



The Art of the Do-able

2013 confirmed that commercial real estate debt capital users appreciate the unique value that EagleBank's commercial real estate department brings to the market. What's the EagleBank difference? We're right here. Metropolitan Washington is our backyard, so we know it intimately. The decision makers are right here

too. No one in Pittsburgh or Charlotte or wherever is asked to approve a loan regarding a neighborhood they have never visited. This is our hometown.

Look to EagleBank for certainty in execution. We help get you to the closing table. But perhaps more than anything, our differentiator is that we practice the "art of the do-able." There is no "one size fits all" approach. We don't require our borrowers to pick from a preconceived product off our loan shelf. Instead, we sit down and bring imagination and enthusiasm to the "ask." Count on us for nimble decisions communicated efficiently. Our portfolio of commercial real estate loans stands at \$1.7 billion. Our asset quality is strong.

The success enjoyed by our commercial real estate lending platform is no accident. It comes from the top down. Our senior management is well versed in the strengths of this market. Our credit colleagues understand and support our approach.

For many years, the commercial real estate lending platform has been one of EagleBank's clear differentiators in the submarkets we serve. Much of the credit goes to the staff that makes it happen every single day...in one of the most dynamic real estate markets in the country. Customers keep returning to EagleBank for their next loan. Most gratifying are all the new customers who switch to EagleBank for all the reasons discussed above. With EagleBank, closing a loan isn't the end of a process; it's the beginning of a long-term relationship.

During 2013, we closed in excess of \$500 million in new commercial real estate loans. Here are just a few examples:

- We provided to MRP a \$65 million office construction loan in Tysons Corner just off Rte. 495. You might have seen the building go up—and our sign—while driving on the Beltway.
- We provided to Jerome Bailey, a long-time customer, a portfolio roll up in excess of \$23 million.
- We provided to Federal Capital Partners, a fund client, a \$25 million three-year credit facility secured by various assets of the fund.

While the deals listed above are representative of the larger transactions we financed in 2013, our average loan size is still under \$2 million. As such, we continue to add great value to many borrowers on many smaller loan transactions that we find attractive. We are very excited—and bullish—about 2014. You'll continue to see EagleBank signs at real estate projects throughout metropolitan Washington. Let's talk about how we can help you.

Antonio "Tony" F. Marquez
Executive Vice President and
Chief Commercial Real Estate Lender

Eagle Bancorp, Inc. Announces Record Quarterly Earnings, with Annual Net Income Up 33%, and Loan Growth of 18%

(Excerpts from the January 22, 2014 Press Release)

BETHESDA, MD. Eagle Bancorp, Inc. (the "Company") (NASDAQ:EGBN), the parent company of EagleBank, today announced record quarterly net income of \$12.0 million for the quarter ended December 31, 2013, an 18% increase over the \$10.2 million net income for the quarter ended December 31, 2012. Net income available to common shareholders for the quarter ended December 31, 2013 increased 18% to \$11.9 million (\$0.46 per basic common share and \$0.45 per diluted common share), as compared to \$10.1 million (\$0.40 per basic common share and \$0.39 per diluted common share) for the same period in 2012.

For the year ended December 31, 2013, the Company's net income was \$47.0 million, a 33% increase over the \$35.3 million for the year ended December 31, 2012. Net income available to common shareholders was \$46.4 million (\$1.81 per basic common share and \$1.76

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Record Earnings (Continued)

per diluted common share), as compared to \$34.7 million (\$1.50 per basic common share and \$1.46 per diluted common share) for the year ended December 31, 2012, a 34% increase. Per share amounts for all prior periods have been adjusted to reflect the 10% stock dividend distributed on June 14, 2013.

"We are extremely pleased to report another quarter of record earnings and continued strong and balanced financial performance" noted Ronald D. Paul, Chairman and Chief Executive Officer of Eagle Bancorp, Inc. "The Company's earnings have now increased in each quarter since the fourth quarter of 2008." Mr. Paul added "for the fourth quarter of 2013, the Company's performance was highlighted by growth in total loans and total deposits, an expanded net interest margin from an already favorable level, very strong asset quality trends in all respects and a continuation of the Company's strong cost management. The strong quarterly earnings added to an already solid capital base."

Entire release available on our website:
eaglebankcorp.com | Investor Relations | Press Releases

Have You Signed Up Yet?

...for go-everywhere, anytime, all-the-time access to your EagleBank accounts? We have it all for you, including online business and personal banking and bill pay and online statement access that puts your statement before your eyes quicker than any post office can sort the mail or deliver a hard copy to your door! You'll also have online access to 18 months of statement history. You can also sign up for our mobile banking on your smart phone for doing all sorts of things, even making a deposit! Deposit capability for business mobile is coming soon. You are on the go and so are we...with these great safe, convenient, environmentally-friendly, paperless banking functions you can take with you wherever you go.

Easy Deposit, Easy Withdrawal...in Potomac

Check out our free-standing ATM located in the Safeway parking lot at the intersection of Falls Road and River Road. This is a real convenience for residents of Potomac and businesses located anywhere near the four corners of this busy intersection. The magic machine allows customers to make a no-envelope deposit...and walk away with a receipt that shows an image of your scanned check. Scan before 6 PM and the deposit will be credited to an EagleBank account the next business day, Monday through Friday—as long as your EB accounts are tied to your debit or ATM card. If you work or live in the area, be sure to take advantage of this convenient banking opportunity.

Buddy, Can You Spare a Pie?

The holiday season brought out the best of our EagleBank employee volunteers. Helping raise funds for **Food & Friends** by selling fresh-made pies at local CVS stores brought delicious, cherry, pumpkin, pecan and other pie varieties to Thanksgiving tables. Last-minute desert planners were saved, and the joy of knowing their purchase was helping feed the less fortunate was an extra reward. Food & Friends is a charitable organization that provides meals for men, women and children living with life-challenging illnesses. They prepare and deliver specialized meals and groceries in conjunction with nutrition counseling.

Caught on Camera in the Pie Act:



Juan Jara, Lisa D'Ambrosio-Irons and Scott Miller at a CVS in Virginia.



Mary Anderson, Joe Clarke, Anil Pereira and Ben Toler at a CVS in Maryland.



Christian Videla, Joy Beck and Pflashema Faber at a CVS in DC.

Teaching Financial Skills

Lisa D'Ambrosio-Irons, Branch Relationship Manager at the Bank's Merrifield office, spearheaded a partnership with Lemon Road Elementary School in Virginia. Bank volunteers will mentor students and are also developing a financial literacy program. Other EagleBank employees joining Lisa in this community endeavor are Branch Service Manager **Astrid Powell** and Customer Service Rep **Gretchen Miller** of the Ballston Branch, Commercial Lending Deposit Officer **Niki Sabir**, Treasury Management Officer **Debbie Cabala-Moshides**, Branch Service Manager **Matt Ray**/Merrifield, and Branch Relationship Manager **Charles Kapur**/Reston. Employees will schedule time with students on their lunch hours. The school is located at 7230 Idylwood Road, Falls Church, VA—in close proximity to several EagleBank Virginia locations.



L to R: Lemon Road School Principal Andy Camarda, PTA President Kristin Brace, School Counselor Erica McKinney, EagleBank's Lisa D'Ambrosio-Irons, and Assistant Principal Sean Miller. The students are SCA President Joey Byman and Vice President Rachel Osman.



During the holidays, EagleBank volunteers from MD, VA, and DC offices stepped up for a Service Day to help pack groceries for those suffering from life-challenging illnesses. They included: **Joe Clarke, Anil Pereira, Ben Toler, Charles Kapur, Christian Videla, Ed Velarde, Fahed Arekat, Jason Hamel, Juan Jara, Misha Panyutin, Scott Miller, Sebastian Consiglieri, Tim Foster, Joy Beck, Jonathan Beall, Mohamed Hammad, Clarice Ribeiro, and Pflashema Faber.**

We Remember

...**Michele Midlo** joined EagleBank the year we opened, 1998, and served as EagleBank's corporate secretary until moving from the area in 2004. We were saddened to learn that she passed away on September 3, 2013, at the Bethlen Home in Ligonier, PA, at age 67. Our sincerest condolences to her friends and family.

...We also sadly report the passing of **June Abel**, wife of Leonard Abel, a founder and long-time Chairman of Eagle Bancorp, Inc. She passed away on January 21, 2014.

Always at the Top!

Our Chairman and CEO **Ronald D. Paul** was nominated by the Washington Business Journal as one of the Top 50 CEOs of the Year for 2013. It was quite an honor to be considered and to be among this distinguished group of area leaders from every sector of business and industry in the DC Metro area. The winner was announced at the December event: Reggie Aggarwal, Chairman and CEO of Cvent (Video). Of course, Ron is unanimously "Number One" with all of us at EagleBank.

Update Your Applications, Software & Operating Systems

Compromised websites, malicious attachments in emails, and infected thumb drives can infect your computer. To protect yourself against these risks requires diligent and regular updating of your applications, software and operating systems. Strong malware defenses, such as anti-virus and anti-spyware applications and downloaded "patches" for installed applications will scan your files and seek out the malicious "bugs." This process is a *must* to keep your systems clean. Some programs can even warn you if you're about to download a potentially bad file. By updating your PC's software regularly and often, you are assured that you have the latest and most powerful protection available.



Marlyn Newton (left) leads EagleBank's Annual Holiday Food Basket Drive, here handing over some of our collected bounty to the National Center for Children and Families volunteers. "EagleBank Helping Hands" who worked with her on this include: **Youssouf Diallo, Ed Velarde, Scott Miller, Anil Pereira** and **Fahed Arekat**. Food collected from employees at all EB locations was also donated to ALIVE and to the Arlington Food Assistance Center.



Afrezia Harrell proudly looks up from her decorated, award-winning workspace in Commercial Deposit Services.



Michelle Bryan of Commercial Deposit Services poses beside her award-winning holiday door.



Scott Miller of the Ballston Branch turns over 205 pounds of donated food items to the Arlington Food Assistance Center volunteers.

Reflecting on Holiday Celebrations

Because of our partnerships and commitments with many worthwhile community organizations, EagleBank employees were busy attending and volunteering help for many events—from collecting food and toys, to preparing meals...to celebrating right here in the bank. Commercial Deposit Services at our K Street location held a buffet lunch and decorating contest. All agreed that it was a lot of fun and a chance to express their creativity. **Michelle Bryan** won for her door and **Afrezia Harrell** won for her work area.

Branches

Bethesda, 7815 Woodmont Ave. **MD**
240.497.2044

Chevy Chase, 15 Wisconsin Cir.
301.280.6800

Park Potomac, 12505 Park Potomac Ave.
301.444.4520

Rollins Ave./Rockville, 130 Rollins Ave.
301.287.8500

Rockville, 110 N. Washington St.
301.738.9600

Shady Grove/Rockville, 9600 Blackwell Rd.
301.762.3076

Silver Spring, 8665-B Georgia Ave.
301.588.6700

Dupont Circle, 1228 Conn. Ave., NW **DC**
202.466.3161

Gallery Place, 700 7th St., NW
202.628.7300

Georgetown, 1044 Wisconsin Ave., NW
202.481.7025

K Street – 2001, NW
202.296.6886

McPherson Square, 1425 K St., NW
202.408.8411

Ballston, 4420 N. Fairfax Dr. **VA**
571.319.4800

Merrifield, 2905 District Ave., Suite 190
571.319.4900

Old Town Alexandria, 277 S. Washington St.
703.956.5075

Reston, 12011 Sunset Hills Rd.
571.319.4848

Rosslyn, 1919 N. Lynn St.
571.319.4855

Tysons Corner, 8601 Westwood Center Dr.,
703.485.8011

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7830 Old Georgetown Road, 3rd Floor
Bethesda, MD 20814

Eagle Commercial Ventures
Larry Besignor, 240.497.1788

Eagle Insurance Services
Ken Van Valkenburgh, 240.497.2061

Investment Advisory Services
Larry Besignor, 240.497.1788

MD Lending Team, 240.497.2049
DC Lending Team, 202.292.1624
VA Lending Team, 703.485.8031

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301.986.1800

Residential Lending 301.738.7200

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Jane Cornett 240.497.2041
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Branches/Switchboard 301.986.1800

Online Banking 301.628.4708



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Eagle Bancorp, Inc. Stock

Eagle Bancorp stock is available for purchase through NASDAQ. Symbol: EGBN

Area Market Makers

Koonce Securities Inc.; Sandler O'Neill;
Janney Montgomery Scott