

Territorial Bancorp Inc.
Form 10-Q
May 08, 2015
[Table of Contents](#)

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the Quarterly Period ended March 31, 2015

or

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For transition period from to

Commission File Number 1-34403

TERRITORIAL BANCORP INC.

(Exact Name of Registrant as Specified in Charter)

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Maryland
(State or Other Jurisdiction of Incorporation)

26-4674701
(I.R.S. Employer Identification No.)

1132 Bishop Street, Suite 2200, Honolulu, Hawaii
(Address of Principal Executive Offices)

96813
(Zip Code)

(808) 946-1400
Registrant's telephone number, including area code

Not Applicable
(Former name or former address, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No .

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No .

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, or a non-accelerated filer, or a smaller reporting company. See definitions of large accelerated filer, accelerated filer and smaller reporting company in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer
Non-accelerated filer

Accelerated filer
Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No .

Indicate the number of shares outstanding of each of the Issuer's classes of common stock as of the latest practicable date.

9,719,600 shares of Common Stock, par value \$0.01 per share, were issued and outstanding as of April 30, 2015.

Table of Contents

TERRITORIAL BANCORP INC.

Form 10-Q Quarterly Report

Table of Contents

PART I

<u>ITEM 1.</u>	<u>FINANCIAL STATEMENTS</u>	1
<u>ITEM 2.</u>	<u>MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS</u>	29
<u>ITEM 3.</u>	<u>QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK</u>	39
<u>ITEM 4.</u>	<u>CONTROLS AND PROCEDURES</u>	40

PART II

<u>ITEM 1.</u>	<u>LEGAL PROCEEDINGS</u>	41
<u>ITEM 1A.</u>	<u>RISK FACTORS</u>	41
<u>ITEM 2.</u>	<u>UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS</u>	41
<u>ITEM 3.</u>	<u>DEFAULTS UPON SENIOR SECURITIES</u>	41
<u>ITEM 4.</u>	<u>MINE SAFETY DISCLOSURES</u>	42
<u>ITEM 5.</u>	<u>OTHER INFORMATION</u>	42
<u>ITEM 6.</u>	<u>EXHIBITS</u>	42
<u>SIGNATURES</u>		43

Table of Contents**PART I****ITEM 1. FINANCIAL STATEMENTS****TERRITORIAL BANCORP INC. AND SUBSIDIARIES****Consolidated Balance Sheets (Unaudited)****(Dollars in thousands, except share data)**

	March 31, 2015	December 31, 2014
ASSETS		
Cash and cash equivalents	\$ 45,774	\$ 75,060
Investment securities held to maturity, at amortized cost (fair value of \$569,832 and \$586,710 at March 31, 2015 and December 31, 2014, respectively)	552,461	572,922
Federal Home Loan Bank stock, at cost	11,112	11,234
Federal Reserve Bank stock, at cost	2,949	2,925
Loans held for sale	2,910	1,048
Loans receivable, net	1,038,922	968,212
Accrued interest receivable	4,583	4,436
Premises and equipment, net	5,445	5,629
Bank-owned life insurance	41,558	41,303
Deferred income taxes receivable	7,486	7,254
Prepaid expenses and other assets	2,190	1,874
Total assets	\$ 1,715,390	\$ 1,691,897
LIABILITIES AND STOCKHOLDERS EQUITY		
Liabilities:		
Deposits	\$ 1,381,461	\$ 1,359,679
Advances from the Federal Home Loan Bank	27,000	15,000
Securities sold under agreements to repurchase	60,000	72,000
Accounts payable and accrued expenses	26,857	24,098
Investment purchases pending settlement	1,166	
Current income taxes payable	1,051	826
Advance payments by borrowers for taxes and insurance	2,710	3,916
Total liabilities	1,500,245	1,475,519
Stockholders Equity:		
Preferred stock, \$.01 par value; authorized 50,000,000 shares, no shares issued or outstanding		
Common stock, \$.01 par value; authorized 100,000,000 shares; issued and outstanding 9,720,959 and 9,919,064 shares at March 31, 2015 and December 31, 2014, respectively	97	99
Additional paid-in capital	71,806	75,229
Unearned ESOP shares	(6,728)	(6,851)
Retained earnings	155,318	153,289
Accumulated other comprehensive loss	(5,348)	(5,388)

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Total stockholders' equity		215,145		216,378
Total liabilities and stockholders' equity	\$	1,715,390	\$	1,691,897

See accompanying notes to consolidated financial statements.

Table of Contents**TERRITORIAL BANCORP INC. AND SUBSIDIARIES****Consolidated Statements of Income (Unaudited)**
(Dollars in thousands, except per share data)

	Three Months Ended	
	March 31,	
	2015	2014
Interest and dividend income:		
Investment securities	\$ 4,523	\$ 5,074
Loans	10,686	9,540
Dividends on FHLB stock	3	3
Other investments	76	40
Total interest and dividend income	15,288	14,657
Interest expense:		
Deposits	1,134	1,091
Advances from the Federal Home Loan Bank	70	66
Securities sold under agreements to repurchase	312	343
Total interest expense	1,516	1,500
Net interest income	13,772	13,157
Provision for loan losses	194	9
Net interest income after provision for loan losses	13,578	13,148
Noninterest income:		
Service fees on loan and deposit accounts	460	499
Income on bank-owned life insurance	255	268
Gain on sale of investment securities	236	346
Gain on sale of loans	129	79
Other	166	166
Total noninterest income	1,246	1,358
Noninterest expense:		
Salaries and employee benefits	5,099	5,363
Occupancy	1,437	1,422
Equipment	945	914
Federal deposit insurance premiums	209	199
Other general and administrative expenses	1,214	966
Total noninterest expense	8,904	8,864
Income before income taxes	5,920	5,642
Income taxes	2,394	2,180
Net income	\$ 3,526	\$ 3,462
Basic earnings per share	\$ 0.39	\$ 0.38
Diluted earnings per share	\$ 0.38	\$ 0.37
Cash dividends declared per common share	\$ 0.16	\$ 0.14
Basic weighted-average shares outstanding	9,120,720	9,187,540
Diluted weighted-average shares outstanding	9,319,814	9,380,160

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

See accompanying notes to consolidated financial statements.

Table of Contents

TERRITORIAL BANCORP INC. AND SUBSIDIARIES

Consolidated Statements of Comprehensive Income (Unaudited)

(Dollars in thousands)

	Three Months Ended	
	March 31,	
	2015	2014
Net income	\$ 3,526	\$ 3,462
Change in unrealized loss on securities	9	3
Noncredit related gains on securities not expected to be sold	31	72
Other comprehensive income, net of tax	40	75
Comprehensive income	\$ 3,566	\$ 3,537

See accompanying notes to consolidated financial statements.

Table of Contents**TERRITORIAL BANCORP INC. AND SUBSIDIARIES****Consolidated Statements of Stockholders Equity (Unaudited)****(Dollars in thousands, except per share data)**

	Common Stock	Additional Paid-in Capital	Unearned ESOP Shares	Retained Earnings	Accumulated Other Comprehensive (Loss)/Income	Total Stockholders Equity
Balances at December 31, 2013	\$ 101	\$ 77,340	\$ (7,340)	\$ 145,826	\$ (3,787)	\$ 212,140
Net income				3,462		3,462
Other comprehensive income					75	75
Cash dividends declared (\$0.14 per share)				(1,329)		(1,329)
Share-based compensation		660				660
Allocation of 12,233 ESOP shares		151	122			273
Repurchase of 170,994 shares of company common stock	(2)	(3,885)				(3,887)
Balances at March 31, 2014	\$ 99	\$ 74,266	\$ (7,218)	\$ 147,959	\$ (3,712)	\$ 211,394
Balances at December 31, 2014	\$ 99	\$ 75,229	\$ (6,851)	\$ 153,289	\$ (5,388)	\$ 216,378
Net income				3,526		3,526
Other comprehensive income					40	40
Cash dividends declared (\$0.16 per share)				(1,497)		(1,497)
Share-based compensation		738				738
Allocation of 12,233 ESOP shares		145	123			268
Repurchase of 198,105 shares of company common stock	(2)	(4,306)				(4,308)
Balances at March 31, 2015	\$ 97	\$ 71,806	\$ (6,728)	\$ 155,318	\$ (5,348)	\$ 215,145

See accompanying notes to consolidated financial statements.

Table of Contents**TERRITORIAL BANCORP INC. AND SUBSIDIARIES****Consolidated Statements of Cash Flows (Unaudited)**
(Dollars in thousands)

	Three Months Ended	
	March 31,	
	2015	2014
Cash flows from operating activities:		
Net income	\$ 3,526	\$ 3,462
Adjustments to reconcile net income to net cash from operating activities:		
Provision for loan losses	194	9
Depreciation and amortization	339	328
Deferred income tax benefit	(258)	(707)
Amortization of fees, discounts, and premiums	(73)	(106)
Origination of loans held for sale	(15,324)	(8,590)
Proceeds from sales of loans held for sale	13,335	9,862
Gain on sale of loans, net	(129)	(79)
Purchases of investment securities held for trading		(5,041)
Proceeds from sale of investment securities held for trading		5,071
Gain on sale of investment securities held for trading		(30)
Gain on sale of investment securities held to maturity	(236)	(316)
ESOP expense	268	273
Share-based compensation expense	738	660
Increase in accrued interest receivable	(147)	(109)
Net increase in bank-owned life insurance	(255)	(267)
Net increase in prepaid expenses and other assets	(316)	(325)
Net increase (decrease) in accounts payable and accrued expenses	3,125	(2,326)
Net decrease in advance payments by borrowers for taxes and insurance	(1,206)	(1,291)
Net increase (decrease) in income taxes payable	225	(608)
Net cash from operating activities	3,806	(130)
Cash flows from investing activities:		
Purchases of investment securities held to maturity	(1,204)	(27,926)
Principal repayments on investment securities held to maturity	20,510	14,419
Proceeds from sale of investment securities held to maturity	2,580	3,724
Loan originations, net of principal repayments on loans receivable	(70,532)	(15,943)
Proceeds from redemption of Federal Home Loan Bank stock	122	110
Purchases of Federal Reserve Bank stock	(24)	
Purchases of premises and equipment	(155)	(330)
Net cash from investing activities	(48,703)	(25,946)

(Continued)

Table of Contents**TERRITORIAL BANCORP INC. AND SUBSIDIARIES****Consolidated Statements of Cash Flows (Unaudited)**
(Dollars in thousands)

	Three Months Ended March 31,	
	2015	2014
Cash flows from financing activities:		
Net increase in deposits	\$ 21,782	\$ 28,599
Proceeds from advances from the Federal Home Loan Bank	22,000	
Repayments of advances from the Federal Home Loan Bank	(10,000)	
Proceeds from securities sold under agreements to repurchase	25,000	
Repayments of securities sold under agreements to repurchase	(37,000)	
Repurchases of common stock	(4,674)	(4,412)
Cash dividends paid	(1,497)	(1,329)
Net cash from financing activities	15,611	22,858
Net decrease in cash and cash equivalents	(29,286)	(3,218)
Cash and cash equivalents at beginning of the period	75,060	75,365
Cash and cash equivalents at end of the period	\$ 45,774	\$ 72,147
Supplemental disclosure of cash flow information:		
Cash paid for:		
Interest on deposits and borrowings	\$ 1,532	\$ 1,467
Income taxes	2,350	3,495
Supplemental disclosure of noncash investing and financing activities:		
Investments purchased, not yet settled	\$ 1,166	
Company stock repurchased, not yet settled	366	

See accompanying notes to consolidated financial statements.

Table of Contents

TERRITORIAL BANCORP INC. AND SUBSIDIARIES

Notes to Consolidated Financial Statements

(Unaudited)

(1) Basis of Presentation

The accompanying unaudited consolidated financial statements of Territorial Bancorp Inc. (the Company) have been prepared in accordance with U.S. generally accepted accounting principles (GAAP) for interim financial information and with the instructions to Form 10-Q and Rule 10-01 of Regulation S-X. Accordingly, certain information and footnote disclosures normally included in financial statements prepared in accordance with GAAP have been condensed or omitted pursuant to such rules and regulations. These interim condensed consolidated financial statements and notes should be read in conjunction with Territorial Bancorp Inc.'s consolidated financial statements and notes thereto filed as part of the Annual Report on Form 10-K for the year ended December 31, 2014. In the opinion of management, all adjustments necessary for a fair presentation have been made and include all normal recurring adjustments. Interim results of operations are not necessarily indicative of results to be expected for the year.

(2) Organization

On November 4, 2008, the Board of Directors of Territorial Mutual Holding Company (MHC) approved a plan of conversion and reorganization under which MHC would convert from a mutual holding company to a stock holding company. The conversion to a stock holding company was approved by the depositors and borrowers of Territorial Savings Bank and the Office of Thrift Supervision (OTS) and included the filing of a registration statement with the U.S. Securities and Exchange Commission. Upon the completion of the conversion and reorganization on July 10, 2009, Territorial Mutual Holding Company and Territorial Savings Group, Inc. ceased to exist as separate legal entities and Territorial Bancorp Inc. became the holding company for Territorial Savings Bank.

Upon completion of the conversion and reorganization, a special liquidation account was established in an amount equal to the total equity of Territorial Mutual Holding Company as of December 31, 2008. The liquidation account is to provide eligible account holders and supplemental eligible account holders who maintain their deposit accounts with Territorial Savings Bank after the conversion with a liquidation interest in the unlikely event of the complete liquidation of Territorial Savings Bank after the conversion. The balance of the liquidation account at December 31, 2014 was \$15.2 million.

On June 25, 2014, Territorial Savings Bank converted from a federal savings bank to a Hawaii state-chartered savings bank. On July 10, 2014, Territorial Savings Bank became a member of the Federal Reserve System.

(3) Recently Adopted Accounting Pronouncements

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

In January 2014, the Financial Accounting Standards Board (FASB) amended the Receivables topic of the FASB Accounting Standards Codification (ASC). The amendment clarifies when an in substance repossession or foreclosure occurs and when a mortgage loan should be derecognized and the related real property recognized. The amendment also requires disclosures about the amount of foreclosed residential real property held and the recorded investment in mortgage loans collateralized by residential real property in the process of foreclosure. The amendment was effective for interim and annual periods beginning after December 15, 2014. The Company adopted this amendment on January 1, 2015, and the adoption did not have a material effect on its consolidated financial statements.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

In May 2014, the FASB amended the Revenue Recognition topic of the FASB ASC. The amendment seeks to clarify the principles for recognizing revenue as well as to develop common revenue standards for U.S. generally accepted accounting principles and International Financial Reporting Standards. The amendment is effective for annual reporting periods beginning after December 15, 2016, including interim periods within that reporting period. Early application is not permitted. The Company does not expect the adoption of this amendment to have a material effect on its consolidated financial statements.

In June 2014, the FASB amended the Transfers and Servicing topic of the FASB ASC. The amendment modifies the accounting for certain types of repurchase transactions as well as adds new disclosure requirements for repurchase transactions. The amendment was effective for interim and annual periods beginning after December 15, 2014, with early adoption prohibited. The Company adopted this amendment on January 1, 2015, and the adoption did not have a material effect on its consolidated financial statements. See Footnote 8, Securities Sold Under Agreements to Repurchase.

In August 2014, the FASB amended the Receivables topic of the FASB ASC. The amendment seeks to clarify the classification of foreclosed mortgage loans that are either fully or partially guaranteed under government programs, such as from the Federal Housing Administration (FHA) or the U.S. Department of Veterans Affairs (VA). The amendment was effective for interim and annual periods beginning after December 15, 2014. The Company adopted this amendment on January 1, 2015, and the adoption did not have any effect on its consolidated financial statements.

In April 2015, the FASB amended the Intangibles – Goodwill and Other topic of the FASB ASC. The amendment adds guidance to help entities evaluate the accounting for fees paid in cloud computing arrangements. The amendment is effective for annual periods, including interim periods within those annual periods, beginning after December 15, 2015. The Company does not expect the adoption of this amendment to have a material effect on its consolidated financial statements.

(4) Cash and Cash Equivalents

The table below presents the balances of cash and cash equivalents:

(Dollars in thousands)	March 31, 2015	December 31, 2014
Cash and due from banks	\$ 10,388	\$ 10,803
Interest-earning deposits in other banks	35,386	64,257
Cash and cash equivalents	\$ 45,774	\$ 75,060

Interest-earning deposits in other banks consist primarily of deposits at the Federal Reserve Bank.

Table of Contents

(5) **Investment Securities**

The amortized cost and fair values of investment securities are as follows:

(Dollars in thousands)	Amortized Cost		Gross Unrealized			Estimated Fair Value
			Gains		Losses	
March 31, 2015:						
Held to maturity:						
U.S. government-sponsored mortgage-backed securities	\$ 551,720	\$	19,718	\$	(2,347)	\$ 569,091
Trust preferred securities	741					741
Total	\$ 552,461	\$	19,718	\$	(2,347)	\$ 569,832
December 31, 2014:						
Held to maturity:						
U.S. government-sponsored mortgage-backed securities	\$ 572,232	\$	18,078	\$	(4,290)	\$ 586,020
Trust preferred securities	690					690
Total	\$ 572,922	\$	18,078	\$	(4,290)	\$ 586,710

The amortized cost and estimated fair value of investment securities at March 31, 2015 are shown below. Incorporated in the maturity schedule are mortgage-backed and trust preferred securities, which are allocated using the contractual maturity as a basis. Expected maturities may differ from contractual maturities because issuers may have the right to call or prepay obligations with or without call or prepayment penalties.

(Dollars in thousands)	Amortized Cost		Estimated Fair Value
Held to maturity:			
Due within 5 years	\$ 46	\$	48
Due after 5 years through 10 years	9		10
Due after 10 years	552,406		569,774
Total	\$ 552,461	\$	569,832

Realized gains and losses and the proceeds from sales of securities held to maturity and trading are shown in the table below. All sales of securities were U.S. government-sponsored mortgage-backed securities.

(Dollars in thousands)	For the Three Months Ended March 31,	
	2015	2014
Proceeds from sales	\$ 2,580	\$ 8,795
Gross gains	236	346
Gross losses		

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

During the three months ended March 31, 2015, the Company received proceeds of \$2.6 million from the sale of \$2.3 million of held-to-maturity debt securities, resulting in gross realized gains of \$236,000. During the three months ended March 31, 2014, the Company received proceeds of \$3.7 million from the sale of \$3.4 million of held-to-maturity debt securities, resulting in gross realized gains of \$316,000. The sale of these securities, for which the Company had already collected a substantial portion of the outstanding principal (at least 85%), is in accordance with the Investments - Debt and Equity Securities topic of the FASB ASC and will not affect the historical cost basis used to account for the remaining securities in the held-to-maturity portfolio.

Investment securities with amortized costs of \$264.0 million and \$270.2 million at March 31, 2015 and December 31, 2014, respectively, were pledged to secure public deposits, securities sold under agreements to repurchase and transaction clearing accounts.

Provided below is a summary of investment securities which were in an unrealized loss position at March 31, 2015 and December 31, 2014. The Company does not intend to sell these securities until such time as the value recovers or the securities mature and it is not more likely than not that the Company will be required to sell the securities prior to recovery of value or the securities mature.

Description of Securities (Dollars in thousands)	Less Than 12 Months		12 Months or Longer		Number of Securities	Total	
	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses		Fair Value	Unrealized Losses
March 31, 2015:							
Mortgage-backed securities	\$ 120,990	\$ 1,030	\$ 57,955	\$ 1,317	33	\$ 178,945	\$ 2,347
December 31, 2014:							
Mortgage-backed securities	\$ 12,717	\$ 65	\$ 183,349	\$ 4,225	37	\$ 196,066	\$ 4,290

Mortgage-Backed Securities. The unrealized losses on the Company's investment in mortgage-backed securities were caused by increases in market interest rates. All of the mortgage-backed securities are guaranteed by Freddie Mac or Fannie Mae, which are U.S. government-sponsored enterprises, or Ginnie Mae, which is a U.S. government agency. Since the decline in market value is attributable to changes in interest rates and not credit quality, and the Company does not intend to sell these investments until maturity and it is not more likely than not that the Company will be required to sell such investments prior to recovery of its cost basis, the Company does not consider these investments to be other-than-temporarily impaired as of March 31, 2015 and December 31, 2014.

In March 2015, the Company purchased a \$1.2 million Ginnie Mae mortgage-backed security for settlement in April 2015. This security purchase was recorded on the trade date at the expected settlement amount.

Trust Preferred Securities. At March 31, 2015, the Company owns two trust preferred securities, PreTSL XXIII and XXIV. The trust preferred securities represent investments in a pool of debt obligations issued primarily by holding companies for Federal Deposit Insurance Corporation-insured financial institutions. Both of these securities are classified in the Company's held-to-maturity investment portfolio.

The trust preferred securities market is considered to be inactive as only five transactions have occurred over the past 39 months in the same tranche of securities owned by the Company. The Company used a discounted cash flow model to determine whether these securities are

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

other-than-temporarily impaired. The assumptions used in preparing the discounted cash flow model include the following: estimated discount rates, estimated deferral and default rates on collateral, and estimated cash flows.

Based on the Company's review, the Company's investment in trust preferred securities did not incur additional impairment during the quarter ending March 31, 2015.

PreTSL XXIV has an amortized cost of \$0 at March 31, 2015. PreTSL XXIII has an amortized cost of \$741,000 at March 31, 2015. The difference between the amortized cost of \$741,000 and the remaining cost basis of \$1.1 million is reported as other comprehensive loss and is related to noncredit factors.

It is reasonably possible that the fair values of the trust preferred securities could decline in the near term if the overall economy and the financial condition of some of the issuers continue to deteriorate and the liquidity of these securities remains low. As a result, there is a risk that the Company's remaining cost basis of \$1.1 million on its trust preferred securities could be credit-related other-than-temporarily impaired in the near term. The impairment could be material to the Company's consolidated statements of income.

The table below provides a cumulative roll forward of credit losses recognized in earnings for debt securities held and not intended to be sold:

(Dollars in thousands)	2015		2014	
Balance at January 1,	\$	5,885	\$	5,885
Credit losses on debt securities for which other-than-temporary impairment was not previously recognized				
Balance at March 31,	\$	5,885	\$	5,885

The table below shows the components of comprehensive loss, net of taxes, resulting from other-than-temporarily impaired securities:

(Dollars in thousands)	2015		March 31,		2014	
Noncredit losses on other-than-temporarily impaired securities, net of taxes	\$	253	\$	304		

Table of Contents**(6) Loans Receivable and Allowance for Loan Losses**

The components of loans receivable are as follows:

(Dollars in thousands)	March 31, 2015	December 31, 2014
Real estate loans:		
First mortgages:		
One- to four-family residential	\$ 995,241	\$ 926,074
Multi-family residential	9,826	8,920
Construction, commercial, and other	19,092	18,415
Home equity loans and lines of credit	16,225	15,992
Total real estate loans	1,040,384	969,401
Other loans:		
Loans on deposit accounts	245	441
Consumer and other loans	4,166	4,173
Total other loans	4,411	4,614
Less:		
Net unearned fees and discounts	(4,001)	(4,112)
Allowance for loan losses	(1,872)	(1,691)
Total unearned fees, discounts and allowance for loan losses	(5,873)	(5,803)
Loans receivable, net	\$ 1,038,922	\$ 968,212

Table of Contents

The table below presents the activity in the allowance for loan losses by portfolio segment:

(Dollars in thousands)	Residential Mortgage	Construction, Commercial and Other Mortgage Loans	Home Equity Loans and Lines of Credit	Consumer and Other	Unallocated	Totals
Three months ended March 31, 2015:						
Balance, beginning of period	\$ 413	\$ 977	\$ 5	\$ 263	\$ 33	\$ 1,691
Provision (reversal of allowance) for loan losses	698	(435)	(2)	(99)	32	194
	1,111	542	3	164	65	1,885
Charge-offs				(19)		(19)
Recoveries		1	1	4		6
Net charge-offs		1	1	(15)		(13)
Balance, end of period	\$ 1,111	\$ 543	\$ 4	\$ 149	\$ 65	\$ 1,872
Three months ended March 31, 2014:						
Balance, beginning of period	\$ 376	\$ 799	\$ 10	\$ 229	\$ 72	\$ 1,486
Provision (reversal of allowance) for loan losses	58	24	(4)	(65)	(4)	9
	434	823	6	164	68	1,495
Charge-offs				(17)		(17)
Recoveries			1	6		7
Net charge-offs			1	(11)		(10)
Balance, end of period	\$ 434	\$ 823	\$ 7	\$ 153	\$ 68	\$ 1,485

During the three months ended March 31, 2015, the Company increased the loan loss provisions for residential mortgage loans based on the growth of this segment of the loan portfolio and the concentration of loans in Hawaii. The Company also reduced the loan loss provisions on construction, commercial and other mortgage loans and consumer and other loans based on a continued limited loss experience. The allocation of a portion of the allowance from one category of loans does not preclude its availability to absorb losses in other loan categories.

Management considers the allowance for loan losses at March 31, 2015 to be at an appropriate level to provide for probable losses that can be reasonably estimated based on general and specific conditions at that date. While the Company uses the best information it has available to make evaluations, future adjustments to the allowance may be necessary if conditions differ substantially from the information used in making the evaluations. To the extent actual outcomes differ from the estimates, additional provisions for credit losses may be required that would reduce future earnings. In addition, as an integral part of their examination process, the bank regulators and the Hawaii Department of Financial Institutions periodically review the allowance for loan losses and may require the Company to increase the allowance based on their analysis of information available at the time of their examination.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

The table below presents the balance in the allowance for loan losses and the recorded investment in loans by portfolio segment and based on impairment method:

(Dollars in thousands)	Residential Mortgage	Construction, Commercial and Other Mortgage Loans	Home Equity Loans and Lines of Credit	Consumer and Other	Unallocated	Totals
March 31, 2015:						
Allowance for loan losses:						
Ending allowance balance:						
Individually evaluated for impairment	\$	\$	\$	\$	\$	\$
Collectively evaluated for impairment	1,111	543	4	149	65	1,872
Total ending allowance balance	\$ 1,111	\$ 543	\$ 4	\$ 149	\$ 65	\$ 1,872
Loans:						
Ending loan balance:						
Individually evaluated for impairment	\$ 6,179	\$	\$ 132	\$	\$	\$ 6,311
Collectively evaluated for impairment	994,906	19,063	16,099	4,415		1,034,483
Total ending loan balance	\$ 1,001,085	\$ 19,063	\$ 16,231	\$ 4,415	\$	\$ 1,040,794
December 31, 2014:						
Allowance for loan losses:						
Ending allowance balance:						
Individually evaluated for impairment	\$	\$	\$	\$	\$	\$
Collectively evaluated for impairment	413	977	5	263	33	1,691
Total ending allowance balance	\$ 413	\$ 977	\$ 5	\$ 263	\$ 33	\$ 1,691
Loans:						
Ending loan balance:						
Individually evaluated for impairment	\$ 6,158	\$	\$ 296	\$ 4	\$	\$ 6,458
Collectively evaluated for impairment	924,732	18,399	15,702	4,612		963,445
Total ending loan balance	\$ 930,890	\$ 18,399	\$ 15,998	\$ 4,616	\$	\$ 969,903

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

The table below presents the balance of impaired loans individually evaluated for impairment by class of loans:

(Dollars in thousands)	Recorded Investment	Unpaid Principal Balance
March 31, 2015:		
With no related allowance recorded:		
One- to four-family residential mortgages	\$ 6,179	\$ 6,845
Home equity loans and lines of credit	132	162
Total	\$ 6,311	\$ 7,007
December 31, 2014:		
With no related allowance recorded:		
One- to four-family residential mortgages	\$ 6,158	\$ 6,775
Home equity loans and lines of credit	296	324
Consumer and other	4	4
Total	\$ 6,458	\$ 7,103

The table below presents the average recorded investment and interest income recognized on impaired loans by class of loans:

(Dollars in thousands)	For the Three Months Ended March 31,	
	Average Recorded Investment	Interest Income Recognized
2015:		
With no related allowance recorded:		
One- to four-family residential mortgages	\$ 6,216	\$ 30
Home equity loans and lines of credit	134	
Total	\$ 6,350	\$ 30
2014:		
With no related allowance recorded:		
One- to four-family residential mortgages	\$ 7,248	\$ 32
Home equity loans and lines of credit	158	
Total	\$ 7,406	\$ 32

There were no loans individually evaluated for impairment with a related allowance for loan loss as of March 31, 2015 or December 31, 2014. Loans individually evaluated for impairment do not have an allocated allowance for loan loss because they are written down to fair value.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

The table below presents the aging of loans and accrual status by class of loans:

(Dollars in thousands)	30 Days Past Due	59 Days Past Due	60 Days Past Due	89 Days Past Due	90 Days or Greater Past Due	Total Past Due	Loans Not Past Due	Total Loans	Nonaccrual Loans	Loans More Than 90 Days Past Due and Still Accruing					
March 31, 2015:															
One- to four-family residential mortgages	\$	894	\$	580	\$	842	\$	2,316	\$	988,974	\$	991,290	\$	4,183	\$
Multi-family residential mortgages								9,795		9,795					
Construction, commercial and other mortgages								19,063		19,063					
Home equity loans and lines of credit		83				83		16,148		16,231		132			
Loans on deposit accounts								245		245					
Consumer and other		2				2		4,168		4,170					
Total	\$	979	\$	580	\$	842	\$	2,401	\$	1,038,393	\$	1,040,794	\$	4,315	\$
December 31, 2014:															
One- to four-family residential mortgages	\$	1,040	\$	736	\$	593	\$	2,369	\$	919,624	\$	921,993	\$	4,153	\$
Multi-family residential mortgages								8,897		8,897					
Construction, commercial and other mortgages								18,399		18,399					
Home equity loans and lines of credit					161	161		15,837		15,998		296			
Loans on deposit accounts								440		440					
Consumer and other		7		1	4	12		4,164		4,176		4			
Total	\$	1,047	\$	737	\$	758	\$	2,542	\$	967,361	\$	969,903	\$	4,453	\$

The Company primarily uses the aging of loans and accrual status to monitor the credit quality of its loan portfolio. When a mortgage loan becomes seriously delinquent (90 days or more contractually past due), it displays weaknesses that may result in a loss. As a loan becomes more delinquent, the likelihood of the borrower repaying the loan decreases and the loan becomes more collateral-dependent. A mortgage loan becomes collateral-dependent when the proceeds for repayment can be expected to come only from the sale or operation of the collateral and not from borrower repayments. Generally, appraisals are obtained after a loan becomes collateral-dependent or is five months delinquent. The carrying value of collateral-dependent loans is adjusted to the fair value of the collateral less selling costs. Any commercial real estate, commercial, construction or equity loan that has a loan balance in excess of a specified amount is also periodically reviewed to determine whether the loan exhibits any weaknesses and is performing in accordance with its contractual terms.

The Company had 17 nonaccrual loans with a book value of \$4.3 million at March 31, 2015 and 18 nonaccrual loans with a book value of \$4.5 million as of December 31, 2014. The Company collected interest on nonaccrual loans of \$50,000 and \$52,000 during the three months ended March 31, 2015 and 2014, respectively, but due to regulatory requirements, the Company recorded the interest as a reduction

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

of principal. The Company would have recognized additional interest income of \$66,000 and \$70,000 during the three months ended March 31, 2015 and 2014, respectively, had the loans been accruing interest. The Company did not have any loans more than 90 days past due and still accruing interest as of March 31, 2015 or December 31, 2014.

There were no loans modified in a troubled debt restructuring during the three months ended March 31, 2015 or 2014. There were no new troubled debt restructurings within the past 12 months that subsequently defaulted.

The Company had 17 troubled debt restructurings totaling \$4.5 million as of March 31, 2015 that were considered to be impaired. This total included 16 one- to four-family residential mortgage loans totaling \$4.4 million and one home equity loan for \$132,000. Six of the loans, totaling \$2.0 million, were performing in accordance with their restructured terms and accruing interest at March 31, 2015. Nine of the loans, totaling \$2.2 million, were performing in accordance with their restructured terms but not accruing interest at March 31, 2015. Two of the loans, totaling \$342,000, are delinquent and not accruing interest at March 31, 2015. The Company had 17 troubled debt restructurings totaling \$4.6 million as of December 31, 2014 that were considered to be impaired. This total included 16 one- to four-family residential mortgage loans totaling \$4.4 million and one home equity loan for \$135,000. Six of the loans, totaling \$2.0 million, were performing in accordance with their restructured terms and accruing interest at December 31, 2014. Nine of the loans, totaling \$2.2 million, were performing in accordance with their restructured terms but not accruing interest at December 31, 2014. Two of the loans, totaling \$343,000, are delinquent and not accruing interest at December 31, 2014. Restructurings include deferrals of interest and/or principal payments and temporary or permanent reductions in interest rates due to the financial difficulties of the borrowers. We have no commitments to lend any additional funds to these borrowers.

The Company had no real estate owned as of March 31, 2015 and 2014. There were three one- to four-family residential mortgage loans totaling \$691,000 in process of foreclosure as of March 31, 2015, and three one- to four-family residential mortgage loans totaling \$1.0 million in process of foreclosure as of March 31, 2014.

Nearly all of our real estate loans are collateralized by real estate located in the State of Hawaii. Loan-to-value ratios on these real estate loans generally do not exceed 80% at the time of origination.

During the three months ended March 31, 2015 and 2014, the Company sold \$13.3 million and \$9.9 million, respectively, of mortgage loans held for sale and recognized gains of \$129,000 and \$79,000, respectively. The Company had nine loans held for sale totaling \$2.9 million at March 31, 2015 and six loans held for sale totaling \$1.0 million at December 31, 2014.

The Company serviced loans for others of \$59.0 million at March 31, 2015 and \$60.5 million at December 31, 2014. Of these amounts, \$2.9 million and \$3.0 million relate to securitizations for which the Company continues to hold the related mortgage-backed securities at March 31, 2015 and December 31, 2014, respectively. The amount of contractually specified servicing fees earned for the three-month periods ended March 31, 2015 and 2014 was \$41,000 and \$47,000, respectively. The fees are reported in service fees on loan and deposit accounts in the consolidated statements of income.

Table of Contents

(7) **Advances from the Federal Home Loan Bank**

The FHLB advances are secured by a blanket pledge on the Bank's assets not otherwise pledged. At March 31, 2015 and 2014, the Company had available additional unused FHLB advances of approximately \$396.0 million and \$389.2 million, respectively.

Advances outstanding consisted of the following:

(Dollars in thousands)	March 31, 2015		December 31, 2014			
	Amount	Weighted Average Rate	Amount	Weighted Average Rate		
Due within one year	\$	%	\$	2.06%		
Due over 3 years to 4 years	27,000	1.57	5,000	1.20		
Total	\$	27,000	1.57%	\$	15,000	1.77%

(8) **Securities Sold Under Agreements to Repurchase**

Securities sold under agreements to repurchase are treated as financings and the obligations to repurchase the identical securities sold are reflected as a liability with the dollar amount of securities underlying the agreements remaining in the asset accounts. Securities sold under agreements to repurchase are summarized as follows:

(Dollars in thousands)	March 31, 2015		December 31, 2014			
	Repurchase Liability	Weighted Average Rate	Repurchase Liability	Weighted Average Rate		
Maturing:						
1 year or less	\$	10,000	1.94%	\$	47,000	2.11%
Over 2 years to 3 years		25,000	1.46		25,000	1.46
Over 3 years to 4 years		20,000	1.66			
Over 4 years to 5 years		5,000	1.65			
Total	\$	60,000	1.62%	\$	72,000	1.88%

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

Below is a summary comparing the carrying value and fair value of securities pledged to secure repurchase agreements, the repurchase liability, and the amount at risk at March 31, 2015. The amount at risk is the greater of the carrying value or fair value over the repurchase liability. All the agreements to repurchase are with JP Morgan Securities and the securities pledged are mortgage-backed securities issued and guaranteed by U.S. government-sponsored enterprises. The repurchase liability cannot exceed 90% of the fair value of securities pledged. In the event of a decline in the fair value of securities pledged to less than the required amount due to market conditions or principal repayments, the Company is obligated to pledge additional securities or other suitable collateral to cure the deficiency.

(Dollars in thousands)	Carrying Value of Securities	Fair Value of Securities	Repurchase Liability	Amount at Risk	Weighted Average Months to Maturity
Maturing:					
Over 90 days	\$ 76,542	\$ 78,232	\$ 60,000	\$ 18,232	34

(9) Offsetting of Financial Liabilities

Securities sold under agreements to repurchase are subject to a conditional right of offset in the event of default. See Footnote 8, Securities Sold Under Agreements to Repurchase, for additional information.

(Dollars in thousands)	Gross Amount of Recognized Liabilities	Gross Amount Offset in the Balance Sheet	Net Amount of Liabilities Presented in the Balance Sheet	Gross Amount Not Offset in the Balance Sheet Financial Instruments	Cash Collateral Pledged	Net Amount
March 31, 2015:						
Securities sold under agreements to repurchase	\$ 60,000	\$	\$ 60,000	\$ 60,000	\$	\$
December 31, 2014:						
Securities sold under agreements to repurchase	\$ 72,000	\$	\$ 72,000	\$ 72,000	\$	\$

(10) Employee Benefit Plans

The Company has a noncontributory defined benefit pension plan (Pension Plan) that covers most employees with at least one year of service. Effective December 31, 2008, under approved changes to the Pension Plan, there were no further accruals of benefits for any participants and benefits will not increase with any additional years of service. Net periodic benefit cost, subsequent to December 31, 2008, has not been significant and is not disclosed in the table below.

The Company also sponsors a Supplemental Employee Retirement Plan (SERP), a noncontributory supplemental retirement benefit plan, which covers certain current and former employees of the Company for amounts in addition to those provided under the Pension Plan.

Table of Contents

The components of net periodic benefit cost were as follows:

(Dollars in thousands)	SERP	
	Three Months Ended March 31,	
	2015	2014
Net periodic benefit cost for the period		
Service cost	\$ 21	\$ 25
Interest cost	31	30
Expected return on plan assets		
Amortization of prior service cost		
Recognized actuarial loss		
Recognized curtailment loss		
Net periodic benefit cost	\$ 52	\$ 55

(11) Employee Stock Ownership Plan

Effective January 1, 2009, Territorial Savings Bank adopted an Employee Stock Ownership Plan (ESOP) for eligible employees. The ESOP borrowed \$9.8 million from the Company and used those funds to acquire 978,650 shares, or 8%, of the total number of shares issued by the Company in its initial public offering. The shares were acquired at a price of \$10.00 per share.

The loan is secured by the shares purchased with the loan proceeds and will be repaid by the ESOP over the 20-year term of the loan with funds from Territorial Savings Bank's contributions to the ESOP and dividends payable on the shares. The interest rate on the ESOP loan is an adjustable rate equal to the prime rate, as published in The Wall Street Journal. The interest rate adjusts annually and will be the prime rate on the first business day of the calendar year.

Shares purchased by the ESOP are held by a trustee in an unallocated suspense account, and shares are released annually from the suspense account on a pro-rata basis as principal and interest payments are made by the ESOP to the Company. The trustee allocates the shares released among participants on the basis of each participant's proportional share of compensation relative to all participants. As shares are committed to be released from the suspense account, Territorial Savings Bank reports compensation expense based on the average fair value of shares released with a corresponding credit to stockholders' equity. The shares committed to be released are considered outstanding for earnings per share computations. Compensation expense recognized for the three months ended March 31, 2015 and 2014 amounted to \$222,000 and \$240,000, respectively.

Shares held by the ESOP trust were as follows:

	March 31, 2015	December 31, 2014
Allocated shares	295,614	283,381
Unearned shares	672,824	685,057
Total ESOP shares	968,438	968,438

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Fair value of unearned shares, in thousands	\$	15,986	\$	14,763
---	----	--------	----	--------

Table of Contents

The ESOP restoration plan is a nonqualified plan that provides supplemental benefits to certain executives who are prevented from receiving the full benefits contemplated by the employee stock ownership plan's benefit formula. The supplemental cash payments consist of payments representing shares that cannot be allocated to the participants under the ESOP due to IRS limitations imposed on tax-qualified plans. We accrue for these benefits over the period during which employees provide services to earn these benefits. For the three months ended March 31, 2015 and 2014, we accrued \$64,000 and \$74,000, respectively, for the ESOP restoration plan.

(12) Share-Based Compensation

On August 19, 2010, Territorial Bancorp Inc. adopted the 2010 Equity Incentive Plan, which provides for awards of stock options and restricted stock to key officers and outside directors. In accordance with the Compensation - Stock Compensation topic of the FASB ASC, the cost of the 2010 Equity Incentive Plan is based on the fair value of the awards on the grant date. The fair value of restricted stock is based on the closing price of the Company's stock on the grant date. The fair value of stock options is estimated using a Black-Scholes option pricing model using assumptions for dividend yield, stock price volatility, risk-free interest rate and option term. These assumptions are based on our judgments regarding future events, are subjective in nature, and cannot be determined with precision. The cost of the awards is being recognized on a straight-line basis over the five- or six-year vesting period during which participants are required to provide services in exchange for the awards.

The Company recognized compensation expense, measured as the fair value of the share-based award on the date of grant, on a straight-line basis over the vesting period. Share-based compensation is recorded in the statement of income as a component of salaries and employee benefits with a corresponding increase in shareholders' equity. The table below presents information on compensation expense and the related tax benefit for all share-based awards:

(In thousands)	For the Three Months Ended			
	March 31,			
	2015		2014	
Compensation expense	\$	660	\$	660
Income tax benefit		265		313

Shares of our common stock issued under the 2010 Equity Incentive Plan shall be authorized but unissued shares. The maximum number of shares that will be awarded under the plan will be 1,712,637 shares.

Table of Contents**Stock Options**

The table below presents the stock option activity for the three months ended March 31, 2015 and 2014:

	Options	Weighted Average Exercise Price	Remaining Contractual Life (Years)	Aggregate Intrinsic Value (in thousands)
Options outstanding at December 31, 2014	832,954	\$ 17.38	5.68	\$ 3,471
Granted				
Exercised				
Forfeited				
Expired				
Options outstanding at March 31, 2015	832,954	\$ 17.38	5.43	\$ 5,312
Options outstanding at December 31, 2013	832,954	\$ 17.38	6.68	\$ 4,845
Granted				
Exercised				
Forfeited				
Expired				
Options outstanding at March 31, 2014	832,954	\$ 17.38	6.43	\$ 3,512
Options vested and exercisable at March 31, 2015	555,097	\$ 17.38	5.43	\$ 3,541

No stock options vested during the three months ended March 31, 2015 or 2014.

As of March 31, 2015, the Company had \$1.0 million of unrecognized compensation costs related to the stock option plan. The cost of the stock option plan is being amortized over the five- to six-year vesting period.

Restricted Stock Awards

Restricted stock awards are accounted for as fixed grants using the fair value of the Company's stock at the time of grant. Unvested restricted stock awards may not be disposed of or transferred during the vesting period. Restricted stock awards carry with them the right to receive dividends.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

The table below presents the restricted stock award activity:

	Restricted Stock Awards	Weighted Average Grant Date Fair Value
Nonvested at December 31, 2014	226,733	\$ 17.39
Granted		
Vested		
Forfeited		
Nonvested at March 31, 2015	226,733	\$ 17.39
Nonvested at December 31, 2013	340,065	\$ 17.39
Granted		
Vested		
Forfeited		
Nonvested at March 31, 2014	340,065	\$ 17.39

As of March 31, 2015, the Company had \$2.8 million of unrecognized compensation cost related to restricted stock awards. The cost of the restricted stock awards is being amortized over the five- or six-year vesting period.

(13) Earnings Per Share

The table below presents the information used to compute basic and diluted earnings per share:

(Dollars in thousands, except share data)	Three Months Ended March 31,	
	2015	2014
Net income	\$ 3,526	\$ 3,462
Weighted-average number of shares used in:		
Basic earnings per share	9,120,720	9,187,540
Dilutive common stock equivalents:		
Stock options and restricted stock units	199,094	192,620
Diluted earnings per share	9,319,814	9,380,160
Net income per common share, basic	\$ 0.39	\$ 0.38
Net income per common share, diluted	\$ 0.38	\$ 0.37

We have two forms of our outstanding common stock: common stock and unvested restricted stock awards. Holders of unvested restricted stock awards receive non-forfeitable dividends at the same rate as common shareholders and they both share equally in undistributed earnings. The computed basic and diluted earnings per share presented are substantially equivalent using both the two-class and the treasury stock methods of calculating earnings per share.

Table of Contents

(14) Accumulated Other Comprehensive Loss

The table below presents the changes in the components of accumulated other comprehensive loss, net of taxes:

(Dollars in thousands)	Unfunded Pension Liability	Noncredit Related Losses on Securities Not Expected to Be Sold	Unrealized Loss on Securities	Total
Balances at December 31, 2014	\$ 5,032	284	72	\$ 5,388
Other comprehensive income, net of taxes		(31)	(9)	(40)
Amounts reclassified from accumulated other comprehensive loss				
Net current period other comprehensive income		(31)	(9)	(40)
Balances at March 31, 2015	\$ 5,032	253	63	\$ 5,348
Balances at December 31, 2013	\$ 3,338	376	73	\$ 3,787
Other comprehensive income, net of taxes		(72)	(3)	(75)
Amounts reclassified from accumulated other comprehensive loss				
Net current period other comprehensive income		(72)	(3)	(75)
Balances at March 31, 2014	\$ 3,338	304	70	\$ 3,712

The table below presents the tax effect on each component of other comprehensive loss:

(Dollars in thousands)	Pretax Amount	2015		March 31,		2014	
		Tax	After Tax Amount	Pretax Amount	Tax	After Tax Amount	
Unfunded pension liability	\$	\$	\$	\$	\$	\$	
Noncredit related losses on securities not expected to be sold	(51)	20	(31)	(118)	46	(72)	
Unrealized loss on securities	(15)	6	(9)	(5)	2	(3)	
Total	\$ (66)	\$ 26	\$ (40)	\$ (123)	\$ 48	\$ (75)	

(15) Fair Value of Financial Instruments

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

In accordance with the Fair Value Measurements and Disclosures topic of the FASB ASC, the Company groups its financial assets and liabilities at fair value into three levels based on the markets in which the financial assets and liabilities are traded and the reliability of the assumptions used to determine fair value as follows:

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

- Level 1 Valuation is based upon quoted prices (unadjusted) for identical assets or liabilities traded in active markets. A quoted price in an active market provides the most reliable evidence of fair value and shall be used to measure fair value whenever available.
- Level 2 Valuation is based upon quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market.
- Level 3 Valuation is generated from model-based techniques that use significant assumptions not observable in the market. These unobservable assumptions reflect management's own estimates of assumptions that market participants would use in pricing the asset or liability. Valuation techniques include use of discounted cash flow models and similar techniques that require the use of significant judgment or estimation.

In accordance with the Fair Value Measurements and Disclosures topic, the Company bases its fair values on the price that it would expect to receive if an asset were sold or the price that it would expect to pay to transfer a liability in an orderly transaction between market participants at the measurement date. Also as required, the Company maximizes the use of observable inputs and minimizes the use of unobservable inputs when developing fair value measurements.

The Company uses fair value measurements to determine fair value disclosures. Investment securities held for sale and derivatives are recorded at fair value on a recurring basis. From time to time, the Company may be required to record other financial assets at fair value on a nonrecurring basis, such as loans held for sale, impaired loans and investments, and mortgage servicing assets. These nonrecurring fair value adjustments typically involve application of the lower of cost or fair value accounting or write-downs of individual assets.

Cash and Cash Equivalents, Accrued Interest Receivable, Accounts Payable and Accrued Expenses, Investment Purchases Pending Settlement, Current Income Taxes Payable, and Advance Payments by Borrowers for Taxes and Insurance. The carrying amount approximates fair value because of the short maturity of these instruments.

Investment Securities. The estimated fair values of U.S. government-sponsored mortgage-backed securities are considered Level 2 inputs because the valuation for investment securities utilized pricing models that varied based on asset class and included trade, bid and other observable market information.

The trust preferred securities represent investments in a pool of debt obligations issued primarily by holding companies for Federal Deposit Insurance Corporation-insured financial institutions. The trust preferred securities market is considered to be inactive as only five transactions have occurred over the past 39 months in the same tranche of securities we own and no new issues of pooled trust preferred securities have occurred since 2007. The fair value of our trust preferred securities was determined using a discounted cash flow model. Our model used a discount rate equal to three-month LIBOR plus 20.00% and provided a fair value estimate of \$20.93 per \$100 of par value for PreTSL XXIII.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

The discounted cash flow analysis included a review of all issuers within the pool. The fair value of the trust preferred securities are classified as Level 3 inputs because they are based on discounted cash flow models.

FHLB Stock. FHLB stock, which is redeemable for cash at par value, is reported at its par value.

FRB Stock. FRB stock, which is redeemable for cash at par value, is reported at its par value.

Table of Contents

Loans. The fair value of loans is estimated by discounting the future cash flows using the current rates at which similar loans would be made to borrowers with similar credit ratings and for the same remaining maturities. The fair value of loans is not based on the concept of exit price.

Loans Held for Sale. The fair value of loans held for sale is determined based on the prices quoted in the secondary market for similar loans.

Deposits. The fair value of checking and Super NOW savings accounts, passbook accounts, and certain money market deposits is the amount payable on demand at the reporting date. The fair value of fixed-maturity certificates of deposit is estimated by discounting future cash flows using the rates currently offered for deposits with similar remaining maturities.

Advances From the FHLB and Securities Sold Under Agreements to Repurchase. Fair value is estimated by discounting future cash flows using the rates currently offered to the Company for debt with similar remaining maturities.

Interest Rate Contracts. The Company may enter into interest rate lock commitments with borrowers on loans intended to be sold. To manage interest rate risk on the lock commitments, the Company may also enter into forward loan sale commitments. The interest rate lock commitments and forward loan sale commitments are treated as derivatives and are recorded at their fair value determined by referring to prices quoted in the secondary market for similar contracts. Interest rate contracts that are classified as assets are included with prepaid expenses and other assets on the consolidated balance sheet while interest rate contracts that are classified as liabilities are included with accounts payable and accrued expenses.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

The estimated fair values of the Company's financial instruments are as follows:

(Dollars in thousands)	Carrying Amount	Fair Value	Fair Value Measurements Using		
			Level 1	Level 2	Level 3
March 31, 2015					
Assets					
Cash and cash equivalents	\$ 45,774	\$ 45,774	\$ 45,774	\$	\$
Investment securities held to maturity	552,461	569,832		569,091	741
FHLB stock	11,112	11,112		11,112	
FRB stock	2,949	2,949		2,949	
Loans held for sale	2,910	2,978		2,978	
Loans receivable, net	1,038,922	1,070,980			1,070,980
Accrued interest receivable	4,583	4,583	4,583		
Interest rate contracts	113	113		113	
Liabilities					
Deposits	1,381,461	1,382,097	1,158,355		223,742
Advances from the Federal Home Loan Bank	27,000	27,312		27,312	
Securities sold under agreements to repurchase	60,000	60,607		60,607	
Accounts payable and accrued expenses (excluding interest rate contracts)	26,756	26,756	26,756		
Interest rate contracts	101	101		101	
Investment purchases pending settlement	1,116	1,116	1,116		
Current income taxes payable	1,051	1,051	1,051		
Advance payments by borrowers for taxes and insurance	2,710	2,710	2,710		
December 31, 2014					
Assets					
Cash and cash equivalents	\$ 75,060	\$ 75,060	\$ 75,060	\$	\$
Investment securities held to maturity	572,922	586,710		586,020	690
FHLB stock	11,234	11,234		11,234	
FRB stock	2,925	2,925		2,925	
Loans held for sale	1,048	1,079		1,079	
Loans receivable, net	968,212	998,183			998,183
Accrued interest receivable	4,436	4,436	4,436		
Interest rate contracts	62	62		62	
Liabilities					
Deposits	1,359,679	1,360,074	1,137,942		222,132
Advances from the Federal Home Loan Bank	15,000	14,977			14,977
Securities sold under agreements to repurchase	72,000	72,334			72,334
Accounts payable and accrued expenses (excluding interest rate contracts)	24,044	24,044	24,044		
Interest rate contracts	54	54		54	
Current income taxes payable	826	826	826		
Advance payments by borrowers for taxes and insurance	3,916	3,916	3,916		

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

At March 31, 2015 and December 31, 2014, neither the commitment fees received on commitments to extend credit nor the fair value thereof was material to the consolidated financial statements of the Company.

The table below presents the balance of assets and liabilities measured at fair value on a recurring basis as of March 31, 2015 and December 31, 2014:

(Dollars in thousands)		Level 1	Level 2	Level 3	Total
March 31, 2015					
Interest rate contracts	assets	\$	\$	113	\$ 113
Interest rate contracts	liabilities		(101)		(101)
December 31, 2014					
Interest rate contracts	assets	\$	\$	62	\$ 62
Interest rate contracts	liabilities		(54)		(54)

The fair value of interest rate contracts was determined by referring to prices quoted in the secondary market for similar contracts.

The table below presents the balance of assets measured at fair value on a nonrecurring basis as of March 31, 2015 and December 31, 2014 and the related gains and losses for the three months ended March 31, 2015 and the year ended December 31, 2014:

(Dollars in thousands)		Level 1	Level 2	Level 3	Total	Total Gains (Losses)
March 31, 2015:						
Trust preferred securities		\$	\$	\$	741	\$ 51
Mortgage servicing assets				479	479	(8)
December 31, 2014:						
Impaired loans		\$	\$	\$	327	\$ (4)
Trust preferred securities				690	690	153
Mortgage servicing assets				505	505	(15)

The fair value of impaired loans that are considered to be collateral dependent is determined using the value of collateral less estimated selling costs. The fair value of impaired loans not considered to be collateral dependent is determined using a discounted cash flow analysis. Assumptions used in the analysis include the discount rate and projected cash flows. Changes in the measurement of impaired loans are included in the provision for loan losses in the consolidated statements of income. The fair value of trust preferred securities is determined using a discounted cash flow model. The assumptions used in the discounted cash flow model are discussed above. Gains and losses on trust preferred securities that are credit related are included in net other-than-temporary impairment losses in the consolidated statements of income. Gains and losses on trust preferred securities that are not credit related are included in other comprehensive income in the consolidated statements of comprehensive income. Mortgage servicing assets are valued using a discounted cash flow model. Assumptions used in the model include mortgage prepayment speeds, discount rates and cost of servicing. Losses on

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

mortgage servicing assets are included in service fees on loan and deposit accounts in the consolidated statements of income.

The table below presents the significant unobservable inputs for Level 3 nonrecurring fair value measurements:

(Dollars in thousands)	Fair Value	Valuation Technique	Unobservable Input	Value
March 31, 2015:				
Trust preferred securities	\$ 741	Discounted cash flow	Discount rate	Three-month LIBOR plus 20%
Mortgage servicing assets	479	Discounted cash flow	Discount rate Prepayment speed (PSA) Annual cost to service (per loan)	10.00% 169.8 299.3 \$60
December 31, 2014:				
Impaired loans non-collateral dependent	\$ 327	Discounted cash flow	Discount rate (1)	6.10%
Trust preferred securities	690	Discounted cash flow	Discount rate	Three-month LIBOR plus 20%
Mortgage servicing assets	505	Discounted cash flow	Discount rate Prepayment speed (PSA) Annual cost to service (per loan)	10.50% 164.8 262.5 \$55

(1) Represents the yield on contractual cash flows prior to modification in troubled debt restructurings.

(16) Subsequent Events

On April 30, 2015, the Board of Directors of Territorial Bancorp Inc. declared a quarterly cash dividend of \$0.16 per share of common stock. The dividend is expected to be paid on May 28, 2015 to stockholders of record as of May 14, 2015.

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Cautionary Statement Regarding Forward-Looking Information

This Quarterly Report contains forward-looking statements, which can be identified by the use of words such as estimate, project, believe, intend, anticipate, plan, seek, expect, will, may and words of similar meaning. These forward-looking statements include, but are not limited to:

- statements of our goals, intentions and expectations;
- statements regarding our business plans, prospects, growth and operating strategies;
- statements regarding the asset quality of our loan and investment portfolios; and

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

- estimates of our risks and future costs and benefits.

These forward-looking statements are based on our current beliefs and expectations and are inherently subject to significant business, economic and competitive uncertainties and contingencies, many of which are beyond our control. In addition, these forward-looking statements are subject to assumptions with respect to future business strategies and decisions that are subject to change. We are under no duty to and do not take any obligation to update any forward-looking statements after the date of this Quarterly Report.

The following factors, among others, could cause actual results to differ materially from the anticipated results or other expectations expressed in the forward-looking statements:

- general economic conditions, either internationally, nationally or in our market areas, that are worse than expected;
- competition among depository and other financial institutions;
- inflation and changes in the interest rate environment that reduce our margins or reduce the fair value of financial instruments;
- adverse changes in the securities markets;
- changes in laws or government regulations or policies affecting financial institutions, including changes in regulatory fees and capital requirements;
- our ability to enter new markets successfully and capitalize on growth opportunities;
- our ability to successfully integrate acquired entities, if any;
- changes in consumer spending, borrowing and savings habits;

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

- changes in accounting policies and practices, as may be adopted by the bank regulatory agencies, the Financial Accounting Standards Board, the Securities and Exchange Commission and the Public Company Accounting Oversight Board;
- changes in our organization, compensation and benefit plans;
- changes in our financial condition or results of operations that reduce capital available to pay dividends; and
- changes in the financial condition or future prospects of issuers of securities that we own.

Because of these and a wide variety of other uncertainties, our actual future results may be materially different from the results indicated by these forward-looking statements.

Critical Accounting Policies

There are no material changes to the critical accounting policies disclosed in Territorial Bancorp Inc.'s Annual Report on Form 10-K for the year ended December 31, 2014.

Table of Contents

Comparison of Financial Condition at March 31, 2015 and December 31, 2014

Assets. At March 31, 2015, our assets were \$1.715 billion, an increase of \$23.5 million, or 1.4%, from \$1.692 billion at December 31, 2014. The increase in assets was primarily the result of a \$72.6 million increase in total loans that was partially offset by a \$29.3 million decrease in cash and a \$20.5 million decrease in investment securities.

Cash and Cash Equivalents. Cash and cash equivalents were \$45.8 million at March 31, 2015, a decrease of \$29.3 million since December 31, 2014. During the three months ended March 31, 2015, the \$29.3 million of cash, along with a \$21.8 million increase in deposits and \$20.5 million of repayments on investment securities, was used to fund a \$72.6 million increase in total loans, repurchase \$4.3 million of common stock and pay \$1.5 million of common stock dividends.

Loans. Total loans, including \$2.9 million of loans held for sale, were \$1.042 billion at March 31, 2015, or 60.7% of total assets. During the three months ended March 31, 2015, the loan portfolio increased by \$72.6 million, or 7.5%. The increase in the loan portfolio primarily occurred as the production of new one- to four-family residential loans exceeded principal repayments and loan sales.

Securities. At March 31, 2015, our securities portfolio totaled \$552.5 million, or 32.2% of total assets. During the three months ended March 31, 2015, the securities portfolio decreased by \$20.5 million, or 3.6%. The decrease in the securities portfolio occurred as repayments and the amount of securities sold exceeded the amount of securities purchased.

At March 31, 2015, all of such securities were classified as held-to-maturity and none of the underlying collateral consisted of subprime or Alt-A (traditionally defined as nonconforming loans having less than full documentation) loans.

At March 31, 2015, we owned trust preferred securities with an amortized cost of \$741,000. This portfolio consists of two securities, which represent investments in a pool of debt obligations primarily issued by holding companies of Federal Deposit Insurance Corporation-insured financial institutions.

The trust preferred securities market is considered to be inactive as only five transactions have occurred over the past 39 months in the same tranche of securities that we own and no new issues of pooled trust preferred securities have occurred since 2007. We used a discounted cash flow model to determine whether these securities are other-than-temporarily impaired. The assumptions used in preparing the discounted cash flow model include the following: estimated discount rates, estimated deferral and default rates on collateral, and estimated cash flows. We used a discount rate equal to three-month LIBOR plus 20.00% and provided a fair value estimate of \$20.93 per \$100 of par value for PreTSL XXIII.

Based on the Company's review, the Company's investment in trust preferred securities did not incur additional impairment during the three months ended March 31, 2015.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

It is reasonably possible that the fair values of the trust preferred securities could decline in the near term if the overall economy and the financial condition of some of the issuers continue to deteriorate and the liquidity of these securities remains low. As a result, there is a risk that the Company's remaining cost basis of \$1.1 million on its trust preferred securities could be credit-related other-than-temporarily impaired in the near term. The impairment could be material to the Company's consolidated statements of income.

Table of Contents

Deposits. Deposits were \$1.381 billion at March 31, 2015, an increase of \$21.8 million, or 1.6%, since December 31, 2014. The growth in deposits occurred primarily in savings accounts, which increased by \$18.0 million during the three months ended March 31, 2015.

Borrowings. Our borrowings consist of advances from the Federal Home Loan Bank of Seattle and funds borrowed under securities sold under agreements to repurchase. During the three months ended March 31, 2015, total borrowing remained constant at \$87.0 million as Federal Home Loan Bank of Seattle advances rose by \$12.0 million while securities sold under agreements to repurchase decreased by \$12.0 million. We have not required any other borrowings to fund our operations. Instead, we have primarily funded our operations with additional deposits, proceeds from loan and security sales and principal repayments on loans and mortgage-backed securities.

Average Balances and Yields

The following table sets forth average balance sheets, average yields and rates, and certain other information at and for the periods indicated. No tax-equivalent yield adjustments were made, as the effect thereof was not material. All average balances are daily average balances. Nonaccrual loans were included in the computation of average balances, but have been reflected in the table as loans carrying a zero yield. The yields set forth below include the effect of net deferred costs, discounts and premiums that are amortized or accreted to interest income.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

	For the Three Months Ended March 31,					
	2015		2014			
	Average Outstanding Balance	Interest	Yield/ Rate (1)	Average Outstanding Balance (Dollars in thousands)	Interest	Yield/ Rate (1)
Interest-earning assets:						
Loans:						
Real estate loans:						
First mortgage:						
One- to four-family residential						
(2)	\$ 952,157	\$ 10,100	4.24%	\$ 822,891	\$ 9,010	4.38%
Multi-family residential	9,170	112	4.89	4,852	68	5.61
Construction, commercial and other	19,351	224	4.63	15,325	196	5.12
Home equity loans and lines of credit	15,910	191	4.80	16,350	199	4.87
Other loans	4,399	59	5.36	4,601	67	5.82
Total loans	1,000,987	10,686	4.27	864,019	9,540	4.42
Investment securities:						
U.S. government sponsored mortgage-backed securities (2)						
	563,322	4,523	3.21	617,715	5,074	3.29
Trust preferred securities	690			538		
Total securities	564,012	4,523	3.21	618,253	5,074	3.28
Other	74,328	79	0.43	83,402	43	0.21
Total interest-earning assets	1,639,327	15,288	3.73	1,565,674	14,657	3.74
Non-interest-earning assets	66,686			65,449		
Total assets	\$ 1,706,013			\$ 1,631,123		
Interest-bearing liabilities:						
Savings accounts	\$ 953,528	\$ 866	0.36%	\$ 915,607	\$ 805	0.35%
Certificates of deposit	222,194	260	0.47	213,494	278	0.52
Money market accounts	836	0	0.00	826	1	0.48
Checking and Super NOW accounts	149,140	8	0.02	138,350	7	0.02
Total interest-bearing deposits	1,325,698	1,134	0.34	1,268,277	1,091	0.34
Federal Home Loan Bank advances	18,467	70	1.52	15,000	66	1.76
Securities sold under agreements to repurchase	69,944	312	1.78	72,000	343	1.91
Total interest-bearing liabilities	1,414,109	1,516	0.43	1,355,277	1,500	0.44
Non-interest-bearing liabilities	74,944			64,218		
Total liabilities	1,489,053			1,419,495		
Stockholders equity	216,960			211,628		
Total liabilities and stockholders equity	\$ 1,706,013			\$ 1,631,123		
Net interest income		\$ 13,772			\$ 13,157	
Net interest rate spread (3)			3.30%			3.30%
Net interest-earning assets (4)	\$ 225,218			\$ 210,397		
Net interest margin (5)			3.36%			3.36%
Interest-earning assets to interest-bearing liabilities	115.93%			115.52%		

(1) Annualized

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

- (2) Average balance includes loans or investments available for sale, as applicable.
- (3) Net interest rate spread represents the difference between the yield on average interest-earning assets and the cost of average interest-bearing liabilities.
- (4) Net interest-earning assets represent total interest-earning assets less total interest-bearing liabilities.
- (5) Net interest margin represents net interest income divided by average total interest-earning assets.

Comparison of Operating Results for the Three Months Ended March 31, 2015 and 2014

General. Net income increased by \$64,000, or 1.8%, from \$3.46 million for the three months ended March 31, 2014 to \$3.53 million for the three months ended March 31, 2015. The increase in net income was primarily due to a \$631,000 increase in interest and dividend income. This was partially offset by a \$214,000 increase in income taxes, a \$185,000 increase in the provision for loan losses, a

Table of Contents

\$112,000 decrease in noninterest income, a \$40,000 increase in noninterest expense and a \$16,000 increase in interest expense.

Net Interest Income. Net interest income increased by \$615,000, or 4.7%, to \$13.8 million for the three months ended March 31, 2015 compared to \$13.2 million for the three months ended March 31, 2014. Interest and dividend income increased by \$631,000, or 4.3%, due primarily to a \$73.7 million increase in the average balance of interest-earning assets. Interest expense increased by \$16,000, or 1.1%, due to a \$58.8 million increase in the average balance of interest-bearing liabilities that was partially offset by a one basis point decrease in the average cost of interest-bearing liabilities. The interest rate spread and net interest margin were 3.30% and 3.36%, respectively, for the three months ended March 31, 2015 and 2014.

Interest and Dividend Income. Interest and dividend income increased by \$631,000, or 4.3%, to \$15.3 million for the three months ended March 31, 2015 from \$14.7 million for the three months ended March 31, 2014. Interest income on loans increased by \$1.1 million, or 12.0%, to \$10.7 million for the three months ended March 31, 2015 from \$9.5 million for the three months ended March 31, 2014. The increase in interest income on loans occurred because the average balance of loans grew by \$137.0 million, or 15.9%, as new loan originations exceeded loan repayments and loan sales. The increase in interest income that occurred because of growth in the loan portfolio was partially offset by a 15 basis point decline in the average loan yield to 4.27% for the three months ended March 31, 2015. The decline in the average yield on loans occurred because of repayments on higher-yielding loans and additions of new loans with lower yields to the loan portfolio. Interest income on investment securities decreased by \$551,000, or 10.9%, to \$4.5 million for the three months ended March 31, 2015 from \$5.1 million for the three months ended March 31, 2014. The decrease in interest income on securities occurred because of a \$54.2 million decrease in the average securities balance and a seven basis point decrease in the average securities yield.

Interest Expense. Interest expense increased by \$16,000, or 1.1% from \$1.50 million for the three months ended March 31, 2014 to \$1.52 million for the three months ended March 31, 2015. Interest expense on deposits increased by \$43,000, or 3.9%, from \$1.09 million for the three months ended March 31, 2014 to \$1.13 million for the three months ended March 31, 2015. The average outstanding balance of deposits increased by \$57.4 million, or 4.5%, to \$1.326 billion for the three months ended March 31, 2015 compared to \$1.268 billion for the three months ended March 31, 2014. The average interest rate on deposits remained constant at 0.34% during the three months ended March 31, 2015 and 2014. Interest expense on FHLB advances increased by \$4,000, or 6.1%, during the three months ended March 31, 2015 compared to the three months ended March 31, 2014. The increase in interest expense was primarily due to a \$3.5 million, or 23.1%, increase in the average balance of FHLB advances. This was partially offset by a 24 basis point decrease in the average interest rate to 1.52% for the three months ended March 31, 2015 compared to 1.76% for the three months ended March 31, 2014. Interest expense on securities sold under agreements to repurchase decreased by \$31,000, or 9.0%, during the three months ended March 31, 2015 compared to the three months ended March 31, 2014. The decrease in interest expense was caused by a \$2.1 million, or 2.9%, decrease in the average outstanding balance of securities sold under agreements to repurchase. The decrease in the average balance was augmented by a 13 basis point decrease in the interest rate to 1.78% for the three months ended March 31, 2015 from 1.91% for the three months ended March 31, 2014.

Provision for Loan Losses. We recorded provisions for loan losses of \$194,000 and \$9,000 for the three months ended March 31, 2015 and 2014, respectively. The provisions for loan losses included net charge-offs of \$13,000 and \$10,000 for the three months ended March 31, 2015 and 2014,

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

respectively. The provisions recorded resulted in ratios of the allowance for loan losses to total loans of 0.18% and 0.17% at March 31, 2015 and 2014, respectively. Nonaccrual loans totaled \$4.3 million at March 31, 2015, or 0.41% of total loans at that date, compared to \$5.1 million of nonaccrual loans at March 31, 2014, or 0.58% of total loans at that date. Nonaccrual loans as of March 31, 2015 and 2014 consisted primarily of one- to four-family residential real estate loans. To the best of our knowledge, we have provided for all losses that are both probable and reasonable to estimate at March 31, 2015 and 2014. For additional information see footnote (6), Loans Receivable and Allowance for Loan Losses in our Notes to Consolidated Financial Statements.

Noninterest Income. The following table summarizes changes in noninterest income between the three months ended March 31, 2015 and 2014.

	Three Months Ended		\$ Change	Change	
	2015	March 31, 2014		(Dollars in thousands)	% Change
Service fees on loan and deposit accounts	\$ 460	\$ 499	\$ (39)	(7.8)%	
Income on bank-owned life insurance	255	268	(13)	(4.9)%	
Gain on sale of investment securities	236	346	(110)	(31.8)%	
Gain on sale of loans	129	79	50	63.3%	
Other	166	166		%	
Total	\$ 1,246	\$ 1,358	\$ (112)	(8.2)%	

Noninterest income decreased by \$112,000 for the three months ended March 31, 2015 compared to the three months ended March 31, 2014. During the three months ended March 31, 2015, we sold \$2.3 million of held-to-maturity investment securities and recognized a gain of \$236,000. During the three months ended March 31, 2014, we sold \$8.4 million of held-to-maturity and trading investment securities and recognized a gain of \$346,000. The sale of held-to-maturity securities, for which the Company had already received a substantial portion of the outstanding principal (at least 85%), is in accordance with the Investments - Debt and Equity Securities topic of the FASB ASC and will not affect the historical cost basis used to account for the remaining securities in the held-to-maturity portfolio.

Noninterest Expense. The following table summarizes changes in noninterest expense between the three months ended March 31, 2015 and 2014.

	Three Months Ended		\$ Change	Change	
	2015	March 31, 2014		(Dollars in thousands)	% Change
Salaries and employee benefits	\$ 5,099	\$ 5,363	\$ (264)	(4.9)%	
Occupancy	1,437	1,422	15	1.1%	
Equipment	945	914	31	3.4%	
Federal deposit insurance premiums	209	199	10	5.0%	
Other general and administrative expenses	1,214	966	248	25.7%	
Total	\$ 8,904	\$ 8,864	\$ 40	0.5%	

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Noninterest expense rose by \$40,000 for the three months ended March 31, 2015 compared to the three months ended March 31, 2014. Other general and administrative expenses increased by \$248,000 to \$1.2 million for the three months ended March 31, 2015 from \$966,000 for the three months ended March 31, 2014. The increase was due to higher audit service and other professional fees, advertising expenses and other loan expenses. Salaries and employee benefits expense decreased by \$264,000 to \$5.1 million for the three months ended March 31, 2015 from \$5.4 million for the three months ended March 31, 2014. The Company recognized a \$474,000 increase in the credit to compensation expense

Table of Contents

for the cost of originating new mortgage loans because of an increase in new loan originations. The Receivables topic of the FASB ASC allows financial institutions to take a credit against compensation expense for the direct cost of originating loans. This was partially offset by a bank-wide budgeted salary increase of approximately 2.0%, which was effective July 1, 2014, and higher bonuses and commissions that occurred primarily because of the increase in new loan originations.

Income Tax Expense. Income taxes were \$2.4 million for the three months ended March 31, 2015, reflecting an effective tax rate of 40.4%, compared to \$2.2 million for the three months ended March 31, 2014, reflecting an effective tax rate of 38.6%. The increase in the effective tax rate is primarily due to a decrease in permanent tax benefits related to our share-based compensation plans.

Liquidity and Capital Resources

Liquidity is the ability to meet current and future financial obligations. Territorial Savings Bank's primary sources of funds consist of deposit inflows, cash balances at the Federal Reserve Bank, loan repayments, advances from the Federal Home Loan Bank of Seattle, securities sold under agreements to repurchase, proceeds from loan and security sales and principal repayments on securities. While maturities and scheduled amortization of loans and securities are predictable sources of funds, deposit flows and mortgage prepayments are greatly influenced by general interest rates, economic conditions and competition. We have established an Asset/Liability Management Committee, consisting of our President and Chief Executive Officer, our Vice Chairman and Co-Chief Operating Officer, our Senior Vice President and Treasurer and our Vice President and Controller, which is responsible for establishing and monitoring our liquidity targets and strategies in order to ensure that sufficient liquidity exists for meeting the borrowing needs and deposit withdrawals of our customers as well as unanticipated contingencies. We believe that we have enough sources of liquidity to satisfy our short- and long-term liquidity needs as of March 31, 2015.

We regularly monitor and adjust our investments in liquid assets based upon our assessment of:

- (i) expected loan demand;
- (ii) purchases and sales of investment securities;
- (iii) expected deposit flows and borrowing maturities;
- (iv) yields available on interest-earning deposits and securities; and
- (v) the objectives of our asset/liability management program.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Excess liquid assets are invested generally in interest-earning deposits or securities and may also be used to pay off short-term borrowings.

Our most liquid asset is cash. The amount of this asset is dependent on our operating, financing, lending and investing activities during any given period. At March 31, 2015, Territorial Savings Bank's cash and cash equivalents totaled \$45.8 million. On that date, we had \$60.0 million in securities sold under agreements to repurchase outstanding and \$27.0 million of Federal Home Loan Bank advances outstanding, with the ability to borrow an additional \$396.0 million under Federal Home Loan Bank advances.

Our cash flows are derived from operating activities, investing activities and financing activities as reported in our Consolidated Statements of Cash Flows included in our Consolidated Financial Statements.

Table of Contents

At March 31, 2015, we had \$45.0 million in loan commitments outstanding, most of which were for fixed-rate loans, and had \$25.4 million in unused lines of credit to borrowers. Certificates of deposit due within one year of March 31, 2015 totaled \$177.6 million, or 12.9% of total deposits. If these deposits do not remain with us, we may be required to seek other sources of funds, including loan sales, brokered deposits, securities sold under agreements to repurchase and Federal Home Loan Bank advances. Depending on market conditions, we may be required to pay higher rates on such deposits or other borrowings than we currently pay on the certificates of deposit due on or before March 31, 2016. We believe, however, based on past experience that a significant portion of such deposits will remain with us. We have the ability to attract and retain deposits by adjusting the interest rates offered.

Our primary investing activities are originating loans and purchasing mortgage-backed securities. During the three months ended March 31, 2015 and 2014, we originated \$120.3 million and \$45.2 million of loans, respectively, and purchased \$2.4 million and \$27.9 million of securities, respectively.

Financing activities consist primarily of activity in deposit accounts, Federal Home Loan Bank advances, securities sold under agreements to repurchase, stock repurchases and dividend payments. We experienced net increases in deposits of \$21.8 million and \$28.6 million for the three months ended March 31, 2015 and 2014, respectively. Deposit flows are affected by the overall level of interest rates, the interest rates and products offered by us and our local competitors, and by other factors.

Liquidity management is both a daily and long-term function of business management. If we require funds beyond our ability to generate them internally, borrowing agreements exist with the Federal Home Loan Bank of Seattle, which provide an additional source of funds. Federal Home Loan Bank advances increased by \$12.0 million during the three months ended March 31, 2015 to \$27.0 million and remained constant at \$15.0 million during the three months ended March 31, 2014. We had the ability to borrow up to an additional \$396.0 million and \$389.2 million from the Federal Home Loan Bank of Seattle as of March 31, 2015 and 2014, respectively. We also utilize securities sold under agreements to repurchase as another borrowing source. Securities sold under agreements to repurchase decreased by \$12.0 million for the three months ended March 31, 2015 to \$60.0 million and remained constant at \$72.0 million for the three months ended March 31, 2014.

Territorial Savings Bank and the Company are subject to various regulatory capital requirements, including a risk-based capital measure. The risk-based capital guidelines include both a definition of capital and a framework for calculating risk-weighted assets by assigning balance sheet assets and off-balance sheet items to broad risk categories. On July 10, 2014, Territorial Savings Bank became a member of the Federal Reserve System. The Federal Reserve requires that Territorial Savings Bank maintain a Tier 1 Leverage Capital ratio of 9.0% for the next three years as a condition of membership. Effective January 1, 2015, the well capitalized threshold for Tier 1 risk-based capital requirement was increased from 6.0% to 8.0% and a new capital standard, common equity tier 1 risk-based capital, was implemented with a 6.5% ratio requirement for a financial institution to be considered well capitalized. Additionally, effective January 1, 2015, consolidated regulatory capital requirements identical to those applicable to the subsidiary depository institutions became applicable to savings and loan holding companies over \$1.0 billion in assets, such as the Company. At March 31, 2015, Territorial Savings Bank and the Company exceeded all regulatory capital requirements and are considered to be well capitalized under regulatory guidelines. The tables below present the capital required to be considered well-capitalized as a percentage of total and risk-weighted assets and the percentage and the total amount of capital maintained for both Territorial Savings Bank and the Company at March 31, 2015 and December 31, 2014 for Territorial Savings Bank:

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

As of March 31, 2015

(Dollars in Thousands)

	Required Ratio	Actual Amount	Actual Ratio
Tier 1 Leverage Capital			
Territorial Savings Bank (1)	9.00%	\$ 208,169	12.23%
Territorial Bancorp Inc.	5.00%	\$ 220,493	12.96%
Common Equity Tier 1 Risk- Based Capital (2)			
Territorial Savings Bank	9.00%	\$ 208,169	28.00%
Territorial Bancorp Inc.	9.00%	\$ 220,493	29.65%
Tier 1 Risk-Based Capital (2)			
Territorial Savings Bank	10.50%	\$ 208,169	28.00%
Territorial Bancorp Inc.	10.50%	\$ 220,493	29.65%
Total Risk-Based Capital (2)			
Territorial Savings Bank	12.50%	\$ 210,044	28.25%
Territorial Bancorp Inc.	12.50%	\$ 222,368	29.90%

(1) As a condition of membership in the Federal Reserve System, Territorial Savings Bank is required to maintain a Tier 1 Leverage Capital ratio of 9.00% for three years beginning on July 10, 2014.

(2) The required Common Equity Tier 1 Risk-Based Capital, Tier 1 Risk-Based Capital and Total Risk-Based Capital ratios are based on the fully-phased in capital ratios in the Basel III capital regulations plus the 2.50 % capital conservation buffer that becomes effective on January 1, 2019.

As of December 31, 2014

(Dollars in Thousands)

	Required Ratio	Actual Amount	Actual Ratio
Tier 1 Leverage Capital			
Territorial Savings Bank (1)	9.00%	\$ 203,708	12.10%
Tier 1 Risk-Based Capital			
Territorial Savings Bank	4.00%	\$ 203,708	29.68%
Total Risk-Based Capital			
Territorial Savings Bank	8.00%	\$ 205,403	29.93%

(1) As a condition of membership in the Federal Reserve System, Territorial Savings Bank is required to maintain a Tier 1 Leverage Capital ratio of 9.00% for three years beginning on July 10, 2014.

Off-Balance Sheet Arrangements and Aggregate Contractual Obligations

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Commitments. As a financial services provider, we routinely are a party to various financial instruments with off-balance sheet risks, such as commitments to extend credit and unused lines of credit. While these contractual obligations represent our potential future cash requirements, a significant portion of commitments to extend credit may expire without being drawn upon. Such commitments are subject to the same credit policies and approval process accorded to loans we make. In addition, we enter into

Table of Contents

commitments to sell mortgage loans.

Contractual Obligations. In the ordinary course of our operations, we enter into certain contractual obligations. Such obligations include operating leases for premises and equipment, agreements with respect to borrowed funds and deposit liabilities and agreements with respect to investments. Except for an increase of \$1.4 million in certificates of deposit and an increase of \$26.9 million in loan commitments between December 31, 2014 and March 31, 2015, there have not been any material changes in contractual obligations and funding needs since December 31, 2014.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

General. Our most significant form of market risk is interest rate risk because, as a financial institution, the majority of our assets and liabilities are sensitive to changes in interest rates. Therefore, a principal part of our operations is to manage interest rate risk and limit the exposure of our net interest income to changes in market interest rates. Our Board of Directors has established an Asset/Liability Management Committee, which is responsible for evaluating the interest rate risk inherent in our assets and liabilities, for determining the level of risk that is appropriate, given our business strategy, operating environment, capital, liquidity and performance objectives, and for managing this risk consistent with the guidelines approved by the Board of Directors.

Because we have historically operated as a traditional thrift institution, the significant majority of our assets consist of long-term, fixed-rate residential mortgage loans and mortgage-backed securities, which we have funded primarily with checking and savings accounts and short-term borrowings. In addition, there is little demand for adjustable-rate mortgage loans in the Hawaii market area. This has resulted in our being particularly vulnerable to increases in interest rates, as our interest-bearing liabilities mature or reprice more quickly than our interest-earning assets.

Our policies do not permit hedging activities, such as engaging in futures, options or swap transactions, or investing in high-risk mortgage derivatives, such as collateralized mortgage obligation residual interests, real estate mortgage investment conduit residual interests or stripped mortgage-backed securities.

Economic Value of Equity. We use an interest rate sensitivity analysis that computes changes in the economic value of equity (EVE) of our cash flows from assets, liabilities and off-balance sheet items in the event of a range of assumed changes in market interest rates. EVE represents the market value of portfolio equity and is equal to the present value of assets minus the present value of liabilities, with adjustments made for off-balance sheet items. This analysis assesses the risk of loss in market-risk-sensitive instruments in the event of an instantaneous and sustained 100 to 400 basis point increase or a 100 basis point decrease in market interest rates with no effect given to any steps that we might take to counter the effect of that interest rate movement. A basis point equals one-hundredth of one percent, and 100 basis points equals one percent. An increase in interest rates from 3% to 4% would mean, for example, a 100 basis point increase in the Change in Interest Rates column below. Given the current relatively low level of market interest rates, an EVE calculation for an interest rate decrease of greater than 100 basis points has not been prepared.

The following table presents our internal calculations of the estimated changes in our EVE as of December 31, 2014 that would result from the designated instantaneous changes in the interest rate yield curve.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

Change in Interest Rates (bp) (1)	Estimated EVE (2)	Estimated Increase (Decrease) in EVE (Dollars in thousands)	Percentage Change in EVE	EVE Ratio as a Percent of Present Value of Assets (3)(4)	Increase (Decrease) in EVE Ratio as a Percent of Present Value of Assets (3)(4)
+400	\$ 207,934	\$ (57,572)	(21.68)%	12.30%	(2.79)%
+300	\$ 232,214	\$ (33,292)	(12.54)%	13.52%	(1.57)%
+200	\$ 254,417	\$ (11,089)	(4.18)%	14.60%	(0.49)%
+100	\$ 268,599	\$ 3,094	1.17%	15.26%	0.17%
0	\$ 265,506	\$	%	15.09%	%
(100)	\$ 230,610	\$ (34,896)	(13.14)%	13.35%	(1.74)%

- (1) Assumes an instantaneous uniform change in interest rates at all maturities.
- (2) EVE is the difference between the present value of an institution's assets and liabilities.
- (3) Present value of assets represents the discounted present value of incoming cash flows on interest-earning assets.
- (4) EVE Ratio represents EVE divided by the present value of assets.

Interest rates on mortgage-backed securities declined by approximately 20 basis points between December 31, 2014 and March 31, 2015. The decrease in interest rates has likely increased our EVE. However, we do not believe that the increase in EVE is material.

Certain shortcomings are inherent in the methodologies used in determining interest rate risk through changes in EVE. Modeling changes in EVE requires making certain assumptions that may or may not reflect the manner in which actual yields and costs respond to changes in market interest rates. In this regard, the EVE table presented assumes that the composition of our interest-sensitive assets and liabilities existing at the beginning of a period remains constant over the period being measured and assumes that a particular change in interest rates is reflected uniformly across the yield curve regardless of the duration or repricing of specific assets and liabilities. Accordingly, although the EVE table provides an indication of our interest rate risk exposure at a particular point in time, such measurements are not intended to and do not provide a precise forecast of the effect of changes in market interest rates on our EVE and net interest income and will differ from actual results.

ITEM 4. CONTROLS AND PROCEDURES

An evaluation was performed under the supervision and with the participation of the Company's management, including the Chairman of the Board, President and Chief Executive Officer and the Senior Vice President and Treasurer, of the effectiveness of the design and operation of the Company's disclosure controls and procedures (as defined in Rule 13a-15(e) promulgated under the Securities and Exchange Act of 1934, as amended) as of March 31, 2015. Based on that evaluation, the Company's management, including the Chairman of the Board, President and Chief Executive Officer and the Senior Vice President and Treasurer, concluded that the Company's disclosure controls and procedures were effective.

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

During the quarter ended March 31, 2015, there have been no changes in the Company's internal control over financial reporting that have materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

Table of Contents

PART II

ITEM 1. LEGAL PROCEEDINGS

The Company and its subsidiaries are subject to various legal actions that are considered ordinary, routine litigation incidental to the business of the Company, and no claim for money damages exceeds ten percent of the Company's consolidated assets. In the opinion of management, based on currently available information, the resolution of these legal actions is not expected to have a material adverse effect on the Company's results of operations.

ITEM 1A. RISK FACTORS

There have been no material changes from Risk Factors as previously disclosed in our Annual Report on Form 10-K filed with the Securities and Exchange Commission for the period ended December 31, 2014.

ITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS

(a) Not applicable.

(b) Not applicable.

(c) Stock Repurchases. The following table sets forth information in connection with repurchases of our shares of common stock during the first quarter of 2015:

Period	Total Number of Shares Purchased	Average Price Paid per Share	Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs	Maximum Number of Shares That May Yet be Purchased Under the Plans or Programs (1)
January 1, 2015 through January 31, 2015	92,100	\$ 21.60	92,100	107,364
February 1, 2015 through February 28, 2015	70,145	\$ 21.78	70,145	37,219

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

March 1, 2015 through March 31, 2015	35,860	\$	22.05	35,860	1,359
Total	198,105	\$	21.74	198,105	1,359

(1) On December 4, 2014, our Board of Directors authorized the repurchase of up to 400,000 shares of our common stock. The Company may initially repurchase up to a total of 250,000 shares. Further repurchases would be subject to the receipt of regulatory approvals or non-objections for the employee stock ownership plan to own 10% or more of the Company's outstanding shares of common stock. In accordance with this authorization, we had repurchased 248,641 shares of our common stock as of March 31, 2015 and 250,000 shares as of April 30, 2015. This repurchase authorization expires on February 17, 2016. We have entered into a Rule 10b5-1 plan with respect to our stock repurchase plan.

ITEM 3. DEFAULTS UPON SENIOR SECURITIES

None.

Table of Contents

ITEM 4. MINE SAFETY DISCLOSURES

Not applicable.

ITEM 5. OTHER INFORMATION

None.

ITEM 6. EXHIBITS

The exhibits required by Item 601 of Regulation S-K are included with this Form 10-Q and are listed on the [Index to Exhibits](#) immediately following the Signatures.

Table of Contents

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

TERRITORIAL BANCORP INC.
(Registrant)

Date: May 8, 2015

/s/ Allan S. Kitagawa
Allan S. Kitagawa
Chairman of the Board, President and
Chief Executive Officer

Date: May 8, 2015

/s/ Melvin M. Miyamoto
Melvin M. Miyamoto
Senior Vice President and Treasurer

Edgar Filing: Territorial Bancorp Inc. - Form 10-Q

Table of Contents

INDEX TO EXHIBITS

Exhibit Number	Description
31.1	Certification of Allan S. Kitagawa, Chairman of the Board, President and Chief Executive Officer, Pursuant to Rule 13a-14(a) and Rule 15d-14(a).
31.2	Certification of Melvin M. Miyamoto, Senior Vice President and Treasurer, Pursuant to Rule 13a-14(a) and Rule 15d-14(a).
32	Certification of Allan S. Kitagawa, Chairman of the Board, President and Chief Executive Officer, and Melvin M. Miyamoto, Senior Vice President and Treasurer, Pursuant to 18 U.S.C. Section 1350, as Adopted Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.
101.INS	Interactive datafile XBRL Instance Document
101.SCH	Interactive datafile XBRL Taxonomy Extension Schema Document
101.CAL	Interactive datafile XBRL Taxonomy Extension Calculation Linkbase Document
101.DEF	Interactive datafile XBRL Taxonomy Extension Definition Linkbase Document
101.LAB	Interactive datafile XBRL Taxonomy Extension Label Linkbase
101.PRE	Interactive datafile XBRL Taxonomy Extension Presentation Linkbase Document