

Board of Governors of the Federal Reserve System



# Annual Report of Holding Companies—FR Y-6

**Report at the close of business as of the end of fiscal year**

This Report is required by law: Section 5(c)(1)(A) of the Bank Holding Company Act (12 U.S.C. § 1844(c)(1)(A)); sections 8(a) and 13(a) of the International Banking Act (12 U.S.C. §§ 3106(a) and 3108(a)); sections 11(a)(1), 25, and 25A of the Federal Reserve Act (12 U.S.C. §§ 248(a)(1), 602, and 611a); and sections 113, 165, 312, 618, and 809 of the Dodd-Frank Act (12 U.S.C. §§ 5361, 5365, 5412, 1850a(c)(1), and 5468(b)(1)). Return to the appropriate Federal Reserve Bank the original and the number of copies specified.

This report form is to be filed by all top-tier bank holding companies, top-tier savings and loan holding companies, and U.S. intermediate holding companies organized under U.S. law, and by any foreign banking organization that does not meet the requirements of and is not treated as a qualifying foreign banking organization under Section 211.23 of Regulation K (12 C.F.R. § 211.23). (See page one of the general instructions for more detail of who must file.) The Federal Reserve may not conduct or sponsor, and an organization (or a person) is not required to respond to, an information collection unless it displays a currently valid OMB control number.

NOTE: The *Annual Report of Holding Companies* must be signed by one director of the top-tier holding company. This individual should also be a senior official of the top-tier holding company. In the event that the top-tier holding company does not have an individual who is a senior official and is also a director, the chairman of the board must sign the report. If the holding company is an ESOP/ESOT formed as a corporation or is an LLC, see the General Instructions for the authorized individual who must sign the report.

I, Sushil K. Tuli

Name of the Holding Company Director and Official

President, CEO & Chairman of the Board

Title of the Holding Company Director and Official

attest that the *Annual Report of Holding Companies* (including the supporting attachments) for this report date has been prepared in conformance with the instructions issued by the Federal Reserve System and are true and correct to the best of my knowledge and belief.

*With respect to information regarding individuals contained in this report, the Reporter certifies that it has the authority to provide this information to the Federal Reserve. The Reporter also certifies that it has the authority, on behalf of each individual, to consent or object to public release of information regarding that individual. The Federal Reserve may assume, in the absence of a request for confidential treatment submitted in accordance with the Board's "Rules Regarding Availability of Information," 12 C.F.R. Part 261, that the Reporter and individual consent to public release of all details in the report concerning that individual.*

*Sushil K. Tuli*

Signature of Holding Company Director and Official

10-29-2020

Date of Signature

For holding companies not registered with the SEC—  
 Indicate status of Annual Report to Shareholders:

- is included with the FR Y-6 report
- will be sent under separate cover
- is not prepared

**For Federal Reserve Bank Use Only**

RSSD ID \_\_\_\_\_  
 C.I. \_\_\_\_\_

Date of Report (top-tier holding company's fiscal year-end):

December 31, 2019

Month / Day / Year

54930010C6XDS6VSVM49

Reporter's Legal Entity Identifier (LEI) (20-Character LEI Code)

Reporter's Name, Street, and Mailing Address

Leader Bancorp Inc.

Legal Title of Holding Company

180 Massachusetts Avenue

(Mailing Address of the Holding Company) Street / P.O. Box

Arlington Massachusetts 02474  
 City State Zip Code

Physical Location (if different from mailing address)

Person to whom questions about this report should be directed:

Brian R. Taylor SVP, CFO  
 Name Title

781-646-3900

Area Code / Phone Number / Extension

781-646-3910

Area Code / FAX Number

Btaylor@leaderbank.com

E-mail Address

www.leaderbank.com

Address (URL) for the Holding Company's web page

Is confidential treatment requested for any portion of this report submission?  0=No  1=Yes

In accordance with the General Instructions for this report (check only one),

- 1. a letter justifying this request is being provided along with the report
- 2. a letter justifying this request has been provided separately ...

NOTE: Information for which confidential treatment is being requested must be provided separately and labeled as "confidential."

Form FR Y-6  
Leader Bancorp, Inc.  
Arlington, MA  
Fiscal Year Ending December 31, 2019

Leader Bancorp, Inc.  
Arlington, MA  
*Incorporated in Massachusetts*  
*Legal Entity Identifier*  
54930010C6XDS6VSVM49

100%

Leader Bank, N.A.  
Arlington, MA  
*Incorporated under the laws of the*  
*United States of America*  
*Legal Entity Identifier*  
549300FK3AFCFVAPH234

100%

LBNA Security Corporation  
Arlington, MA  
*Incorporated in Massachusetts*

864 Mass Avenue, LLC  
Arlington, MA  
*Incorporated in Massachusetts*

Leader Assets, LLC  
Arlington, MA  
*Incorporated in Delaware*

Leader1031.com, LLC  
Arlington, MA  
*Incorporated in Massachusetts*

\* LEI N/A unless otherwise noted.  
\* For all limited liability companies listed above Leader Bank is the general and managing partner.  
\* All entities legal address at: 180 Massachusetts Avenue, Arlington, MA 02474

Branch Listing						
Date Opened	Popular Name	Address	City	State	Zip Code	Service Type
5/8/2002	East Arlington	141 Massachusetts Ave	Arlington	MA	02474	Full Service
9/8/2004	Arlington Center	449 Massachusetts Ave	Arlington	MA	02474	Full Service
6/29/2005	Central Square	675 Massachusetts Ave	Cambridge	MA	02139	Full Service
1/11/2008	Belmont	363 Pleasant St	Belmont	MA	02478	Full Service
9/9/2010	Burlington	50 Mall Road	Burlington	MA	01803	Full Service
12/12/2012	Arlington Heights	1201 Massachusetts Ave	Arlington	MA	02476	Full Service
5/29/2015	Boston Seaport Innovation District	48 Northern Avenue	Boston	MA	02210	Full Service

**Form FR Y-6**  
**Leader Bancorp, Inc.**  
**Fiscal Year Ending December 31, 2019**

**Report Item 3: Shareholders**

(1)(a)(b)(c) and (2)(a)(b)(c)

Current Shareholders with ownership, control or holdings of 5% or more with power to vote as of fiscal year ending 12-31-2017			Shareholders not listed in 3(1)(a) through 3(1)(c) that had ownership, control or holdings of 5% or more with power to vote during the fiscal year ending 12-31-2017		
(1)(a) Name & Address (City, State, Country)	(1)(b) Country of Citizenship or Incorporation	(1)(c) Number and Percentage of Each Class of Voting Securities	(2)(a) Name & Address (City, State, Country)	(2)(b) Country of Citizenship or Incorporation	(2)(c) Number and Percentage of Each Class of Voting Securities
Sushil K. Revocable Trust Sushil K. Tuli, Trustee* Belmont, MA, USA	USA	494,506 - 14.82% common stock			
BVM Investments, LP Concord, MA, USA	USA	200,877 - 6.02% common stock			
Anjali Prakash Chevy Chase, MD, USA	USA	179,404 - 5.39% common stock			
Jay Tuli 2012 Irrevocable Trust u/d/t dated December 26, 2012 Robert McSweeney, Trustee** Arlington, MA, USA	USA	165,160 - 4.95% common stock			
Neil Tuli 2012 Irrevocable Trust u/d/t dated December 26, 2012 Robert McSweeney, Trustee** Arlington, MA, USA	USA	165,160 - 4.95% common stock			
Shawn Tuli 2012 Irrevocable Trust u/d/t dated December 26, 2012 Robert McSweeney, Trustee** Arlington, MA, USA	USA	165,160 - 4.95% common stock			
Leader Capital, LLC Sushil K. Tuli, Manager Belmont, MA, USA	USA	152,458 - 4.57% common stock			
Harder Family 2011, LLC Torrence Harder, Manager Palm Beach, FL, USA	USA	66,812 - 2.00% common stock			
Jay Tuli Family Trust u/d/t 7/17/17 Jay Tuli, Trustee*** Arlington, MA, USA	USA	51,387 - 1.54% common stock			
Entrepreneurial Ventures, Inc. Torrence Harder, President Palm Beach, FL, USA	USA	51,286 - 1.54% common stock			
Shawn Tuli Philadelphia, PA, USA	USA	23,420 - 0.70% common stock			
Neil Tuli Santa Monica, CA	USA	23,340 - 0.70% common stock			
Mims Long Term Family Trust for Ashley Ware Torrence Harder, Trustee**** Palm Beach, FL, USA	USA	22,592 - 0.68% common stock			
Mims Long Term Family Trust for Margot Mims Torrence Harder, Trustee**** Palm Beach, FL, USA	USA	22,592 - 0.68% common stock			

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**Leader Bancorp, Inc.**  
**Fiscal Year Ending December 31, 2019**

**Report Item 3: Shareholders**

(1)(a)(b)(c) and (2)(a)(b)(c)

Current Shareholders with ownership, control or holdings of 5% or more with power to vote as of fiscal year ending 12-31-2017			Shareholders not listed in 3(1)(a) through 3(1)(c) that had ownership, control or holdings of 5% or more with power to vote during the fiscal year ending 12-31-2017		
(1)(a) Name & Address (City, State, Country)	(1)(b) Country of Citizenship or Incorporation	(1)(c) Number and Percentage of Each Class of Voting Securities	(2)(a) Name & Address (City, State, Country)	(2)(b) Country of Citizenship or Incorporation	(2)(c) Number and Percentage of Each Class of Voting Securities
Torrence Harder Palm Beach, FL, USA	USA	16,260 - 0.49% common stock			
Jay Tuli Arlington, MA, USA	USA	11,500 - 0.34% vested options on common stock			
Torrence C. Harder 2009 Family Trust Torrence Harder, Trustee**** Palm Beach, FL, USA	USA	6,418 - 0.19% common stock			
Robert McSweeney Arlington, MA, USA	USA	2,500 - 0.08% common stock			
Zeugma Capital, LLC Jay Tuli, Manager Arlington, MA, USA	USA	2,100 - 0.06% common stock			
Horatii, LLC Jay Tuli, Manager Arlington, MA, USA	USA	1,000 - 0.03% common stock			

\* Sushil Tuli has the sole power and discretion under the trust to exercise voting powers for securities held by the trust.

\*\* Robert McSweeney has the sole power and discretion under each trust to exercise voting powers for securities held by the trust.

\*\*\* Jay Tuli has the sole power and discretion under the trust to exercise voting powers for securities held by the trust.

\*\*\*\* Torrence Harder has the sole power and discretion under the trust to exercise voting powers for securities held by the trust.

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**Leader Bancorp, Inc.**  
**Fiscal Year Ending December 31, 2019**

**Report Item 4: Insiders**  
**(1),(2),(3)(a)(b)(c), and (4)(a)(b)(c)**

(1) Names & Address (City, State, Country)	(2) Principal Occupation if other than with Bank Holding Company	(3)(a) Title & Position with Bank Holding Company	(3)(b) Title & Position with Subsidiaries (include names of subsidiaries)	(3)(c) Title & Position with Other Businesses (include names of other businesses)	(4)(a) Percentage of Voting Shares in Bank Holding Company	(4)(b) Percentage of Voting Shares in Subsidiaries (include names of subsidiaries)	(4)(c) List names of other companies (includes partnerships) if 25% or more voting securities are held (List names of companies and percentage of voting securities held)
Sushil Tull Belmont, MA, USA	N/A	Chairman, President, Chief Executive Officer	Chairman, President, Chief Executive Officer	N/A	19.39%	None	Leader Mortgage Company, Inc 100% One Eighty, LLC 100% Leader Capital, LLC 65% Leader Systems, LLC 100% Leader Mortgage Services, Inc 100%
Robert McSweeney Arlington, MA, USA	Attorney	N/A	N/A	Attorney Self-Employed	14.92%	None	None
Brian Taylor Framingham, MA, USA	N/A	SVP, Chief Financial Officer	SVP, Chief Financial Officer	N/A	1.34%	None	None
John Fanciullo Arlington, MA, USA	N/A	EVP, Chief Operating Officer	EVP, Chief Operating Officer	N/A	1.46%	None	None
Jay Tull Arlington, MA	N/A	EVP, Retail Banking & Residential Lending	EVP, Retail Banking & Residential Lending	N/A	1.97%	None	Horati LLC 38% Zeugma Capital LLC 71% Sarana LLC 25% DWM Property Management 35%
Peter Conrad Concord, MA, USA	Retired	Director	Director	N/A	0.04%	None	None
Priscilla Douglas Somerville, MA, USA	Consultant	Director	Director	Consultant PHDouglas & Assoc.	0.30%	None	None
Rajiv Lal Weston, MA, USA	Professor	Director	Director	Professor, Harvard Business School	0.13%	None	None
James M. McKenna Gloucester, MA, USA	Attorney/Consultant	Director	Director	Attorney/Consultant Self-Employed	0.12%	None	None
VG Narayanan Newton, MA, USA	Professor	Director	Director	Professor, Harvard Business School	0.70%	None	None
Eric S. Silverman Lantana, FL, USA	Entrepreneur	Director	Director	General Partner Eastham Capital	2.38%	None	Kase Capital, LLC 100% Silverman Brothers, Inc 50% Eastham Capital, Inc. 37.5%
Peter Palandjian Cambridge, MA, USA	Real Estate Investor	Director	Director	Chairman / CEO Intercontinental Real Estate Corporation	0.99%	None	See next page

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**Fiscal Year Ending December 31, 2019**

**Report Item 4: Insiders**

(1),(2),(3)(a)(b)(c), and (4)(a)(b)(c)

(1) Names & Address (City, State, Country)	(2) Principal Occupation if other than with Bank Holding Company	(3)(a) Title & Position with Bank Holding Company	(3)(b) Title & Position with Subsidiaries (include names of subsidiaries)	(3)(c) Title & Position with Other Businesses (include names of other businesses)	(4)(a) Percentage of Voting Shares in Bank Holding Company	(4)(b) Percentage of Voting Shares in Subsidiaries (include names of subsidiaries)	(4)(c) List names of other companies (includes partnerships) if 25% or more voting securities are held (List names of companies and percentage of voting securities held)
Peter Palandjian Cambridge, MA, USA	Real Estate Investor	Director	Director	Chairman / CEO Intercontinental Real Estate Corporation	0.99%	None	Centrebrook, Inc. 33.33% Cosmo, GP, Inc. 33.33% Eliot Square Enterprises, Inc. 33.33% Harvard 111, Inc. 33.33% Intercontinental Bellingham Theater Corp. 50% Intercontinental Bellingham Theater Manager Corp. 50% Intercontinental Builders Corp. 51% Intercontinental Developers, Inc. 51% Intercontinental General Partners, Inc. 32.323% Intercontinental Management Corp. 51% Intercontinental Real Estate Corporation 51% Juniper Enterprises, Inc. 33.33% Juniper Ventures, Inc. 33.33% Marion 49, Inc. 33.33% One Bulfinch Management Corp. 100% Redwood Enterprises, Inc. 33.33% Twelve Hundred Management Corporation 100% Asia Ventures Co-Investment, LLC 40% Intercontinental Capital IX, LLC 27.67% Intercontinental Bellingham Theater, LLC (DE) 33% Intercontinental GP, LLC 50% Clifton Enterprises, LLC 33.33% Juniper Ventures B VIII, LLC 63.33% LAP, LLC 33.33% Soldiers Field Enterprises GP, LLC 100% 1200 Soldiers Field Road, LLC 37.97% Intercontinental Real Estate Advisors, LLC 26.67% Soldiers Field Fund II Investment, LLC 50% Intercontinental Capital Ventures, LLC 50% Juniper Ventures B-Europe VIII, LLC 63.33% P&S Family Limited Partnership 32% Juniper Enterprises Limited Partnership 33% Juniper Ventures Limited Partnership 33% Redwood Enterprises Limited Partnership 33% Soldiers Field Enterprises Limited Partnership 49.50%