First PacTrust Bancorp, Inc.
October 2010

Forward-Looking Statements

These materials contain various forward-looking statements that are based on assumptions and describe our future plans and strategies and our expectations. These forward-looking statements are generally identified by words such as “believe,” “expect,” “intend,” “anticipate,” “estimate,” “project,” or similar words. Our ability to predict results or the actual effect of future plans or strategies is uncertain. Factors which could cause actual results to differ materially from those estimated include, but are not limited to the possibility that the potential private placement transaction referred to herein will not be completed within the time frame anticipated or at all; continuation or worsening of current recessionary conditions, as well as continued turmoil in the financial markets; our ability to implement our acquisition strategy and the applicability of the FDIC Statement of Policy on Qualifications for Failed Bank Acquisitions to us; the credit risks of lending activities, which may be affected by further deterioration in the real estate market, may lead to decreased loan delinquencies, losses and nonperforming assets in our loan portfolios, and may result in our allowance for loan losses not being adequate to cover actual losses, and require us to materially increase our reserves; changes in general economic conditions, either nationally or in our market area; changes in the levels of general interest rates, and the relative differences between short- and long-term interest rates, deposit interest rates, our net interest margin and funding sources; fluctuations in the demand for loans, the number of unsold homes and other properties and fluctuations in commercial and residential real estate values in our market area; results of examinations of us by the Office of Thrift Supervision or by other regulatory authorities, including our compliance with our Memorandum of Understanding and the possibility that any such regulatory authority may, among other things, require us to increase our allowance for loan losses, write-down asset values, increase our capital levels, or affect our ability to borrow funds or maintain or increase deposits, which could adversely affect our liquidity and earnings; legislative or regulatory changes that adversely affect our business, including changes in the interpretation of regulatory capital or other rules; our ability to control operating costs and expenses; our ability to successfully integrate any assets, liabilities, customers, systems, and management personnel we have acquired or may in the future acquire into our operations and our ability to realize related revenue synergies and cost savings within expected time frames and any goodwill charges related thereto; staffing fluctuations in response to product demand or the implementation of corporate strategies that affect our work force and potential associated charges; errors in our estimates in determining fair value of certain of our assets, which may result in significant declines in valuation; the network and computer systems on which we depend could fail or experience a security breach; our ability to retain key members of our senior management team; costs and effects of litigation, including settlements and judgments; increased competitive pressures among financial services companies; changes in consumer spending, borrowing and savings habits; adverse changes in the securities markets; earthquake, fire or other natural disasters affecting the condition of real estate collateral; the availability of resources to address changes in laws, rules, or regulations or to respond to regulatory actions; inability of key third-party providers to perform their obligations to us; changes in accounting policies and practices, as may be adopted by the financial institution regulatory agencies or the Financial Accounting Standards Board or their application to our business or final audit adjustments, including additional guidance and interpretation on accounting issues and details of the implementation of new accounting methods; war or terrorist activities; other economic, competitive, governmental, regulatory, and technological factors affecting our operations, pricing, products, and services and the other risks described as detailed in the Company’s reports filed with the SEC, including our Annual Report on Form 10-K for the fiscal year ended December 31, 2009 and subsequently filed Quarterly Reports on Form 10-Q and Current Reports on Form 8-K.

Financial Projections

This presentation contains projections of financial performance. Such projections are, by nature, based on anticipating future events that cannot be predicted with accuracy and there is no assurance that the projections can or will be achieved. Such projections are also based on certain assumptions made at the time such projections were formulated and may not necessarily be updated for any subsequent developments. Actual results will be dependent upon a number of factors that are beyond the control of the Company and the Bank. Accordingly, the projections should not be viewed as an estimate, prediction or representation as to future results and should not be relied on in making an investment decision. Actual results may differ substantially from the projections. The information contained in this document is for information purposes only and based solely on information and data supplied by the Company and other third party sources. While the information contained in this document is based on sources believed to be reliable, neither the Company nor its representatives have independently verified the facts, assumptions, and estimates contained in this document. Accordingly, no representation or warranty, expressed or implied, is made to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information and opinions contained in this document. Investment results may vary substantially over time and from period to period based on many factors and an investor could lose its entire investment. Past performance is not necessarily indicative of future performance. Prospective investors should consult with their financial, legal, and tax advisors before making any investment decisions.

Additional Information

The potential private placement transaction referred to herein will involve the sale of securities of the Company in a transaction that will not be registered under the Securities Act of 1933, as amended, and will be subject to the resale restrictions thereunder. Such securities may not be offered or sold absent registration or an applicable exemption from registration. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall there be any sale of securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state or jurisdiction.

As used herein, the "Company," "we," "us" and "our" refer to First PacTrust Bancorp, Inc. and the "Bank" refers to Pacific Trust Bank, a wholly owned subsidiary of the Company.

San Diego's Largest Federally Chartered Community Bank

Deep Community Roots

- Chartered by the U.S. Office of Thrift Supervision
- Insured by the FDIC
- Founded in 1941 with 69 years of continuous operations (public since 2002)
- Former credit union for Rohr, Inc.
- 99 employees and 18,000 depository relationships

Valuable Branch Network

- 9 banking locations, including 6 full service branches
- Member of CU Service Center Network with over 4,100 shared branch locations throughout the U.S.
- 1.12% cost of deposits as of 9/30/10 with no brokered funds

Disciplined Credit Team

- Average FICO score at origination of 739 (as of 12/31/09)
- Average LTV at origination of 58% (as of 12/31/09)
- No construction or subprime loans and limited land loans

Attractive Assets

- 84% of loan portfolio is 1-4 unit residential mortgages
- Mortgages focused in beach cities throughout the San Diego area (i.e., La Jolla, Coronado, Rancho Santa Fe, Del Mar and Carlsbad)
- Approximately 1,000 residential mortgage loans (Average size $600,000) (as of 12/31/09)
- 6% home price appreciation in San Diego since 12/31/09

Positioned for Growth

- Balance sheet is strong with capacity to originate meaningful volumes of commercial real estate and small business (C&I) loans
- Growth plans are complimentary with regulatory goals

Ranking for Largest Community Bank Franchises in San Diego by Assets *

NAME (CHARTER TYPE)	12/31/2007	12/31/2008	12/31/2009	MOST RECENT
California Bank & Trust (STATE)	1	1	1	1
Pacific Western Bank (STATE)	2	2	2	2
Imperial Capital Bank (STATE)	3	3	FAIL	FAIL
La Jolla Bank (FEDERAL)	4	4	3	FAIL
San Diego National Bank (FEDERAL)	5	5	FAIL	FAIL
Bank of Internet USA (FEDERAL)	6	6	4	3
PACIFIC TRUST BANK (FEDERAL)	**7**	**7**	**6**	**5**
Torrey Pines Bank (STATE)	8	8	5	4
1st Pacific Bank of California (STATE)	9	10	9	FAIL
Metro United Bank (STATE)	10	9	7	6
Regents Bank (FEDERAL)	11	12	10	7
Silvergate Bank (STATE)	12	11	8	8
Balboa Thrift and Loan Association (STATE)	13	13	12	11
Discovery Bank (STATE)	14	16	NA	NA
Security Business Bank of S.D. (STATE)	15	14	13	12
Home Bank of California (STATE)	16	17	14	15
California Community Bank (STATE)	17	15	11	10
Neighborhood National Bank (FEDERAL)	18	18	16	14
San Diego Trust Bank (STATE)	19	NA	15	13
Rancho Santa Fe Thrift & Loan (STATE)	20	20	NA	NA
Borrego Springs Bank (FEDERAL)	NA	19	20	16
San Diego Private Bank (STATE)	NA	NA	17	17
First Business Bank (FEDERAL)	NA	NA	18	18
Seacoast Commerce Bank (STATE)	NA	NA	19	19
Coronado First Bank (STATE)	NA	NA	NA	20

*Source: FDIC Website as of 6/30/2010.

First PacTrust Announced Transformational Private Placement To Pursue Growth

Enhance Management Team

- Enhanced management team better enables the Bank to pursue a robust commercial banking strategy, expanding into more profitable loan categories (i.e. CRE, C&I) and business lines (i.e. small business banking, servicing, asset management, secondary portfolio acquisitions)
- Gregory Mitchell, former CEO of California National Bank, to assume role as CEO of First PacTrust following the closing of the private placement (Q4 2010)
- Bank planning to hire following roles/positions: chief retail officer, chief administrative officer, loan and core deposit production personnel, a commercial lending team, a risk officer, and capital markets personnel

The First PacTrust Opportunity

- Through the infusion of $60 million at $11.00 per share and the introduction of additional management support, Pacific Trust Bank should strengthen its market position in San Diego and expand its footprint throughout Southern California
- Failures of San Diego National Bank, Imperial Capital Bank, 1st Pacific Bank of California and La Jolla Bank have provided a significant void in the San Diego community banking market while failures and distress in Orange and Los Angeles counties provide additional growth opportunities
- Distress and lack of core profitability experienced by subscale community banks in Southern California presents attractive acquisition candidates

Growth Capital

- Proceeds of the recapitalization expected to be used to repay TARP and pursue growth in the Bank's target markets
- Strong regulatory capital ratios along with enhanced management team better position the Bank for robust organic growth and other strategic opportunities, including acquisitions

Private Placement Overview

Offering Size:	***$60 million***
Price:	***$11.00 / share (58.5% of current tangible book) (78.5% of pro forma tangible book)***
Lead Investors:	***TCW Shared Opportunity Fund V, COR Capital LLC***
Anticipated Completion:	***4th Quarter 2010***

First PacTrust Has A Three-Part Growth Strategy

1. Organic Growth

- Strengthen management and commence growth strategy within the Bank's primary footprint
  - Locate and open new retail banking locations and staff with well known community bankers to attract core deposits
  - Enhance loan and deposit product set
  - Establish high quality C&I and community banking relationships
- Diversify portfolio and prudently deploy capital by originating high quality commercial real estate and C&I loans
  - Very high market demand with limited supply of lenders in Southern California
  - Strengthens balance sheet and reduces concentration risk

2. Traditional M&A

- Selectively explore traditional acquisitions
- Focus on banks with the following characteristics
  - Privately held or limited trading liquidity
  - Subscale (< $1.5 billion in assets)
  - Broken business models
- Strategic benefits to franchise development
  - Markets
  - Products
  - People

3. FDIC-Assisted M&A

- Pursue strategic transactions with FDIC assistance
- FDIC will typically provide downside protection for approximately 80% of certain loan losses
- Right to assume or rescind all contracts of the failed bank (i.e. leases)
- Focus on smaller banks (i.e., $500 million in assets and less) in attractive markets
- FDIC's troubled list is currently over 800 banks

Pacific Trust Bank's CAMEL Summary

	As of 9/30/10	Pro Forma
CAPITAL	• $18.79 Tangible Common Equity per share (1) • $78.4 million Tangible Common Equity (1) • 12.90% Tier 1 Risk-Based • 14.15% Total Risk-Based • $50 million market cap	• $14.01 Tangible Common Equity per share • $135.9 million Tangible Common Equity (1) • 20.29% Tier 1 Risk-Based (est) (3) • 21.54% Total Risk-Based (est) (3) • $107 million market cap ($11.00 stock price)
ASSETS	• $704.7 million loan portfolio • 2.49% Reserves / Loans • 2.9% NPL / Assets (2) • 84% of loans 1-4 unit residential mortgages	• Growth targets emphasizing diversification into CRE and C&I loans • Ability to secure performing loan portfolios from distressed sellers
MANAGEMENT	• Since its formation in 1941 (and its 2002 conversion to a publicly traded thrift), Pacific Trust Bank has maintained a solid and disciplined approach to lending	• Pacific Trust Bank plans to expand its management team to include a group led by Gregory Mitchell, a former regulator, investment banker and most recently CEO of California National Bank
EARNINGS	• Net interest margin 4.13% for the quarter ended 9/30/2010 • 2010 YTD core (pre-tax, pre-provision) earnings estimate $15.8 million; est. core earnings ROE 19.8%, est. core earnings ROA 1.83% (1) • 1.8% dividend yield at price in private placement	• 4.5% target net interest margin from improving mix of loans and deposits • Target after-tax 15% ROE and 1.5% ROA
LIQUIDITY	• $685 million retail deposits • No brokered deposits • 1.12% cost of deposits • $111 million in cash and securities	• Increase DDA and other core accounts through de novo branching and hiring of skilled community bankers focused on building out commercial banking strategy • Enhance liquidity

(1) See "Non-GAAP Financial Information." Core earnings projection per 8-K released on July 27, 2010.

(2) Excluding TDRs.

(3) Pro forma capital ratios shown above represent levels if all proceeds are downstreamed to the Bank; however, current plans include $11.0 million in proceeds to be downstreamed to the Bank upon close of the transaction with the remaining proceeds to stay at the holding company. The additional proceeds will be downstreamed to the Bank as necessary.

Third Quarter Highlights

Income

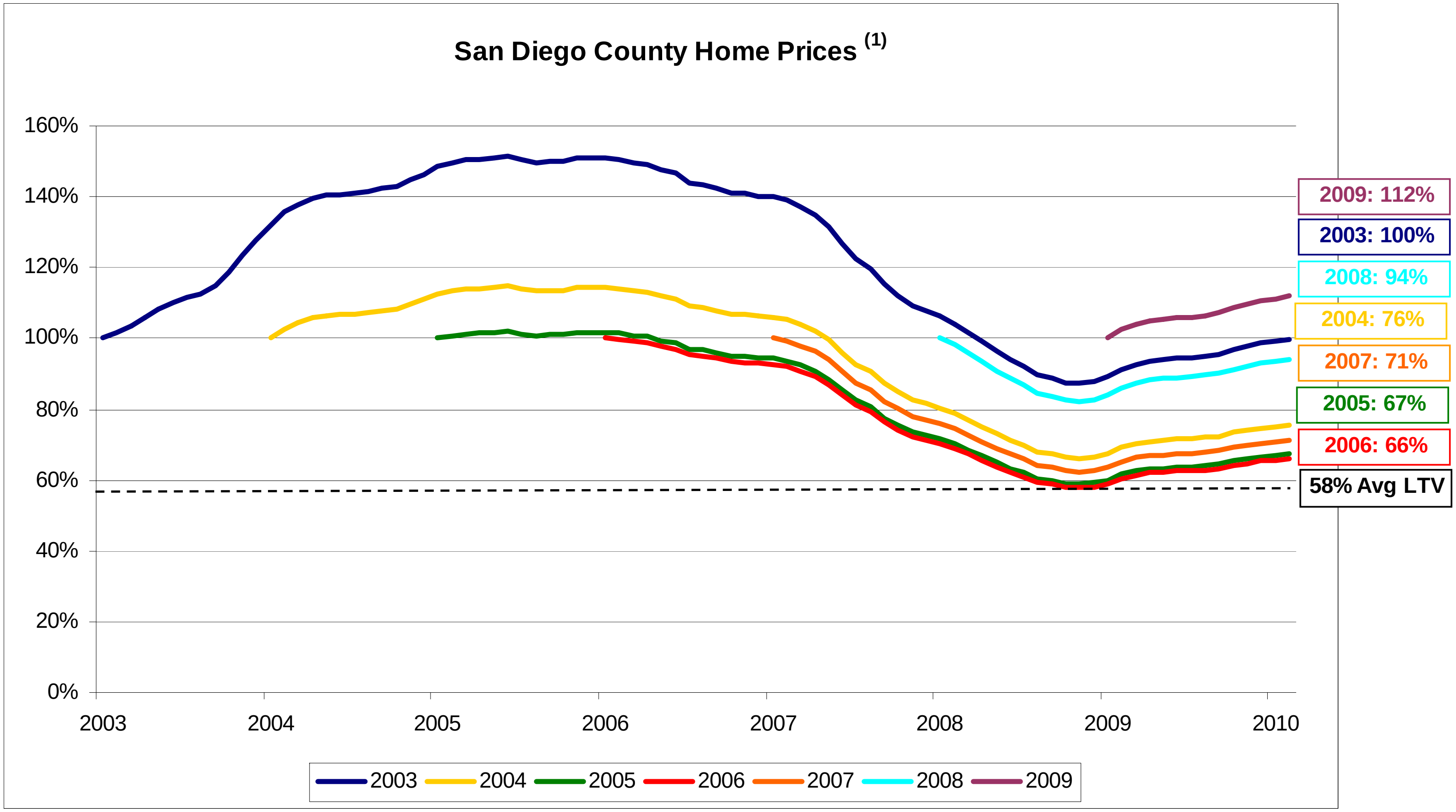
- Company reported net income of $3.0 million and EPS of $0.66
- Net interest margin increased to 4.13%, up from 3.45% in the second quarter
  - Cost of deposits down to 1.12%
- Loan loss provision for the quarter decreased to $781k from $5.6 million the previous quarter
- Core earnings of $12.9 million YTD
- Efficiency ratio of 44.8%
- Return on average assets of 1.40%

Assets

- Tangible book value per share increased to $18.79 / share
- Net REO balance decreased to $7.8 million from $8.3 million the preceding quarter
- Non-performing loans have decreased to $25.4 million from $29.3 million the preceding quarter
- Reserve levels as a % of loans increased to 2.49% despite significant decrease in the loan loss provision

Bank's Primary Market Area Recovering

First PacTrust's primary market area of San Diego has exhibited strong recovery rates in home prices.



San Diego Market

- Leading Southern California recovery
- 3rd highest home price increase (14%) since 2009 as measured by S&P Case Shiller Home Price index
- Stable economy with vast and growing military presence and robust tech industry

(1) Source: S&P Case Shiller Home Price Index for San Diego County.

Current Stock Price Relative to Peers

FPTB's offering price is at a significant discount to peers at 3.0x core earnings and 59% of current tangible book value.

Market Valuation of Comparable Banks [1]

Dividend Paying Banks, < $2.5b in Assets, Raised > $30m since 1/2009							
Company Name	**Ticker**	**State**	**Stock Price**	**TBV**	**Price / TBV**	**2010E Core Earn's ($mm)**	**Core P/E**
Tower Bancorp, Inc.	TOBC	PA	22.19	$21.06	105%	$19.2	8.2x
Orrstown Financial Services, Inc.	ORRF	PA	25.00	17.20	145%	32.7	6.1
Univest Corporation of Pennsylvania	UVSP	PA	19.09	12.99	147%	NA	NA
First of Long Island Corporation	FLIC	NY	25.13	17.61	143%	26.2	8.3
CNB Financial Corporation	CCNE	PA	13.77	8.75	157%	19.9	8.4
Lakeland Financial Corporation	LKFN	IN	19.12	14.99	128%	61.3	5.0
Sterling Bancorp	STL	NY	9.26	6.17	150%	41.4	6.0
MidSouth Bancorp, Inc.	MSL	LA	13.61	11.00	124%	11.1	11.9
Bank of Commerce Holdings	BOCH	CA	3.81	4.71	81%	18.3	3.5
Pacific Continental Corporation	PCBK	OR	8.80	8.15	108%	23.2	7.0
Washington Banking Company	WBCO	WA	13.74	8.98	153%	29.1	7.2
CenterState Banks, Inc.	CSFL	FL	8.60	7.64	113%	18.4	14.0
Cardinal Financial Corporation	CFNL	VA	10.18	7.33	139%	41.2	7.1
Average					**130%**		**7.7x**
Median					**139%**		**7.2**
First Pacific Trust (Offering Price)							
Status Quo TBV	**FPTB**	**CA**	**$11.00**	**$18.79**	**59%**	**$15.8**	**3.0x**
Pro Forma TBV			**11.00**	**14.01**	**79%**		

(1) Source: SNL. Core earnings defined as pre-tax, pre-provision earnings and 2010 projection is per 8-k released on July 27, 2010. Stock prices as of 10/22/10.

Transaction Improves Bank’s Capital Markets Exposure

PRE RECAPITALIZATION

1. Limited Information to Investor Community

- No analyst coverage
- No earnings conference calls

2. Limited Trading Liquidity

- Limited trading liquidity which reduces the Bank’s appeal to larger investors
- Stock trades at a liquidity discount
- Limited capital markets activities

3. Limited Growth Capital and Capabilities

- With its historical capital levels and strategic focus, the Bank has not been perceived as a high growth institution or market consolidator
- Absence of robust commercial real estate or C&I lending capabilities has created market perception of Bank as an SFR portfolio lender, unable to take advantage of lending opportunities

POST RECAPITALIZATION

1. Enhanced Information to Investor Community

- Pursue sell-side analyst coverage and increase investor communications. For instance, analyst research coverage initiated by Baird & Co. (OW, $15 PT)

2. Enhanced Trading Liquidity

- Recap will more than double the Bank’s share count and increase liquidity. For instance, month-to-date average daily volume is over 70,000 shares compared to 5,900 shares traded YTD preceding announcement of transaction

3. Enhanced Growth Capital and Capabilities

- With an over-capitalized balance sheet and an enhanced management team, the Bank is in a better position to take advantage of market opportunities
- It is expected that the new management personnel will bring significant CRE and C&I lending and risk management capabilities

First PacTrust is addressing each of these issues and seeks to narrow its valuation gap from its peers evidenced by the enhanced trading volume and information to the investor community to-date.

Appendix

Franchise Map and Branches

Temecula Branch

Riverside Branch

Rancho Bernardo Branch

El Cajon Branch

Balboa Branch

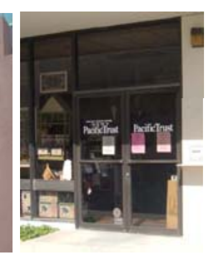
Chula Vista Main Branch

Chula Vista Admin Center

Mini Branches

Chula Vista

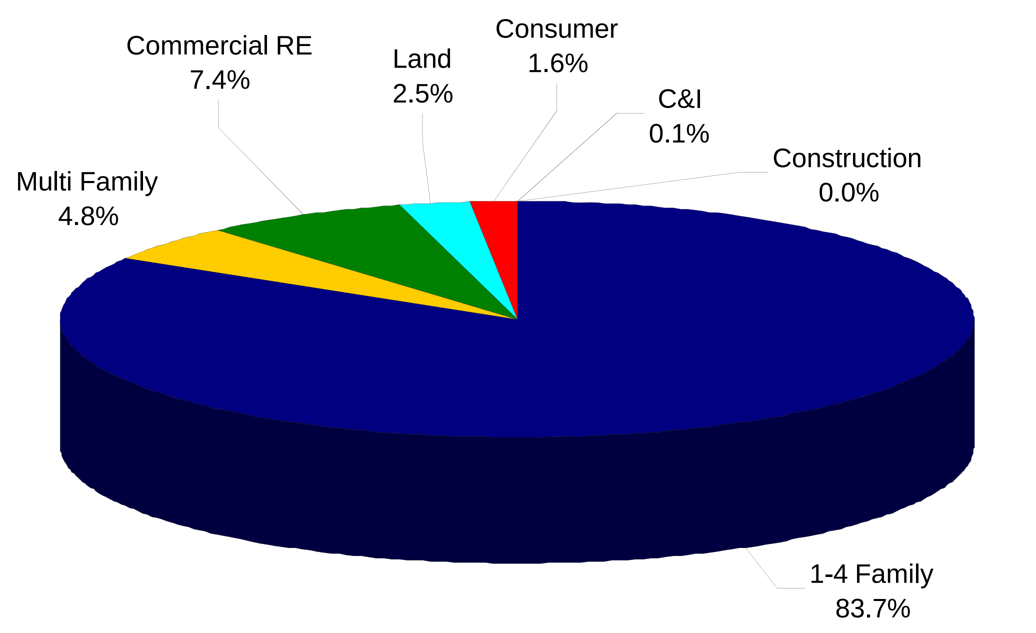
Riverside



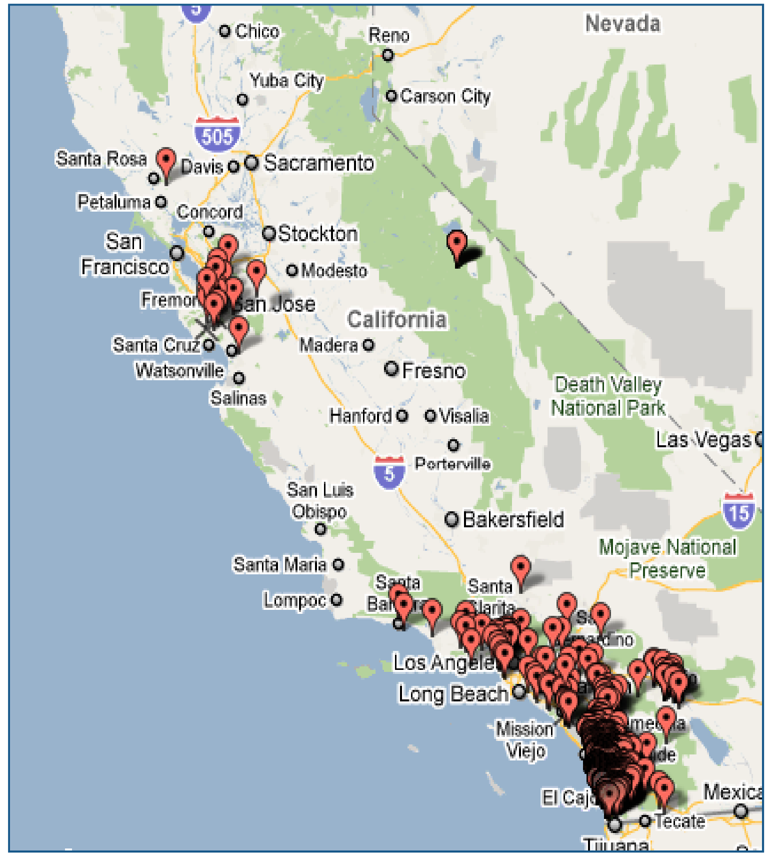
Pacific Trust Bank Loan Composition

Pacific Trust Bank's loan portfolio consists predominantly of 1-4 family loans making up 84% of the Bank's gross loans.

Loan Breakdown as of 9/30/10

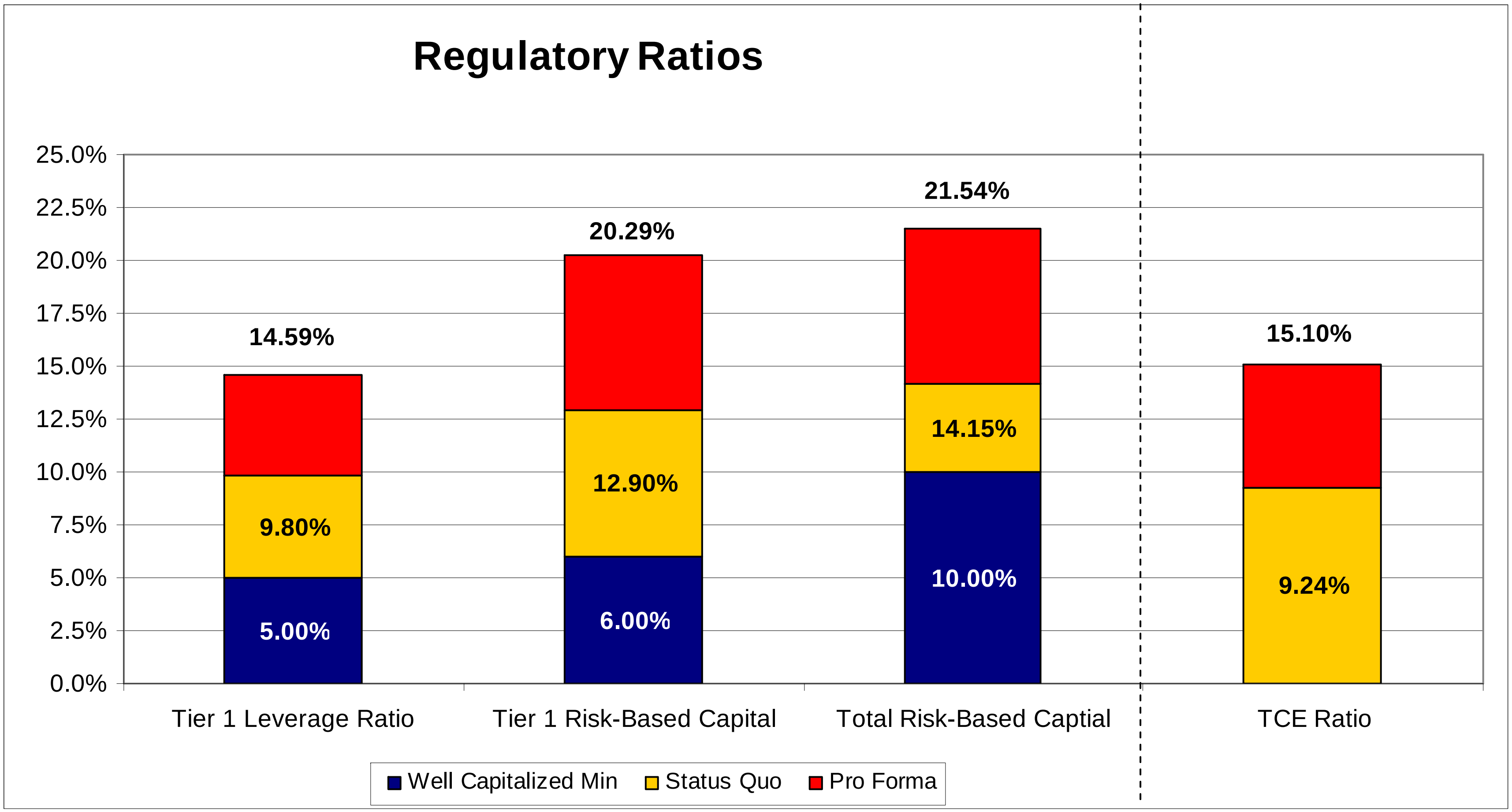


Loan Locations



Strong Capital Position

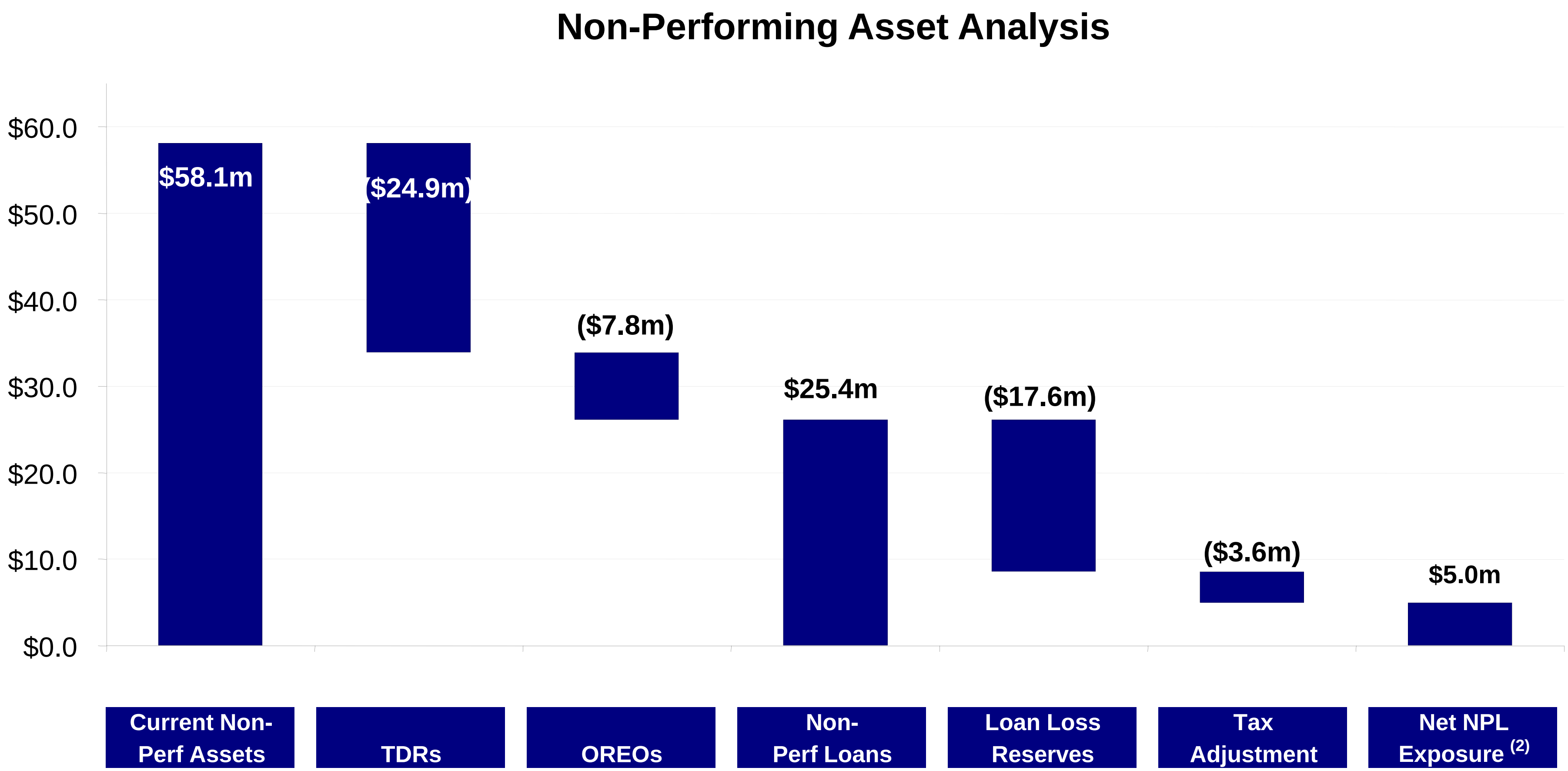
First PacTrust's capital ratios exceed "well-capitalized" levels and will be further enhanced due to the private placement.



Note: Ratios as of 9/30/10. Pro forma capital ratios shown above represent levels if all proceeds are downstreamed to the Bank; however, current plans include $11.0 million in proceeds to be downstreamed to the Bank upon close of the transaction with remaining proceeds to stay at the holding company. The additional proceeds will be downstreamed to the Bank as necessary.

Non-Performing Asset Overview

Of the $58.1 million in NPAs, nearly 43% are TDRs and the $7.8 million in REOs consist of 6 properties. (1)



(1) Non-performing Assets (NPA) = Non-performing Loans (NPLs) + OREOs.
(2) Net NPL Exposure is NPLs net of loan loss reserves and tax adjustment.

Non-Performing Loans (NPLs)

Loan Type	# of Loans	Book Value	Average Loan Size
1-4 Family Subtotal	25	15,536,740	621,470
Multi-Family Subtotal	6	1,976,639	329,440
CRE Subtotal	1	1,392,107	1,392,107
C&I Subtotal	-	-	-
Land Subtotal	3	6,461,700	2,153,900
Other Subtotal	2	6,364	3,182
Total	**37**	**25,373,550**	**685,772**

- Pacific Trust Bank has 37 credits that are currently non-performing for a total balance of $25.4 million
- Pacific Trust Bank completes an impairment analysis on all non-performing loans and establishes reserves or completes charge-offs to reduce the net carrying value of each asset to no more than 90% of the most recent value

Note: Troubled debt restructurings not included, however, see next slide for breakdown.

Troubled Debt Restructurings (TDRs)

Non-Performing Loans (NPLs)			
Loan Type	**# of Loans**	**Book Value**	**Average Loan Size**
1-4 Family Subtotal	20	10,309,914	515,496
Multi-Family Subtotal	2	8,501,677	4,250,839
CRE Subtotal	-	-	-
C&I Subtotal	-	-	-
Land Subtotal	3	5,948,400	1,982,800
Other Subtotal	3	150,256	50,086
Total	**28**	**24,910,247**	**889,652**

- Pacific Trust Bank has completed troubled debt restructurings (TDRs) for 28 properties valued at $24.9 million
- Most TDRs are performing as agreed, however, they must do so for 6-12 consecutive months in order to be removed from the NPA category
- All TDRs have been recently appraised with net loan balance (net of specific reserves or charge-offs) of no more than 90% of appraised value

OREOs

- Pacific Trust Bank holds 6 OREO assets with a net value of $7.8 million
- 5 REO assets are for SFR (all have been appraised in 2010)
  - 4 SFR are located in San Diego and 1 is located in Rancho Santa Fe
  - 2 SFR are currently in escrow to be sold, an another one is leased through May 2011
- 1 REO asset is a construction loan
  - Asset has been charged-off / reserved to a level equal to 36% of the bank's initial loan amount

All OREO is carried at levels no more than 90% of the most recent appraised value.

Securities Overview

Investment Portfolio @ 09/30/2010 CUSIP #	Investment	Lowest Rating	Maturity Date	Est. Avg Life	Original Face Value	Coupon Rate	Par/Principal Value	Purchase Price	Book Yield	Current Book Value
Pacific Trust Bank Security Portfolio (Bank)										
	Government/Agency Securities:									
3128X7MN1	FHLMC Note	AAA	05/05/2011	0.6 Years	5,000,000	3.500%	5,000,000	104.2180	1.372%	5,062,747
	Total Government/Agency Notes				**5,000,000**	**3.500%**	**5,000,000**		**1.372%**	**5,062,747**
	Mortgage-Backed Securities:									
22944BDK1	CSMC 2007-5 7A2	BBB	10/25/2024	3.5 Years	2,300,000	5.000%	1,223,668	97.0000	5.943%	1,186,958
02640CAE5	AGFMT 2009-1 A5	AA	09/25/2048	2.8 Years	5,000,000	5.750%	5,000,000	102.0000	5.001%	5,094,478
76110HTX7	RALI 2004-QS7 A3	AAA	05/25/2034	2.7 Years	2,000,000	5.500%	1,152,685	100.6250	5.208%	1,159,322
05948KCR8	BOAA 2003-5 2A1	A	07/25/2018	3.0 Years	3,800,000	5.000%	1,027,453	100.6250	4.730%	1,033,491
12667FU45	CWALT 2005-J1 4A1	B+	08/25/2017	2.2 Years	20,000,000	6.000%	2,364,034	100.9063	5.474%	2,384,827
74958EAA4	RFMSI 2006-S12 1A1	B+	12/25/2021	2.8 Years	5,160,000	5.500%	1,483,021	102.1563	4.093%	1,514,337
12643CCA7	CSMC 2010-1R 17A1	AAA	06/27/2036	0.7 Years	3,758,000	4.750%	2,749,287	101.2500	1.928%	2,767,931
2254W0PE9	CSFB 2005-11 8A1	B	12/25/2035	1.4 Years	3,000,000	5.250%	1,463,863	97.5000	6.322%	1,432,647
12643CGA3	CSMC 2010-1R 49A1	AAA	07/27/2036	1.2 Years	2,559,000	4.750%	2,118,160	101.3750	2.508%	2,136,766
46633PAJ1	JPMRR 2009-7 5A1	AAA	02/27/2037	2.0 Years	3,335,000	6.000%	2,652,886	98.1406	6.547%	2,607,553
74928QAT3	RBSSP 2009-9 8A4	AAA	10/26/2037	2.7 Years	1,296,444	6.000%	1,115,909	95.1875	7.812%	1,066,740
12642JCG0	CSMC 2009-11R 3A1	AAA	10/26/2037	2.6 Years	4,990,000	6.500%	3,962,975	96.9375	7.778%	3,848,657
92922F4A3	WAMU 2005-AR14 1A1	BB-	12/25/2035	0.7 Years	4,050,000	4.771%	977,351	81.5000	13.401%	853,451
07384YMB9	BSABS 2003-AC5 A2	AAA	10/25/2033	4.8 Years	11,460,000	5.000%	2,522,618	83.2500	8.382%	2,114,770
05955EAK9	BAFC 2009-R4A 2A4	AAA	07/26/2035	1.4 Years	2,910,438	5.250%	1,342,058	87.5000	9.757%	1,214,191
74928FAD2	RBSSP 2009-3 1A4	AAA	11/26/2035	1.2 Years	3,000,000	5.500%	1,607,486	86.7500	9.482%	1,434,188
74928EAC7	RBSSP 2009-2 2A1	AAA	05/26/2036	1.4 Years	5,000,000	5.500%	3,133,116	89.2500	11.453%	2,822,240
12667GQS5	CWALT 2005-20CB 4A1	B-	07/25/2020	3.3 Years	12,000,000	5.250%	4,432,339	81.5000	12.044%	3,670,692
743873BK6	PFMLT 2005-2 1A1A	BB-	10/25/2035	6.3 Years	9,000,000	2.820%	2,347,782	78.7500	10.142%	1,851,873
74928DAG0	RBSSP 2009-1 4A1	AAA	10/26/2035	1.1 Years	2,500,000	5.500%	1,218,327	90.5000	10.683%	1,135,481
12669D2Z0	CWHL 2003-HYB2 2A1	AAA	07/19/2033	2.0 Years	20,000,000	3.964%	1,664,899	81.0000	10.535%	1,350,411
05954XAJ1	BAFC 2008-R3 3A4	AAA	01/25/2037	2.1 Years	6,000,000	6.000%	4,309,242	87.8125	10.455%	3,864,017
32051GFV2	FHAMS 2005-FA1 2A1	B+	02/25/2020	3.5 Years	22,376,000	5.000%	8,355,534	81.8750	11.212%	6,989,137
863576CE2	SASC 2005-6 4A1	B	05/25/2035	3.6 Years	6,595,000	5.000%	2,514,862	69.5000	13.633%	1,761,574
	Total Non-Agency CMOs/REMICs				**162,089,882**	**5.296%**	**60,739,555**		**8.262%**	**55,295,731**
38374VQ77	GNR 2009-50 A	AAA	08/20/2036	1.2 Years	9,950,000	5.500%	6,051,177	104.5625	2.400%	6,298,346
31358LV94	FNMA REMIC 1992-30 F	AAA	03/25/2022	3.4 Years	2,000,000	0.781%	3,144	99.9688	0.786%	3,144
362095HK0	GNMA 62334	AAA	07/15/2013	0.8 Years	100,000	12.000%	379	100.0000	12.000%	379
	Total Agency MBS/CMO/REMICs				**12,050,000**	**5.498%**	**6,054,699**		**2.400%**	**6,301,869**
	Total Mortgage Backed Securities					**5.314%**	**66,794,254**		**7.662%**	**61,597,600**
	Total Negotiable Securities					**5.188%**	**71,794,254**		**7.185%**	**66,660,347**
First Pactrust Bancorp Securities Portfolio (Holding Company)										
	Re-REMIC Accural Tranches:									
05955EAJ2	BAFC 2009-R4 2A3	NR	07/26/2035	3.0 Years	359,718	5.250%	390,812	0.5000	0.000%	0
74928FAC4	RBSSP 2009-3 1A3	NR	11/26/2035	3.3 Years	409,090	5.500%	444,187	0.5000	0.000%	0
74928EAD5	RBSSP 2009-2 2A2	NR	05/26/2036	3.7 Years	1,896,551	5.500%	2,077,977	0.5000	0.000%	0
74928DAH8	RBSSP 2009-1 4A2	NR	10/26/2035	2.7 Years	277,777	5.500%	305,768	0.5000	0.000%	0
05954XAN2	BFAC 2008-R3 3A3	NR	01/25/2037	10.4 Years	3,230,769	6.000%	3,605,405	0.5000	0.000%	0
	Total Re-REMIC Z Tranches				**6,173,905**	**5.750%**	**6,824,148**		**0.000%**	**0**
	Total Mortgage Backed Securities					**5.750%**	**6,824,148**		**0.000%**	**0**
	Total Negotiable Securities					**5.750%**	**6,824,148**		**0.000%**	**0**

Non-GAAP Financial Information

This presentation contains certain financial information determined by methods other than in accordance with accounting principles generally accepted in the United States (“GAAP”). These non-GAAP financial measures include tangible common equity, tangible common equity per share and core (pre-tax, pre-provision) earnings.

Tangible common equity and tangible common equity per share are calculated by excluding preferred equity from stockholders’ equity and excluding any intangible assets (of which we currently have none) from assets. We believe that this is consistent with the treatment by the Office of Thrift Supervision, our regulatory agency, which excludes any intangible assets from the calculation of risk-based capital ratios. Accordingly, management believes that these non-GAAP financial measures provide information to investors that is useful in understanding the basis of our risk-based capital ratios.

Core (pre-tax, pre-provision) earnings are calculated by adding provision for loan losses to income before income taxes. Management believes that presenting core (pre-tax, pre-provision) earnings is useful in assessing our core performance and trends, particularly during periods of economic stress.

Reconciliations of the non-GAAP measures to the comparable GAAP measures are provided below.

The following table presents a reconciliation of tangible common equity to stockholders’ equity (dollars in thousands):

	As of 9/30/10		Pro Forma (1)	
Stockholders’ equity:	$	98,867	$	135,869
Less: Intangible assets		0		0
Tangible equity		98,867		135,869
Less: Preferred equity		(19,123)		0
Tangible common equity	$	79,744	$	135,869

(1) Giving effect to estimated net proceeds from private placement of $56.15 million. Assumes net proceeds used in part to redeem TARP preferred stock.

Non-GAAP Financial Information (Cont.)

The following table presents a reconciliation of tangible common equity per share to stockholders' equity per share:

	As of 9/30/10	Pro Forma [1]
Stockholders' equity per share:	$ 23.29	$ 14.01
Less: Effect of intangible assets	0.00	0.00
Tangible equity per share	23.29	14.01
Less: Preferred equity	(4.50)	0.00
Tangible common equity per share	$ 18.79	$ 14.01

(1) Giving effect to estimated net proceeds from private placement of $56.15 million. Assumes net proceeds are used in part to redeem TARP preferred stock.

Non-GAAP Financial Information (Cont.)

The following table presents the derivation of the estimated return on equity (ROE) utilizing the estimated 2010 core earnings and the September 30, 2010 equity balance:

2010 projected core earnings[1]	$15.765m
Equity as of September 30, 2010	$79.7m
Core Earnings ROE	**19.8%**

The following table presents the derivation of the estimated return on assets (ROA) utilizing the 2010 estimated core earnings and the September 30, 2010 asset balance:

2010 projected core earnings [1]	$15.765m
Assets as of September 30, 2010	$862.7m
Core Earnings ROA	**1.83%**

(1) Core earnings projection per 8-K released on July 27, 2010. See footnote 2 on prior page.