

About Us

Clay County Savings Bank was founded in March 1922 and operated under the name Clay County Building and Loan Association until February 1967, at which time the Bank was renamed Clay County Savings and Loan Association. Originally a state chartered savings and loan association, the Bank converted to a federal charter in 1995. As part of the conversion from mutual to stock ownership, the Bank converted to a federally chartered savings bank and changed its name to Clay County Savings Bank. The Bank is now a wholly-owned subsidiary of CCSB Financial Corp. (the "Company"), a Delaware corporation, which was incorporated in September 2002. The Bank conducts its business through four offices in Clay County, Missouri, including the main office in Liberty, Missouri, and branch offices in Kearney, Smithville, and Kansas City North. The Bank's deposit accounts are insured up to a maximum of \$250,000 by the Federal Deposit Insurance Corporation (FDIC).

The Bank is a community-oriented financial institution offering selected financial services to meet the needs of the communities it serves. Although established primarily to meet the home financing needs of the public, the Bank is now a full-service financial institution that serves the expanded credit needs of residents and businesses in its market area. The Bank currently offers a variety of deposit accounts, including personal and business checking accounts, passbook and statement savings accounts, flexible-term certificates of deposit, and individual retirement accounts. The Bank's lending activity consists of permanent and construction single-family real estate loan financing, loans secured by multi-family and nonresidential real estate, home equity and other consumer lending, and commercial non-real estate financing.



1178 West Kansas Street
Liberty, MO 64068



303 South Jefferson
Kearney, MO 64060



1101 South 169 Highway
Smithville, MO 64089



8140 North Brighton Avenue
Kansas City, MO 64119

Management

The management team consists of Chairman Davis, President Usera, three senior vice presidents and three vice presidents. All except two have at least 10 years of experience at the Bank.

John Davis is Chairman and Chief Executive Officer. He is also Chairman and CEO of the holding company. Chairman Davis has served as managing officer since May 1982. He was named Chairman in February 2006; prior to that he held the title of President from 1989 to 2006 and Executive Vice President from 1981 to 1989. He became a director in December 1992. Chairman Davis has been with the Bank since 1981, with a prior stint as a loan officer between 1973 and 1975. In between, he operated an insurance company in Slater, MO. He is a graduate of William Jewell College in Liberty.

Mario Usera joined the Bank on July 1, 1997. He is President, Chief Operating Officer and Chief Financial Officer, titles he has held since February 2006. Previously, he held the title of Executive Vice President and Chief Financial Officer. He was named a Director in 2002. President Usera serves in similar capacities with the holding company and oversees all aspects of the Bank plus has specific responsibilities of asset/liability management and marketing. The Internal Auditor/Compliance Officer, Information Technology Officer and branch managers also report directly to him. President Usera has 14½ years of

regulatory experience with the Office of Thrift Supervision (and predecessors). At the OTS, President Usera was a former field manager. He is a 1982 graduate of South Dakota State University.

Deborah A. Jones is a Senior Vice President and the Secretary of the Bank and holding company. Senior Vice President Jones has been with the Bank since October 1977, starting as a teller. In 1983, she became Treasurer, which she relinquished in February 2006, and was promoted to a Vice President on July 1, 1989. She became Secretary on March 17, 1999. In her current duties, Senior Vice President Jones oversees the retail banking operation and has specific oversight over the savings department at the main office and Liberty branch. Senior Vice President Jones is a 1977 graduate of William Woods College, Fulton, MO.

Debra S. Coltman oversees residential, including construction, and consumer lending activities. She is a Senior Vice President and Assistant Secretary of the Bank and a Senior Vice President of the holding company. SVP Coltman has been with the Bank since 1974, starting as a teller. She was named a loan officer in November 1975 and, in 1978, she was appointed a vice president. Senior Vice President Coltman is a 1984 graduate of Rockhurst College in Kansas City, MO.

Joseph D. Schoonover is the newest member of the management team. He officially joined the Bank in February 2011 after providing commercial loan consulting services during the prior six months. SVP Schoonover is a Senior Vice President and oversees all commercial, real estate and nonmortgage lending activities. He has over 17 years of banking experience at other financial institutions and is a graduate of Northwest Missouri State University.

Mary D. Gray is Vice President and Treasurer of the Bank and holding company. At the Bank, she is in charge of the accounting department and oversees personnel administration. She was named Treasurer in February 2006 and prior to that had served as Controller since 2001, at which time she was named a Vice President. She has been with the Bank since June 1983, starting as a teller and being promoted to Assistant Vice President and Assistant Treasurer in 1985. Vice President Gray is a 1983 graduate of William Jewell College in Liberty.

Kathryn E. Varnon is a Vice President and a Senior Loan Officer. She has been with the Bank and in the loan department since 1984. She was promoted to an Assistant Vice President and Loan Officer in 1987, and became a Vice President in 2001.

David C. Wilmshorst was hired as a Vice President to be the North Brighton branch manager in February 2005. In May 2006, the North Brighton office was opened. He has 30+ years of prior experience in the banking industry, serving previously as a branch manager (or in similar capacities) at Bank Midwest, Commerce Bank and Community Federal Savings & Loan.

Products and Services

Formed in 1922, to serve the home financing needs of the public, our focus is now on serving the expanded personal and small business banking and credit needs within the communities where we are now located. We have a commitment to personal attention and exceptional service as we strive to be the neighborhood bank where customers are known by name. In addition to a full range of products and services, customers have access to four banking facilities in the Clay County, Missouri, area with convenient hours, access to over 4,200 ATMs worldwide without fees and surcharges, and access to accounts 24/7 through online banking via the Internet. Further, our customers enjoy no afternoon cutoffs, allowing deposits made during business hours to be credited the same day regardless of the time of day, even on Saturdays. Loan decisions are made locally by our management team and we service almost all our loans.

Personal Checking

Clay County Savings Bank has several personal and small business checking options. Personal checking options include Premier Checking, Premier Plus Checking, Premier 55 Checking and Premier Rewards Checking. The Premier checking account has no minimum balance requirement and no monthly service charge. It is a **totally free checking account**, including free debit card and online banking. Clay County Savings Bank's Premier Plus checking account is an interest-bearing account and provides free personalized checks and online bill pay in addition to a free debit card, online banking and ID Restoration Service. In addition, for Premier Plus accountholders, there is no charge for money orders, cashier's checks and many other services. The Premier Plus checking account requires a daily minimum balance of only \$500 to avoid service charges.

The Premier 55 checking account caters to senior adults (age of 55 and over) and has all the benefits of the Premier Plus account but has no minimum balance requirements and no monthly service charge. Premier 55 club members also enjoy social and travel benefits. Clay County Savings Bank's Premier Rewards Checking allows accountholders to earn reward points by using their Photo or MyPic Debit Card. The Photo or MyPic Debit Card is free to Premier Rewards Checking accountholders. Other than not having an interest feature or free checks, the other features include the same services as Premier Plus Checking accountholders receive plus free clearing of overdraft items if a deposit is made by 9AM the next business day. The account requires the accountholder to be signed up for E-Statements and have an average daily balance of \$500 or have a monthly recurring direct deposit to avoid service charges.

Clay County Savings Bank is part of the Shazam ATM network and customers can use their ATM card at over 4,200 ATMs without service charge. With free online banking, customers can view their accounts in the convenience of their home in addition to transferring funds between accounts, view check images and make loan payments.

Personal and Business Checking

There are several business checking options and bank personnel work with small business customers to find the best option for their business depending on the number of checks written and deposits made. Businesses receive a full account analysis at month-end, along with a monthly statement and the return of cancelled checks. A competitive earnings credit helps offset service charges or, for qualified businesses such as sole proprietorships and d/b/a's, interest options are available. In addition, sweep accounts and fund management services are also available for larger commercial customers.

Savings

Clay County Savings Bank also offers Passbook, Statement Savings, Money Market Deposit accounts, Certificates of Deposit and Individual Retirement Accounts (IRAs). In addition, beginning in 2005, the Bank began offering Health Savings Accounts. For kids, Clay County Savings Bank has the Kids Adventure Club which teaches kids to save and provides fun activities and other benefits for the kids. Clay County Savings Bank offers competitive rates on Certificates of Deposit and Individual Retirement Accounts, including both traditional and ROTH IRAs.

The Passbook and Kids Adventure Club account requires no minimum balances and have no monthly service charges. Statement Savings accounts offer a higher interest rate and electronic funds transfer capability, but have a

minimum balance of \$100 to avoid monthly service charges. The Money Market Deposit account offers limited check writing ability and competitive money market rates tiered to the balance in the account. The Money Market Deposit account has a minimum balance requirement of \$1,000 to avoid monthly service charges. On its Certificates of Deposit, Clay County Savings Bank offers competitive rates and flexible terms anywhere between 3 months and 60 months. Current interest rates are available online at www.claycountysavings.com or through the rate line at (816) 407-4099.

Loans

Clay County Savings Bank offers both permanent and construction home loan financing. Permanent loans are offered with terms up to 30 years with adjustable or fixed interest rates. The adjustable-rate loans are intended for retention in the Bank's loan portfolio, while most fixed-rate loans are typically sold in the secondary market directly to the Federal Home Loan Mortgage Corporation (FHLMC). However, it is the Bank's policy to retain servicing on all loans sold. Adjustable-rate, one-to four-family real estate loans are originated with an initial interest rate fixed for one, three or five years, and annual adjustments thereafter are based on changes in the one-year Treasury constant maturity index. Loans are made on owner-occupied and nonowner-occupied property. Loans are also made that are secured by multi-family dwelling units. Construction loans are made to individuals and homebuilders, including loans for land development.

Clay County Savings Bank offers a full range of consumer and commercial loan products. It offers home equity lines of credit, single-advance home equity loans in which the interest rate can be fixed for up to 10 years, new and used automobile loans, and other consumer loans. Commercial real estate loans include loans secured by improved property such as offices, churches, small business facilities, strip mall shopping centers, motels, and other income-producing, nonresidential properties. The Bank also engages to a lesser extent in small commercial non-real estate lending, including business installment loans, lines of credit and other commercial loans.