

CONSOLIDATED STATEMENT
 OF FINANCIAL CONDITION
 March 31, 2009 UNAUDITED



HomeStreet Bank®

ASSETS	(Dollars in Thousands)
Cash & cash equivalents	\$ 380,904
Investment securities available for sale	137,102
Mortgage loans held for sale	64,402
Loans held for investment	2,310,940
Mortgage servicing rights	50,717
Accounts receivable and other assets	25,187
Accrued interest receivable	9,354
Real estate held for sale	36,588
Federal income taxes receivable	11,911
Federal Home Loan Bank stock	37,027
Property and equipment, net	10,056
	\$ 3,074,187

LIABILITIES AND SHAREHOLDERS' EQUITY	
Deposits	\$ 2,100,555
Federal Home Loan Bank borrowings	694,240
Other borrowings	18,400
Accounts payable and other liabilities	23,084
	2,836,279
Shareholders' equity, in accordance with generally accepted accounting principles	237,908
	\$ 3,074,187

At March 31, 2009, HomeStreet Bank had the following capital ratios calculated in accordance with FIRREA's capital standard and exceeded the FDICIA standards of a "well-capitalized" institution:

	<i>HomeStreet Bank</i>			<i>FDICIA</i> "Well Capitalized"			<i>FDICIA</i> Minimum Required Ratios	
	<u>Amount</u>	<u>Ratio</u>		<u>Amount</u>	<u>Ratio</u>		<u>Amount</u>	<u>Ratio</u>
Total risk-based capital (to risk weighted assets)	\$260,697	11.4%	≥	\$229,055	10.0%	≥	\$183,244	8.0%
Tier 1 risk-based capital (to risk weighted assets)	\$231,358	10.1%	≥	\$137,433	6.0%	≥	\$91,622	4.0%
Tier 1 leverage capital (to average assets)	\$231,358	7.6%	≥	\$152,753	5.0%	≥	\$122,202	4.0%

Effective October 3, 2008, FDIC deposit insurance temporarily increased from \$100,000 to \$250,000 per depositor through December 31, 2009.