

SYNERGY FINANCIAL GROUP INC /NJ/

Form 425

May 16, 2007

Investor Presentation

May 16, 2007

A Successful Business Model

Filed by New York Community Bancorp, Inc.

pursuant to Rule 425

under the Securities Act of 1933

Subject Company

Synergy Financial Group, Inc.

Commission File No. 0-50467

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Other Required Legal Disclosures

This presentation does not constitute an offer to sell or a solicitation of an offer to buy any securities. New York Community Bancorp, Inc. has filed a registration statement containing a proxy statement/prospectus, and other relevant documents concerning the proposed transaction with the Securities and Exchange Commission (the "SEC"). WE URGE INVESTORS TO READ THE REGISTRATION STATEMENT/PROSPECTUS, AND ANY OTHER RELEVANT DOCUMENTS TO BE FILED WITH THE SEC, BECAUSE THEY MAY CONTAIN IMPORTANT INFORMATION.

Investors will

be

able

to

obtain

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site

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addition,

documents

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with

the

SEC

by

New

York Community Bancorp, Inc. will be available free of charge from the Investor Relations Department, New York Community Bancorp, Inc., 615 Merrick Avenue, Westbury, New York 11590.

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With assets of approximately \$31.7 billion:

(a)(b)

-

We operate the 4th largest thrift in the nation and the largest in New York State.

(c)

With a portfolio of approximately \$14.3 billion:

(d)

-

We are the leading producer of multi-family loans for portfolio in New York City.

(c)

With deposits of approximately \$15.1 billion, we operate:

(e)

-

the
3rd
largest
thrift
depository
in
our
market

(c)

;

and

-

the 16th largest commercial bank depository in our market.

(c)

With our acquisition of PennFed Financial Services, Inc. (PFSB) on April 2, 2007 and our pending acquisition of Synergy Financial Group, Inc. (SYNF), we operate:

-

the 2nd largest thrift depository in Essex County;

-

the 4th largest thrift depository in Union County; and

-

the 5th largest thrift depository in the six NJ counties we serve, combined.

(c)

We are a leading financial institution in the competitive New York metropolitan region.

(a)

Includes assets of approximately \$2.3 billion acquired with PFSB

on 4/2/07; assets of approximately \$471 million that are expected to be acquired in

our pending branch transaction with Doral Bank, FSB (Doral); and assets of approximately \$967 million that are expected to be acquired in our

pending acquisition of Synergy Financial Group, Inc. (SYNF).

(b)

Does not reflect the post-merger repositioning of our balance sheet.

(c)

SNL DataSource

(d)

Includes approximately \$23 million of multi-family loans acquired with PFSB on 4/2/07; approximately \$19 million expected pending branch transaction with Doral; and approximately \$54 million expected to be acquired in our pending acquisition of S

(e)

Includes deposits of approximately \$1.6 billion acquired with PFSB on 4/2/07; approximately \$359 million expected to be acquired in our pending

branch transaction with Doral; and approximately \$678 million expected to be acquired in our pending acquisition of SYNF.

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The foundation for our success is a consistent business model that has focused on building value while building the Company.

(a)

The proposed acquisition is pending approval of SYN's shareholders and certain regulatory agencies.

(b)

Please see page 27 for a reconciliation of our GAAP and operating efficiency ratios.

The
growth
of
our
business
through
accretive

merger
transactions:

-

Completed

November 30, 2000:
Haven Bancorp, Inc. (HAVN)

July 31, 2001:
Richmond County Financial Corp. (RCBK)

October 31, 2003:
Roslyn Bancorp, Inc. (RSLN)

December 30, 2005:
Long Island Financial Corp. (LICB)

April 28, 2006:
Atlantic Bank of New York (ABNY)

April 2, 2007:
PennFed Financial Services, Inc. (PFSB)

-

Announced

May 13, 2007
Synergy Financial Group, Inc. (SYNF)

(a)

The origination of multi-family loans:

-

\$19.0 billion of multi-family loans originated since January 2000, including \$2.8 billion
in 2006 and \$657 million in 1Q 2007

The maintenance of strong credit standards, resulting in a record of solid asset quality:

-

Charge-offs

of

\$420,000

in

2006

and

\$68,000

in

1Q

2007

all on acquired assets

-

No

net

charge-offs

for
40
consecutive
quarters
(4Q
1994

-

3Q 2004)

The efficient operation of our Company and our branch network:

-

Operating
efficiency
ratio
of
37.59%
in
2006
and
40.73%
in
1Q
2007
(b)

6

Acquisitions have strengthened and enhanced the quality of our balance sheet.

14.4

7.1

30.8

21.2

\$14.3

198

Pro Forma

w/ PF SB

& Doral

(b)(c)(d)

3/31/07

5.66%

5.47%

1.4

12.6

6.7

28.5

19.7

\$14.5

166

w/ ABNY

12/31/06

5.19%

3.97%

3.65%

4.12%

7.19%

Tangible equity / tangible assets

(a)

1.3

0.9

0.3

0.2

0.1

Tangible stockholders

equity

(a)

31.7

26.3

23.4

9.2

4.7

1.9

Total assets

5.41%

4.13%

3.60%

4.11%

7.19%

Tangible equity / tangible assets

excluding after-tax mark-to-market

adjustment on securities

(a)

15.1

12.1

10.3

5.5

3.3

1.0

Total deposits

7.3

6.9

6.0

3.0

1.4

0.4

Core deposits

22.0

17.0
10.5
5.4
3.6
1.6
Total loans
\$14.3
\$12.9
\$ 7.4
\$3.3
\$1.9
\$1.3

Multi-family loans
219
152
139
120
86
14

Number of branches

Pro Forma

w/ SYNF

(d)(e)

w/ LICB

12/31/05

w/ RSLN

12/31/03

w/ RCBK

12/31/01

w/ HAVN

12/31/00

12/31/99

(dollars in billions)

(a)

Please see page 28 for a reconciliation of our GAAP and non-GAAP capital measures.

(b)

The acquisition of PFSB was completed on 4/2/07 and provided assets of approximately \$2.3 billion, total loans of approximately \$1.6 billion, multi-family loans of approximately \$23 million, deposits of approximately \$1.6 billion, and core deposits of approximately \$1.6 billion.

(c)

We expect

to

acquire

assets

of

approximately

\$471

million,

total

loans

of
approximately
\$209
million,
multi-family
loans

of

approximately

\$19 million, deposits of approximately \$359 million, and core deposits of approximately \$135 million in connection with our acquisition of 11 branches from Doral Bank, FSB.

(d)

Pro forma data does not reflect the post-merger repositioning of our balance sheet.

(e)

We expect

to

acquire

assets

of

approximately

\$967

million,

total

loans

of

approximately

\$760

million,

multi-family

loans

of

approximately

\$54 million, deposits of approximately \$678 million, and core deposits of approximately \$271 million in connection with our acquisition of SYNCF.

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In addition, acquisitions have contributed to the achievement of several key goals.

PFSB

Provides opportunities for profitable post-merger balance sheet repositioning

ABNY

Provides cost-effective deposits to fund loan growth

Extends our geographic footprint within the Metro New York region

Strengthens our deposit market share in existing markets

Immediately accretive to GAAP and cash earnings

SYNF

LICB

RSLN

RCBK

HAVN

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On May 13, 2007, we announced plans to acquire Synergy Financial Group, Inc. (SYNF).

Transaction Summary

None assumed

Revenue synergies:

45%

Estimated cost savings:

Fourth Quarter 2007

Expected closing:

Tax-free exchange

Transaction structure:

Fixed at 0.80 of a share of NYB for each SYNF share

Exchange ratio:

100% NYB Common Stock

Form of consideration:

Approximately \$168.4 million

Transaction value:

\$14.18

(a)

Purchase price per share:

(a)

Based

on our closing stock price of \$17.73 on 5/11/07.

9

The SYNFI acquisition represents our seventh M&A transaction in as many years.

Transaction Summary (continued.)

SYNFI's

shareholders and customary

regulatory approvals

Required approvals:

Immediately accretive to diluted GAAP and cash EPS and to tangible book value per share

Estimated financial impact:

Completed

Due diligence:

\$6 million

Termination fee:

Core deposit intangible of 3.50% (amortized
over sum-of-the-years digits)

Estimated core deposit intangible:

\$11 million after tax

Estimated restructuring charge:

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Expands our
Franchise in
New Jersey
Significant Cost
Savings and
Revenue
Enhancement
Opportunities

The SYNf acquisition is expected to contribute to the growth of
our franchise and our earnings.

Strengthens our market share in New Jersey.

-

Adds

21

branches
in
four
counties
of
NJ,
giving
us
53
branches
in
all
(a)

.

-

Improves our market rank in Union County from 19th to 9th.

-

Strengthens our position in Monmouth and Middlesex counties.

Complements the 24 NJ branches we acquired through our PennFed acquisition on April 2nd.

Provides deposits of approximately \$678 million, including \$271 million of core deposits.

Attractive
market
demographics,
with

an
average
household
income
of
\$70,124.

SYNF
had
an
efficiency
ratio
of
78.3%

in
1Q
2007,
in
contrast
to
our
40.7%.

Anticipated cost savings of approximately 45% (to be fully realized in 2008).

Cash flows generated through the post-merger repositioning of certain acquired assets are expected to fund the production of higher-yielding

loans and/or be used to replace our higher-cost wholesale funding.

(a)

Includes a branch scheduled to open in Mercer County in 2Q 2007.

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Attractive

Transaction

Pricing

Low

Execution

Risk

The SYNf acquisition also features attractive pricing and low execution risk.

Expected to be immediately accretive to our diluted GAAP and cash earnings per share.

Expected to be immediately accretive to our tangible book value per share.

Price to tangible book value = 1.6x

Core

deposit

premium

(a)

=

12.3%

Total deposit premium = 10.2%

We have a strong integration track record, with six merger transactions completed since November 2000.

Proximity to PennFed's franchise will facilitate the integration process.

Pro formas

reflect achievable cost savings.

A shared focus on community banking, with a customer base consisting of consumers and businesses.

(a)

Calculated as transaction value less tangible book value divided by total deposits less CDs > \$100,000.

12

SYNF has an established community banking franchise, with 19 branches

(a)

, and solid measures of asset quality and capital.

(a)

Excludes branches scheduled to open in 2Q 2007.

(b)

Data at or for the quarter ended 3/31/07.

\$678 million

Deposits

\$760 million

Loans

\$967 million

Assets

Balance

Sheet

Highlights:

(b)

\$271 million

Core deposits

0.07

Net charge-offs / average loans

Capital Measures:

(b)

Asset

Quality

Measures:

(b)

10.25%

Tangible equity / tangible assets

12.72

Total risk-based capital ratio

0.78

Allowance for loan losses / total loans

0.04%

Non-performing assets / total assets

13
\$658
\$1,874
\$2,408
\$1,949
\$4,362
\$3,752
\$5,247
\$5,945
\$7,324
\$7,731
\$378
\$1,212
\$2,588
\$2,842

\$5,247
 \$5,911
 \$6,012
 \$5,551
 \$5,675
 \$5,872
 \$720
 \$739
 \$846
 \$1,123
 \$1,384
 \$1,458
 \$465
 \$455
 \$171
 \$40
 12/31/99
 12/31/00
 12/31/01
 12/31/02
 12/31/03
 12/31/04
 12/31/05
 12/31/06
 3/31/07
 Pro Forma
 \$3,257
 \$5,450
 \$5,256
 \$1,076
 Total Deposits:
 \$10,329
 \$10,402
 \$12,105
 \$12,619
 Total deposits: 43.9% CAGR
 Core deposits: 48.4% CAGR
 Demand deposits: 64.2% CAGR
 CDs
 NOW, MMAs, and Savings
 Demand deposits
 (in millions)
 Deposits
 Like our previous merger transactions, the SYNf acquisition is
 expected to contribute to our deposit growth.
 w/ HAVN
 w/ RCBK
 w/ RSLN
 w/ ABNY
 w/ LICB

\$14,383

Pro Forma

w/ PFSB

& Doral

(a)

(a)

Includes deposits of approximately \$1.6 billion acquired with PFSB on 4/2/07 and approximately \$359 million expected to be pending transaction with Doral.

(b)

Includes deposits of approximately \$678 million expected to be acquired in connection with our pending acquisition of SYNFI.

Pro Forma

w/ SYNFI

(b)

\$15,061

14

Upon completion of the SYNf acquisition, our franchise will grow to 219 locations in the Metro New York region, including 53 in New Jersey.

NYB

(a)

PFSB

(b)

SYNF

(dollars in thousands)

SYNF Deposits by County

(c)

0.56

78,176

3

Monmouth, NJ

0.85

149,201
 5
 Middlesex, NJ
 2.90%
 \$430,638
 10
 Union, NJ
 Market
 Share
 Deposits
 Branches
 County
 NYB Deposits by County
 0.84
 123,999
 3
 Union, NJ
 0.72
 126,172
 2
 Middlesex, NJ
 0.95
 132,685
 3
 Monmouth, NJ
 1.23
 138,693
 3
 Ocean, NJ
 1.42
 279,965
 6
 Hudson, NJ
 6.11%
 \$967,395
 15
 Essex, NJ
 Market
 Share
 Deposits
 Branches
 County

Source: SNL Financial and SEC Filings. 6/30/06 data.

- (a) Pro forma for the Doral branch acquisition.
- (b) Reflects our acquisition of PFSB on 4/2/07.
- (c) Excludes branches opened after 6/30/06.

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The SYNf transaction will strengthen our market share in three counties in New Jersey.

Source: SNL Interactive

Union County, NJ

Deposits

Mkt. Share

Rank

Institution

Branches

(\$mm)

(%)

1

Wachovia Corp. (NC)

32

4,723

31.82

2

Bank of America Corp. (NC)

30

1,425

9.60

3

Commerce Bancorp Inc. (NJ)

13

998

6.72

4

Sovereign Bancorp Inc. (PA)

22

915

6.17

5

Union County Savings Bank (NJ)

4

851

5.73

6

Investors Bancorp Inc. (MHC) (NJ)

11

846

5.70

7

PNC Financial Services Group (PA)

15

751

5.06

8

Center Bancorp Inc. (NJ)

8

627

4.22

9

PRO FORMA

13

555

3.74

9

JPMorgan Chase & Co. (NY)

7

434

2.92

10

Synergy Finl Group Inc. (NJ)

10

431

2.90

19

New York Community Bancorp (NY)

3

124

0.84

TOTAL

215

14,846

100.00

Middlesex County, NJ

Deposits

Mkt. Share

Rank

Institution

Branches

(\$mm)

(%)

1

Wachovia Corp. (NC)

26

2,956

16.80

2

PNC Financial Services Group (PA)

31

2,721

15.47

3

Bank of America Corp. (NC)

34

1,870

10.63

4

Amboy Bancorporation (NJ)

12

1,613

9.17

5

Provident Financial Services (NJ)

23

1,415

8.05

6

Commerce Bancorp Inc. (NJ)

13

1,246

7.08
 7
 Sovereign Bancorp Inc. (PA)
 17
 1,208
 6.87
 8
 Washington Mutual Inc. (WA)
 6
 446
 2.54
 9
 Bessemer Group Inc. (NJ)
 1
 376
 2.14
 10
 Magyar Bancorp Inc. (MHC) (NJ)
 4
 332
 1.89
 13
 PRO FORMA
 7
 275
 1.57
 18
 Synergy Finl Group Inc. (NJ)
 5
 149
 0.85
 21
 New York Community Bancorp (NY)
 2
 126
 0.72
 TOTAL
 256
 17,589
 100.00
 Monmouth County, NJ
 Deposits
 Mkt. Share
 Rank
 Institution
 Branches
 (\$mm)
 (%)
 1
 Wachovia Corp. (NC)

34
2,432
17.42
2
Sovereign Bancorp Inc. (PA)
28
1,882
13.48
3
Bank of America Corp. (NC)
38
1,474
10.56
4
Commerce Bancorp Inc. (NJ)
17
1,352
9.69
5
PNC Financial Services Group (PA)
23
1,165
8.35
6
Investors Bancorp Inc. (MHC) (NJ)
9
928
6.65
7
Hudson City Bancorp Inc. (NJ)
5
792
5.67
8
Central Jersey Bancorp (NJ)
13
393
2.81
9
Provident Financial Services (NJ)
10
377
2.70
10
Capital One Financial Corp. (VA)
5
367
2.63
16
PRO FORMA

6	
211	
1.51	
21	
New York Community Bancorp (NY)	
3	
133	
0.95	
24	
Synergy Finl Group Inc. (NJ)	
3	
78	
0.56	
TOTAL	
269	
13,958	
100.00	

16
The
expansion
of
our
franchise
through
our
previous
transactions
has
enabled
us to compete very effectively against New York's money center banks.
NASSAU COUNTY, NY
100.00
\$49,220,400
Total for Institutions in Market

2.25
1,109,590
Signature Bank
10
4.07
2,001,685
HSBC Holdings plc
9
4.69
2,306,740
Commerce Bancorp Inc.
8
5.18
2,551,880
Bank of America Corp.
7
7.30
3,592,143
Washington Mutual Inc.
6
10.04
4,942,587
Astoria Financial Corp.
5
11.20
5,512,324
New York Community
4
12.64
6,220,195
Citigroup Inc.
3
13.16
6,479,473
Capital One Financial Corp.
2
16.56%
\$ 8,148,830
JPMorgan Chase & Co.
1
Market
Share
Deposits
Institution
Rank
QUEENS
COUNTY,
NY
(a)
100.00

\$37,959,231
 Total for Institutions in Market
 2.32
 881,257
 Flushing Financial Corp.
 10
 2.56
 970,644
 Sovereign Bancorp Inc.
 9
 2.81
 1,064,945
 Washington Mutual Inc.
 8
 3.89
 1,476,714
 Ridgewood Savings Bank
 7
 7.07
 2,685,273
 HSBC Holdings plc
 6
 8.08
 3,065,367
 New York Community
 5
 8.32
 3,157,905
 Astoria Financial Corp.
 4
 12.44
 4,722,978
 Capital One Financial Corp.
 3
 13.53
 5,135,605
 Citigroup Inc.
 2
 18.97%
 \$ 7,199,592
 JPMorgan Chase & Co.
 1
 Market
 Share
 Deposits
 Institution
 Rank
 (dollars in thousands)
 Source: SNL DataSource
 (a) Pro forma for the pending acquisition of six branches from

Doral Bank, FSB.

(b) Includes deposits acquired with PFSB on 4/2/07.

RICHMOND COUNTY, NY

100.00

\$8,496,029

Total for Institutions in Market

1.71

145,351

Capital One Financial Corp.

10

2.41

204,733

VSB Bancorp Inc.

9

3.02

256,278

HSBC Holdings plc

8

4.00

339,897

Commerce Bancorp Inc.

7

7.11

603,776

Washington Mutual Inc.

6

8.91

757,151

NSB Holding Corp.

5

11.87

1,008,144

Citigroup Inc.

4

12.21

1,037,444

JPMorgan Chase & Co.

3

17.99

1,528,359

New York Community

2

29.33%

\$2,491,607

Sovereign Bancorp Inc.

1

Market

Share

Deposits

Institution

Rank
 SUFFOLK COUNTY, NY
 100.00
 \$33,793,788
 Total for Institutions in Market
 2.66
 900,089
 Commerce Bancorp Inc.
 10
 3.50
 1,183,588
 Suffolk Bancorp
 9
 4.48
 1,512,730
 Bank of America Corp.
 8
 4.59
 1,550,614
 New York Community
 7
 4.93
 1,666,075
 HSBC Holdings plc
 6
 7.24
 2,445,807
 Citigroup Inc.
 5
 7.82
 2,642,889
 Washington Mutual Inc.
 4
 9.08
 3,069,546
 Astoria Financial Corp.
 3
 19.16
 6,473,902
 JPMorgan Chase & Co.
 2
 26.03%
 \$ 8,795,547
 Capital One Financial Corp.
 1
 Market
 Share
 Deposits
 Institution
 Rank

ESSEX
COUNTY,
NJ
(b)
100.00
\$15,835,652
Total for Institutions in Market
4.47
708,081
Investors Bancorp Inc.
10
4.48
709,304
Commerce Bancorp Inc.
9
6.11
966,905
Hudson City Bancorp Inc.
8
6.11
967,395
New York Community
7
6.54
1,035,703
JPMorgan Chase & Co.
6
7.54
1,194,135
Bank of America Corp.
5
8.14
1,289,226
Valley National Bancorp
4
8.67
1,372,355
PNC Financial Services
3
10.53
1,667,929
Sovereign Bancorp Inc.
2
17.41%
\$ 2,756,217
Wachovia Corp.
1
Market
Share
Deposits

Institution
Rank

17
(dollars in millions)
45.7%
41.2%
% of Total Assets:
3/31/04
12/31/04
12/31/05
29.5%
55.7%
21.4%
64.8%
17.3%
69.0%
12/31/06

Our business model calls for the cash flows from the sale of acquired assets to be converted into securities and then into loans.

12/31/00

12/31/01

12/31/02

12/31/03

12/31/99

Loans

Securities

10.4%

84.3%

11.2%

77.2%

28.0%

58.7%

41.1%

48.5%

40.5%

44.8%

w/ HAVN

w/ RCBK

w/ RSLN

w/ ABNY

w/ LICB

16.9%

68.9%

3/31/07

\$1,611

\$3,636

\$5,405

\$5,489

\$10,499

\$10,919

\$13,396

\$17,029

\$19,653

\$19,287

\$197

\$526

\$2,578

\$4,652

\$9,500

\$12,119

\$7,081

\$5,637

\$4,742

\$4,926

18

Our most recent acquisitions have supported our net interest margin in a challenging yield curve environment.

3.83

4.57

4.22

2.27%

\$8,746

5.86

6.08%

4Q 2006

3.56

4.07

4.14

2.29%

\$5,305

5.62

5.85%

2Q 2006

3.45

3.72

4.13

2.28%

\$10,149
 5.56
 5.81%
 1Q 2006
 56.5%
 \$13,691
 \$5,320
 Prepayment penalties
 6 bp
 4.28
 4.18
 Average cost of borrowed funds
 6 bp
 3.89
 3.74
 Average cost of funds
 8 bp
 4.65
 4.34
 Average cost of CDs
 5 bp
 2.32%
 2.24%
 Net interest margin
 10 bp
 5.96
 5.74
 Average yield on assets
 6 bp
 6.14%
 5.94%
 Average yield on loans
 1Q 2007
 Linked-quarter
 Increase
 1Q 2007
 3Q 2006
 (dollars in thousands)

19

Both of our bank subsidiaries are well capitalized institutions:

Our growth-through-acquisition strategy has been facilitated by our capital position, which also has enabled us to pay a strong dividend.

3/31/07

10.73%

7.46%

Leverage capital ratio

Commercial Bank

Community Bank

Our tangible capital measures grew on a linked-quarter basis and year-over-year:

5.66

5.47%

\$1.4

12/31/06

5.86

5.29

Tangible equity/tangible assets
excluding after-tax mark-to-market
adjustment on securities

(a)

5.70%

5.03%

Tangible equity/tangible assets

(a)

\$1.5

\$1.3

Tangible stockholders
equity

(a)

3/31/07

3/31/06

(dollars in billions)

Our quarterly cash dividend has increased 90-fold since we initiated payments in 3Q 1994
and currently provides a yield of approximately 5.7%.

(a)

Please see pages 28 and 29 for reconciliations of our GAAP and non-GAAP capital measures.

20
\$1,348
\$1,946
\$3,255
\$4,494
\$7,368
\$9,839
\$12,854
\$14,529
\$14,274

\$14,328
 \$1,690
 \$2,150
 \$995
 \$3,131
 \$3,557
 \$4,175
 \$5,124
 \$6,933
 \$7,639
 \$263
 12/31/99
 12/31/00
 12/31/01
 12/31/02
 12/31/03
 12/31/04
 12/31/05
 12/31/06
 3/31/07
 Pro Forma
 (in millions)
 Multi-family Loans Outstanding
 All Other Loans Outstanding
 \$5,405
 \$5,489
 \$10,499
 Loans Outstanding
 (a)
 Multi-family loans: 38.5% CAGR
 Total loans: 43.4% CAGR
 \$13,396
 \$17,029
 \$3,636
 \$1,611
 \$19,653
 While acquisitions have contributed to the growth of our loan
 portfolio, the bulk of our loan growth has been organic.
 w/ HAVN
 w/ RCBK
 w/ RSLN
 w/ ABNY
 w/ LICB
 Total Loans:
 \$21,207
 \$1,150
 \$2,560
 \$4,330
 \$6,041
 \$6,332

\$616

\$677

\$4,971

Total Originations:

Pro Forma

w/ SYNF

(c)(d)

Pro Forma

w/ PF SB

& Doral

(b)(c)

\$21,967

\$1,190

21

Portfolio statistics at 3/31/07:

-

% of total loans = 73.8%

-

Average principal balance = \$3.6 million

-

Average loan-to-value ratio = 63.8%

-

Expected
weighted
average
life

=

3.1
years
Term:

-
Years 1-5: Fixed at 150 bp above the 5-year CMT

-
Years 6-10: Monthly adjustable rate 250 bp over
prime, or fixed rate 275 bp above the 5-year CMT
plus 1 point

Prepayment penalties: Range from 5 points to 1
point in years 1 thru 5; recorded as interest income

Quality: No losses in our niche for 25+ years

Multi-family Loan Portfolio

(a)

(in millions)

Multi-family loans have grown at a CAGR of 38.4% since 12/31/99.

(a)

Amounts exclude net deferred loan origination fees and costs.

\$1,348

\$1,946

\$3,255

\$4,494

\$7,368

\$9,839

\$12,854

\$14,529

\$14,232

12/31/99

12/31/00

12/31/01

12/31/02

12/31/03

12/31/04

12/31/05

12/31/06

3/31/07

22

The majority of our multi-family loans are secured by rent-regulated buildings in New York City.

23

We have a longstanding record of asset quality.

(a)

SNL DataSource

U.S. Thrifts

(a)

NYB

Non-performing Assets / Total Assets

0.78%

0.49%

0.60%

0.62%

0.52%

0.44%

0.43%

0.47%

0.49%

0.17%

0.19%

0.19%

0.15%

0.15%

0.12%

0.11%

0.08%

0.09%

12/31/99

12/31/00

12/31/01

12/31/02

12/31/03

12/31/04

12/31/05

12/31/06

3/31/07

24

We consistently rank among the most efficient bank holding companies in the nation.

(a)

SNL DataSource

(b)

Operating efficiency ratio. Please see page 27 for a reconciliation of our GAAP and operating efficiency ratios.

Efficiency Ratio

U.S. Thrifts

(a)

NYB

(b)

62.44%

62.54%
63.07%
62.40%
64.53%
66.03%
64.81%
67.45%
75.02%
31.16%
30.20%
30.50%
25.32%
23.59%
21.46%
28.86%
37.59%
40.73%
1999
2000
2001
2002
2003
2004
2005
2006
1Q 2007

25

We are committed to building value while building our Company.

Our Goals

Demonstrate our capacity to execute accretive merger transactions while enhancing the value of our franchise

Utilize

the

cash

flows

from

the

sale

of

securities
and
1-
4 family loans to originate higher-
yielding multi-family and other loans and/or reduce our higher-cost funding sources
Enhance
our
asset
mix
by
originating
C&I
loans
to
small
and
mid-size
businesses
in
our
market,
while
growing
our
multi-family,
construction,
and
commercial
real
estate
loan
portfolios
Maintain the quality of our assets by adhering to our traditional credit standards
Expand and diversify our deposit mix
Continue to improve our net interest margin
Increase
our
revenues
through
the
cross-sale
of
products
and
services
Maintain a strong level of efficiency
Grow our operating earnings
Improve customer service
Maintain
the

strength
of
our
tangible
capital
measures
Maintain our dividend

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Log onto our web site: www.myNYCB.com

E-mail requests to: ir@myNYCB.com

Call Investor Relations at: (516) 683-4420

Write to:

New York Community Bancorp, Inc.

615 Merrick Avenue

Westbury, NY 11590

5/16/2007

For More Information

27

Reconciliation of GAAP and Non-GAAP Measures

The following table presents reconciliations of the Company's GAAP and operating efficiency ratios for the years ended December 31, 2001, 2003, 2004, 2005, and 2006. For the year ended December 31, 2002 and the three months ended March 31, 2007, the Company's GAAP and operating efficiency ratios were the same.

--

--

(24,800)

--

(22,800)

--

(20,423)

--

--

--

(36,588)

--

(5,744)

--

Merger-related charge

2003
2004
2005
2006

--
--
--
--
--
--
--
--
--

157,215

--
--
--
--
--

Balance sheet repositioning charge

37.59%

\$247,546

--

\$256,362

\$658,486

--
--

\$650,556

Operating

39.41%

\$256,362

--

\$256,362

\$650,556

--
--

\$650,556

GAAP

Adjustment:

Adjustments:

38.04%

\$112,757

--

\$112,757

\$296,431

--
--

\$296,431

GAAP

30.50%

\$ 89,957

--
 \$112,757
 \$294,931
 (1,500)
 --
 \$296,431
 Operating
 30.20%
 \$ 24,530
 --
 \$ 49,330
 \$ 81,226
 (13,500)
 --
 \$ 94,726
 Operating
 52.08%
 \$49,330
 --
 \$49,330
 \$94,726
 --
 --
 \$94,726
 GAAP
 21.46%
 \$193,632
 --
 \$193,632
 \$902,464
 --
 8,209
 \$737,040
 Operating
 31.16%
 29.95%
 23.59%
 25.32%
 26.27%
 28.86%
 34.14%
 Efficiency ratio
 \$22,255
 \$21,390
 \$148,950
 \$169,373
 \$193,632
 \$200,033
 \$236,621
 Adjusted operating expenses

1,600

--

--

--

--

--

--

Curtailment gain

\$21,390

\$21,390

\$169,373

\$169,373

\$193,632

\$236,621

\$236,621

Operating expenses

\$71,426

\$71,426

\$631,349

\$668,962

\$737,040

\$693,068

\$693,068

non-interest income

--

--

(37,613)

--

--

--

--

Gain on sale of branches

Adjusted total net interest income and

--

--

--

--

--

--

--

impairment

Loss on other-than-temporary

\$71,426

\$71,426

\$668,962

\$668,962

\$737,040

\$693,068

\$693,068

Total net interest income and

non-interest income

Operating

GAAP

Operating

GAAP

GAAP

Operating

GAAP

(dollars in thousands)

28
Reconciliation of GAAP and Non-GAAP Capital Measures
The
following
table
presents
reconciliations
of
the
Company's
stockholders
equity,
tangible

stockholders

equity,

and

adjusted

tangible

stockholders

equity; total assets, tangible assets, and adjusted tangible assets; and the related capital measures at December 31, 1999, 2000, 2004, 2005, and 2006:

December 31,

1999

2000

2001

2002

2003

2004

2005

2006

(dollars in thousands)

--

--

(57,500)

(51,500)

(98,993)

(87,553)

(86,533)

(106,381)

Core deposit intangibles

7.19%

4.11%

3.60%

5.78%

4.13%

5.39%

5.41%

5.66%

Adjusted

tangible

stockholders

equity to adjusted

tangible assets

\$1,906,835

\$4,591,895

\$8,526,767

\$10,602,222

\$21,458,631

\$22,039,532

\$24,272,340

\$26,280,006

Adjusted tangible assets

--

(820)

(3,715)

(34,852)

34,640

40,697

55,857

52,125

Add back: Net unrealized losses (gains)

on securities

\$1,906,835

\$4,592,715

\$8,530,482

\$10,637,074

\$21,423,991

\$21,998,835

\$24,216,483

\$26,227,881

Tangible assets

\$137,141

\$188,520

\$307,266

\$612,642

\$885,951

\$1,188,120

\$1,313,512

\$1,487,473

Adjusted

tangible

stockholders

equity

--

(820)

(3,715)

(34,852)

34,640

40,697

55,857

52,125

Add back: Net unrealized losses (gains)

on securities

\$137,141

\$189,340

\$310,981

\$647,494

\$851,311

\$1,147,423

\$1,257,655

\$1,435,348

Tangible

stockholders

equity
 7.19%
 4.12%
 3.65%
 6.09%
 3.97%
 5.22%
 5.19%
 5.47%
 Tangible
 stockholders
 equity to tangible assets
 7.19%
 6.53%
 10.68%
 11.70%
 12.24%
 13.26%
 12.65%
 12.95%
 Stockholders
 equity to total assets
 \$1,906,835
 \$4,592,715
 \$8,530,482
 \$10,637,074
 \$21,423,991
 \$21,998,835
 \$24,216,483
 \$26,227,881
 Tangible assets
 --
 (118,070)
 (614,653)
 (624,518)
 (1,918,353)
 (1,951,438)
 (1,980,689)
 (2,148,108)
 Less: Goodwill
 \$1,906,835
 \$4,710,785
 \$9,202,635
 \$11,313,092
 \$23,441,337
 \$24,037,826
 \$26,283,705
 \$28,482,370
 Total assets
 \$137,141

\$ 189,340
 \$ 310,981
 \$ 647,494
 \$ 851,311
 \$ 1,147,423
 \$ 1,257,655
 \$ 1,435,348
 Tangible
 stockholders
 equity
 --
 --
 (57,500)
 (51,500)
 (98,993)
 (87,553)
 (86,533)
 (106,381)
 Core deposit intangibles
 --
 (118,070)
 (614,653)
 (624,518)
 (1,918,353)
 (1,951,438)
 (1,980,689)
 (2,148,108)
 Less: Goodwill
 \$137,141
 \$ 307,410
 \$ 983,134
 \$1,323,512
 \$ 2,868,657
 \$ 3,186,414
 \$ 3,324,877
 \$ 3,689,837
 Total
 stockholders
 equity

29

Reconciliation of GAAP and Non-GAAP Capital Measures

The following table presents a reconciliation of the Company's stockholders equity, tangible stockholders equity, and adjusted tangible stockholders equity; total assets, tangible assets, and adjusted tangible assets; and the related capital measures at March 31, 2006 and 2007:

For the Three Months Ended

5.86%

\$25,775,747

43,854

\$25,731,893

\$1,509,439

43,854

\$1,465,585

5.70%

13.27%

\$25,731,893

(101,379)

(2,144,642)

\$27,977,914

\$ 1,465,585

(101,379)

(2,144,642)

\$ 3,711,606

March 31, 2007

March 31, 2006

(dollars in thousands)

(82,614)

Core deposit intangibles

5.29%

Adjusted

tangible

stockholders

equity to adjusted tangible assets

\$25,142,659

Adjusted tangible assets

69,302

Add back: Net unrealized losses on securities

\$25,073,357

Tangible assets

\$1,330,261

Adjusted

tangible

stockholders

equity

69,302

Add back: Net unrealized losses on securities

\$1,260,959

Tangible

stockholders

equity

5.03%

Tangible

stockholders

equity to tangible assets

12.25%

Stockholders
equity to total assets
\$25,073,357
Tangible assets
(1,981,053)
Less: Goodwill
\$27,137,024
Total assets
\$ 1,260,959
Tangible
stockholders
equity
(82,614)
Core deposit intangibles
(1,981,053)
Less: Goodwill
\$ 3,324,626
Total
stockholders
equity