	Deposits	Branches						Branch Openings/Closings				Population					
	percent of Rated Area Deposits in AA	# of BANK Branches	percent of Rated Area Branches in AA	Location of Branches by Income of Geographies (percent)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				percent of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
OceanFirst MSA	100.00	24	100.00	8.33	29.17	58.33	4.17	1	0	0	1	0	0	6.13	20.40	58.46	15.02

Institution ID: OceanFirst Bank

Distribution of Branch and ATM Delivery System

DISTRIBUTION OF BRANCH and ATM DELIVERY SYSTEM		Geography: OceanFirst AA						Evaluation Period: JANUARY 1, 2009 TO DECEMBER 31, 2011									
Assessment Area:	Deposits	Branches						ATMs				Population					
	percent of Total Bank Deposits	# of BANK Branches	percent of Total Bank Branches	Location of Branches by Income of Geographies (percent)				# of Bank ATMs	# of Total Bank ATMs	Location of ATMs by Income of Geographies				percent of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
OceanFirst MSA	100.00	24	100.00	8	29	58	4	0	0.00	0	0	0	0	6.13	20.40	58.46	15.02