

**CENTRAL BANCORP, INC.**

	CPP Disbursement Date 02/27/2009	RSSD (Holding Company) 1250035	Number of Insured Depository Institutions 1	
<b>Selected balance and off-balance sheet items</b>				
	2008 \$ millions	2009 \$ millions	%chg from prev	
<b>Assets</b>	\$1,011	\$2,596	156.6%	
Loans	\$775	\$1,483	91.4%	
Construction & development	\$54	\$174	223.0%	
Closed-end 1-4 family residential	\$11	\$38	241.5%	
Home equity	\$0	\$1		
Credit card	\$0	\$0		
Other consumer	\$4	\$3	-13.4%	
Commercial & Industrial	\$45	\$62	37.8%	
Commercial real estate	\$639	\$1,170	83.2%	
Unused commitments	\$57	\$68	18.9%	
Securitization outstanding principal	\$0	\$0		
Mortgage-backed securities (GSE and private issue)	\$74	\$55	-26.3%	
Asset-backed securities	\$0	\$0		
Other securities	\$9	\$38	325.7%	
Cash & balances due	\$50	\$209	317.2%	
<b>Residential mortgage originations</b>				
Closed-end mortgage originated for sale (quarter)	\$0	\$0		
Open-end HELOC originated for sale (quarter)	\$0	\$0		
Closed-end mortgage originations sold (quarter)	\$0	\$0		
Open-end HELOC originations sold (quarter)	\$0	\$0		
<b>Liabilities</b>	\$924	\$2,324	151.5%	
Deposits	\$678	\$2,020	197.8%	
Total other borrowings	\$235	\$175	-25.4%	
FHLB advances	\$185	\$125	-32.3%	
<b>Equity</b>				
Equity capital at quarter end	\$87	\$272	210.5%	
Stock sales and transactions with parent holding company (cumulative through calendar year)	\$8	\$23	NA	
<b>Performance Ratios</b>				
Tier 1 leverage ratio	8.8%	9.9%	--	
Tier 1 risk based capital ratio	10.2%	15.7%	--	
Total risk based capital ratio	11.3%	16.8%	--	
Return on equity <sup>1</sup>	-6.0%	3.4%	--	
Return on assets <sup>1</sup>	-0.5%	0.3%	--	
Net interest margin <sup>1</sup>	3.5%	2.4%	--	
Coverage ratio ((ALL+Alloc transfer risk)/Noncurrent loans)	67.9%	6.6%	--	
Loss provision to net charge-offs (qtr)	212.5%	265.4%	--	
Net charge-offs to average loans and leases <sup>1</sup>	0.6%	0.3%	--	
<sup>1</sup> Quarterly, annualized.				
	<b>Noncurrent Loans</b>		<b>Gross Charge-Offs</b>	
<b>Asset Quality (% of Total Loan Type)</b>	2008	2009	2008	2009
Construction & development	0.0%	36.2%	0.0%	0.0%
Closed-end 1-4 family residential	3.5%	32.4%	0.3%	0.4%
Home equity	0.0%	0.0%	0.0%	0.0%
Credit card	0.0%	0.0%	0.0%	0.0%
Other consumer	1.4%	0.2%	0.4%	1.0%
Commercial & Industrial	1.8%	2.1%	1.1%	0.7%
Commercial real estate	1.7%	18.0%	0.1%	0.0%
Total loans	1.7%	20.4%	0.2%	0.1%