



BankUnited, Inc.

February 2019

Forward-Looking Statements



This presentation contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 that reflect the current views of BankUnited, Inc. (“BankUnited,” “BKU” or the “Company”) with respect to, among other things, future events and financial performance. BankUnited generally identifies forward-looking statements by terminology such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “could,” “should,” “seeks,” “approximately,” “predicts,” “intends,” “plans,” “estimates,” “projects,” “anticipates” or the negative version of those words or other comparable words. Any forward-looking statements contained in this presentation are based on the historical performance of the Company or the Company’s current plans, estimates and expectations. The inclusion of any forward-looking information regarding BankUnited should not be regarded as a representation that future plans, estimates or expectations contemplated herein will be achieved. Such forward-looking statements are subject to various risks and uncertainties and assumptions relating to BKU’s operations, financial results, financial condition, business prospects, growth, strategy and liquidity. If one or more of these or other risks or uncertainties materialize, or if the underlying assumptions prove to be incorrect, actual results may vary materially from those indicated in these statements. These factors should not be construed as exhaustive. BankUnited does not undertake any obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise. A number of important factors could cause actual results to differ materially from those indicated by the forward-looking statements including, but not limited to, the risk factors described in the most recent Annual Report on Form 10-K of BKU and in the subsequent Quarterly Reports on Form 10-Q of BKU, filed with the Securities and Exchange Commission (the “SEC”) and available at the SEC’s website (www.sec.gov).



We are the leading regional Commercial and Small Business bank, with a distinctive value proposition based on strong service-oriented relationships, robust digital-enabled customer experiences, and operational excellence – with an entrepreneurial work environment that empowers employees to deliver their best



- \$32.2 billion of assets.
- Net income of \$52.4 million, or \$0.50 per diluted common share, for the three months ended December 31, 2018. Net income of \$324.9 million, or \$2.99 per diluted common share, for the year ended December 31, 2018. The return on average stockholders' equity for the year ended December 31, 2018 was 10.57%, while the return on average assets was 1.05%
- \$22.7 billion of loans and leases, including equipment under operating lease.
 - Non-covered loans and leases, including equipment under operating lease, grew by \$257 million during the three months ended December 31, 2018. For the year ended December 31, 2018, non-covered loans and leases grew by \$965 million.
- \$23.5 billion deposit portfolio.
 - Total deposits increased by a record \$1.2 billion during the three months ended December 31, 2018, of which \$208 million was non-interest bearing demand deposits. Total deposits increased by \$1.6 billion for the year ended December 31, 2018, of which \$550 million was non-interest bearing demand deposits.
- During the fourth quarter 2018, the Bank executed the final sale of covered loans under the terms of the Single Family Shared-Loss Agreement.
- During the fourth quarter 2018, the Bank sold substantially all of its taxi medallion finance loans.
- During 2018, the Company repurchased approximately 8.4 million shares of its common stock for an aggregate purchase price of \$300 million.

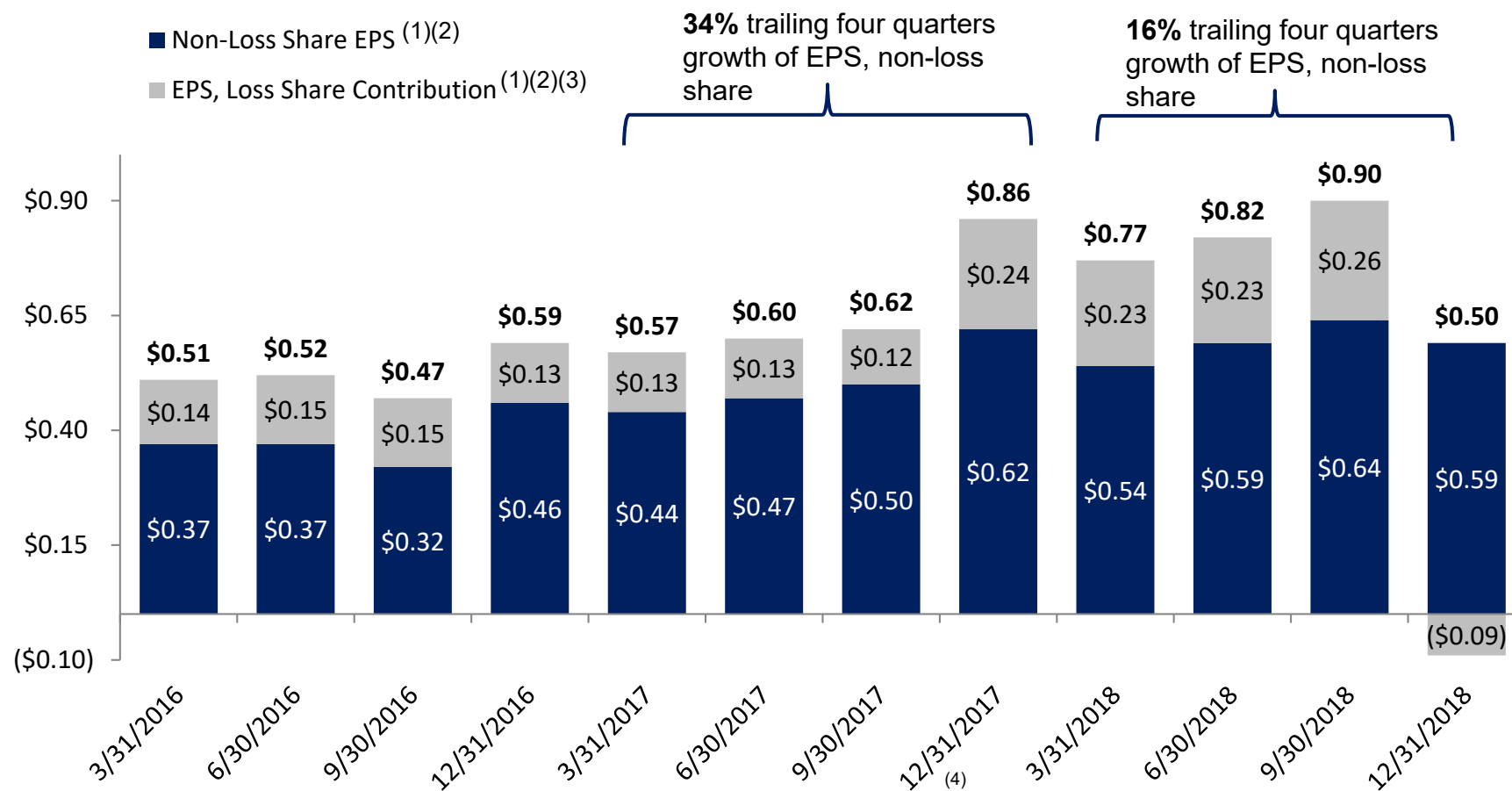
We are nearing the end of our Shared-Loss Agreement with the FDIC



- During the quarter ended December 31, 2018, the Bank executed a portfolio sale of covered loans with an unpaid principal balance totaling approximately \$260 million and covered OREO totaling \$5.2 million. Covered loans with a carrying value of \$201 million at December 31, 2018 were retained in portfolio.
- In conjunction with the sale, the FDIC indemnification asset was amortized to zero as of December 31, 2018.
- We expect total accretion on the retained covered loans over their remaining lives to approximate \$287 million.
- The yield on the retained loans as of December 31, 2018 was 32.9%.
- The impact on pre-tax earnings for the fourth quarter of 2018 of the covered asset sale, accretion on covered loans and amortization of the indemnification asset is presented below:

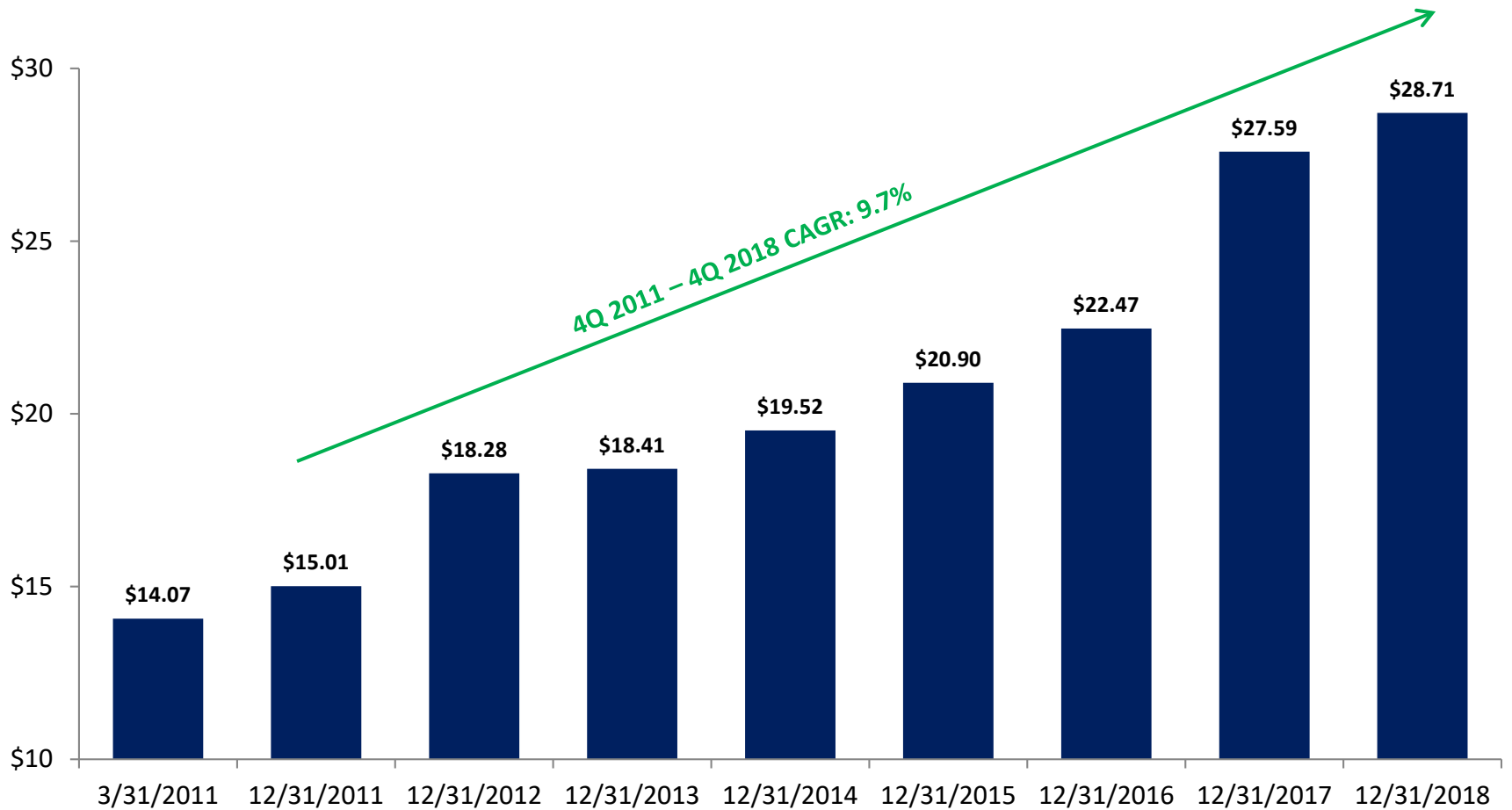
Accretion on covered loans	\$121.3 million
Amortization of the FDIC indemnification asset	(\$128.9 million)
Gain on sale of covered loans and OREO	\$0.2 million
Net loss on FDIC indemnification related to sale of covered loans and OREO	(\$1.6 million)
Net impact on pre-tax earnings	(\$9.0 million)

Non-Loss Share Earnings



- (1) Non-loss share EPS and EPS, loss share contribution are non-GAAP measures. See section entitled "Non-GAAP Financial Measures" on page 18 for reconciliation of non-GAAP financial measurements to their comparable GAAP financial measurements.
- (2) Loss Share Contribution is defined as the excess of Loss Share Earnings (generally defined as accretion on covered loans net of amortization of the FDIC indemnification asset) over the hypothetical amount of interest income that could have been earned if the average balance of covered loans and the indemnification asset were instead assumed to be invested in securities at the weighted average yield earned on the Company's investment securities portfolio as reported for each respective quarter, net of related income taxes. See section entitled "Calculation of Loss Share Contribution and Non-Loss Share Earnings Per Share" on page 16 for details of the calculation.
- (3) See section entitled "Calculation of Loss Share Contribution and Non-Loss Share Earnings Per Share" on page 16 for details of the calculation.
- (4) EPS for the quarter ended December 31, 2017 is shown net of discrete income tax benefit and related professional fees. EPS, net of discrete income tax benefit and related professional fees is a non-GAAP financial measure. See section entitled "Non-GAAP Financial Measures" on page 20 for reconciliation of this measure to the GAAP measure of earnings per common share, diluted.

Tangible Book Value Per Share Has Grown Steadily

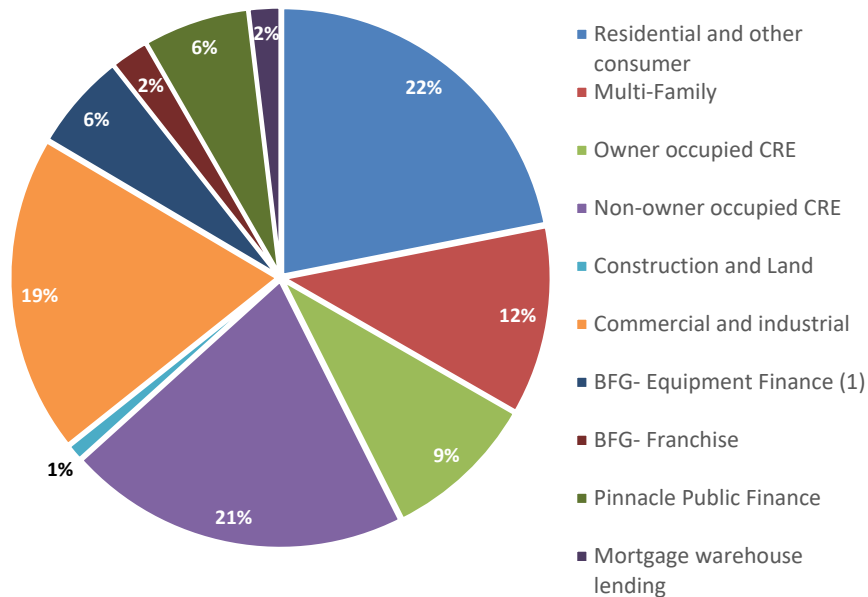


Loans and Deposits

December 31, 2018

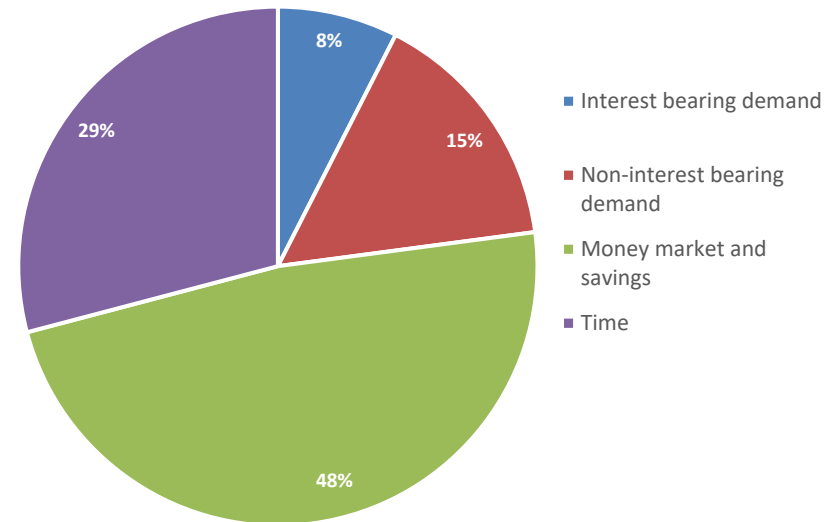


Loans and Leases



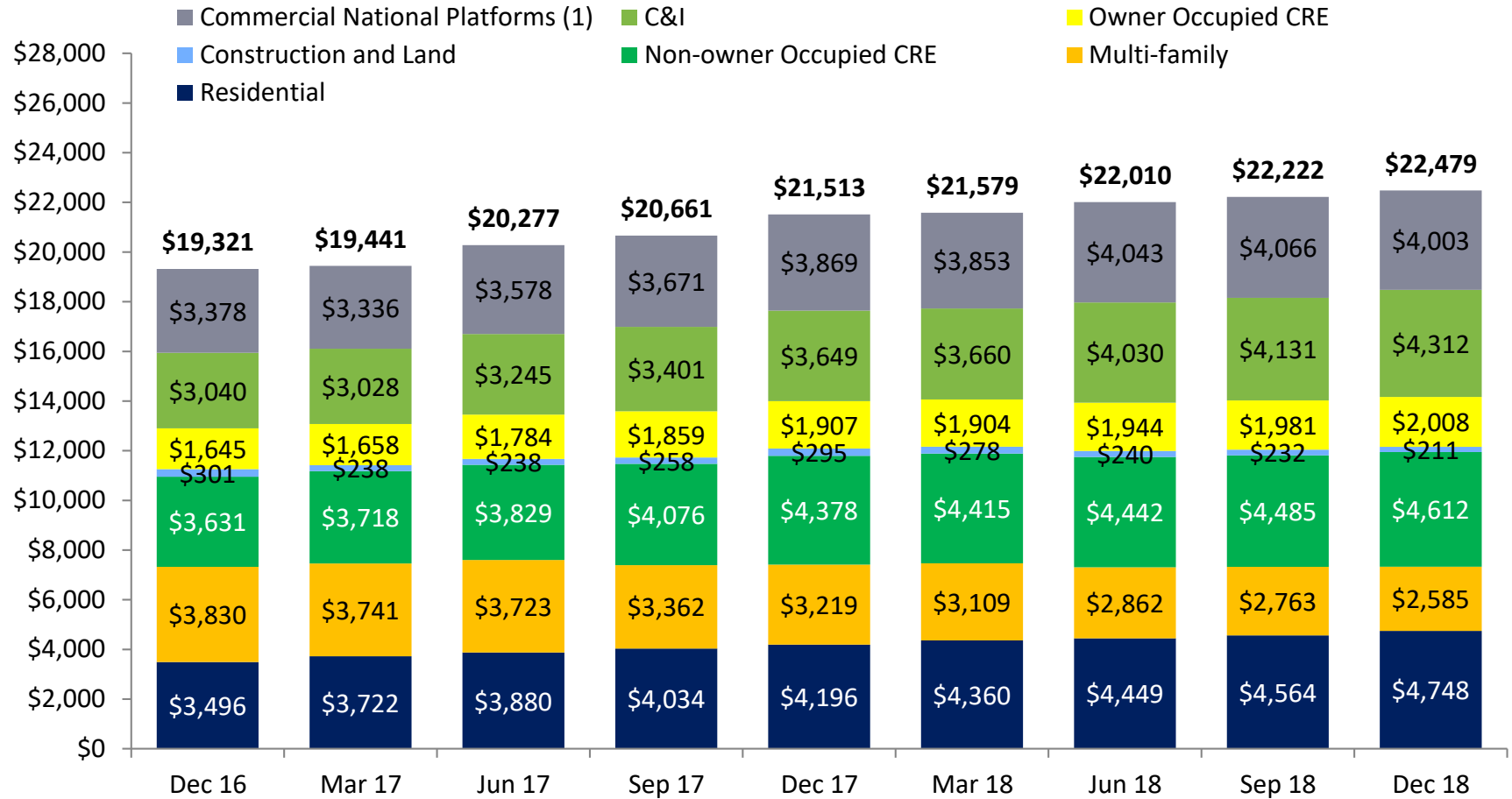
(1) Includes equipment under operating lease.

Deposits



Growth in Non-Covered Loan and Leases

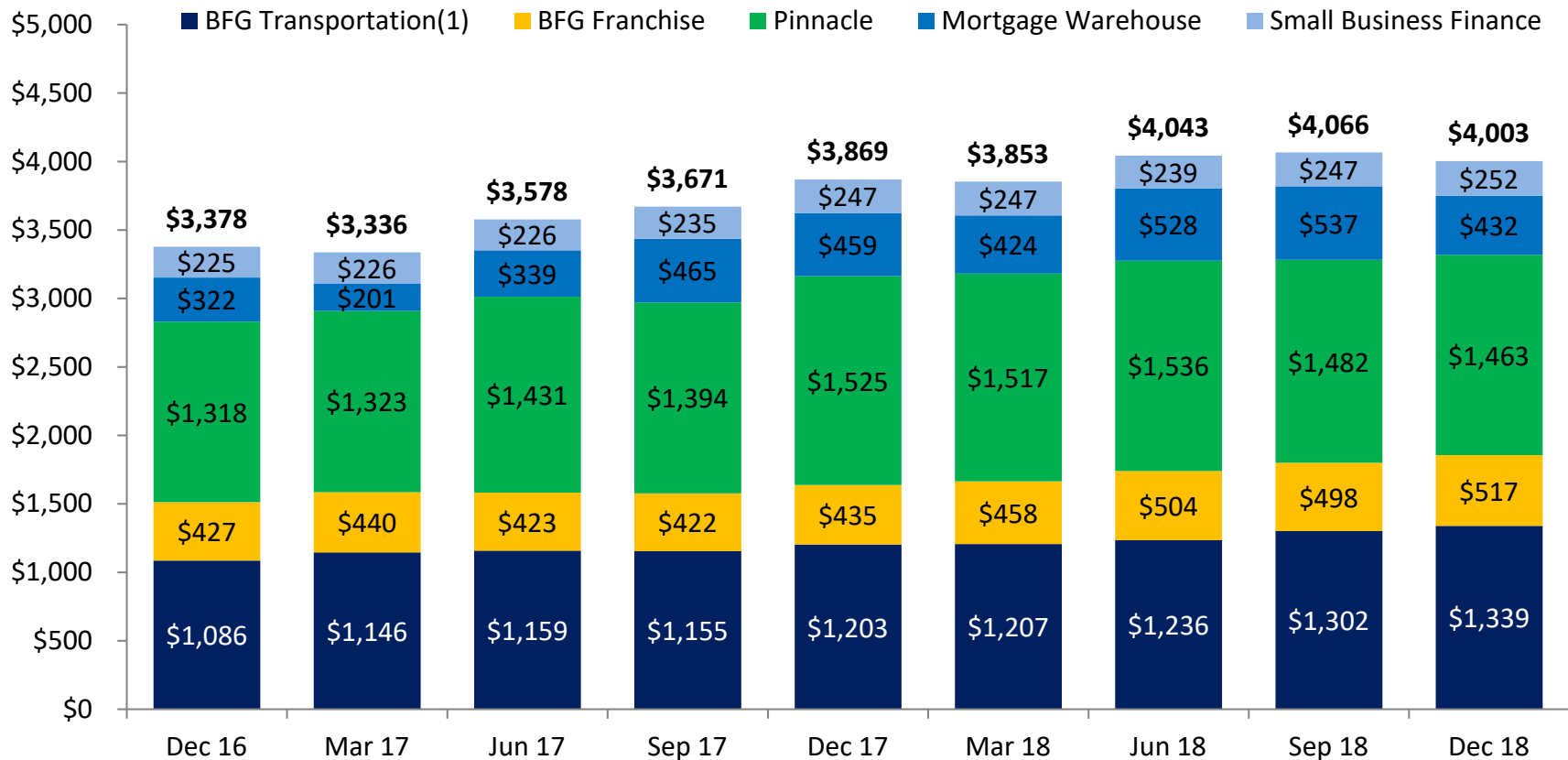
\$ in millions



(1) Includes equipment under operating lease.

National Commercial Platforms

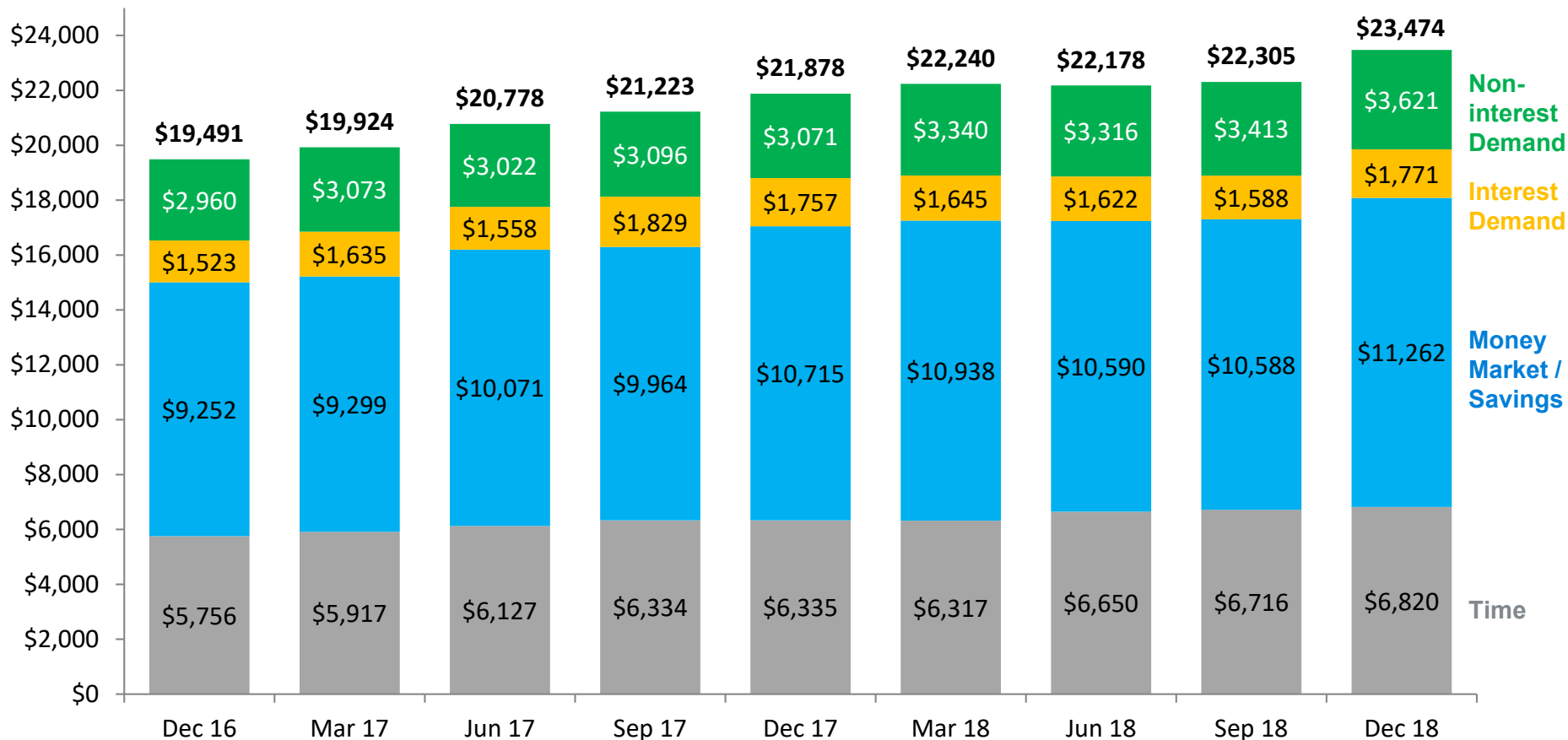
\$ in millions



(1) Includes equipment under operating lease.

Deposit Growth

\$ in millions

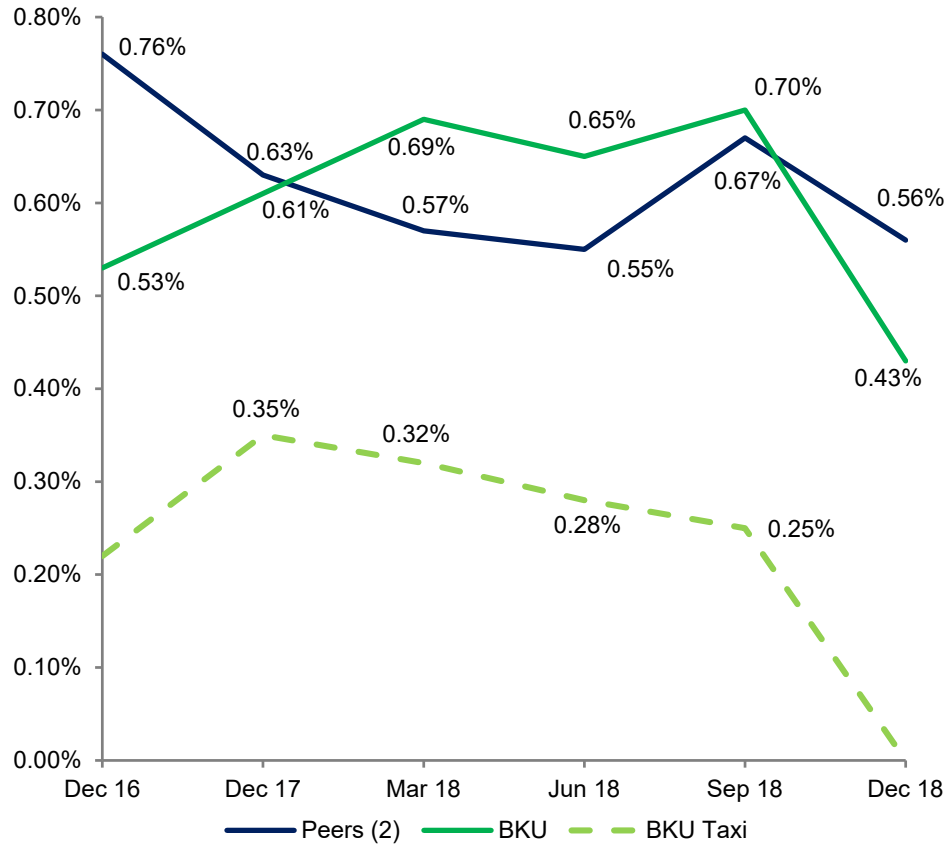


Cost of Deposits	0.69%	0.72%	0.79%	0.87%	0.94%	1.04%	1.19%	1.35%	1.52%
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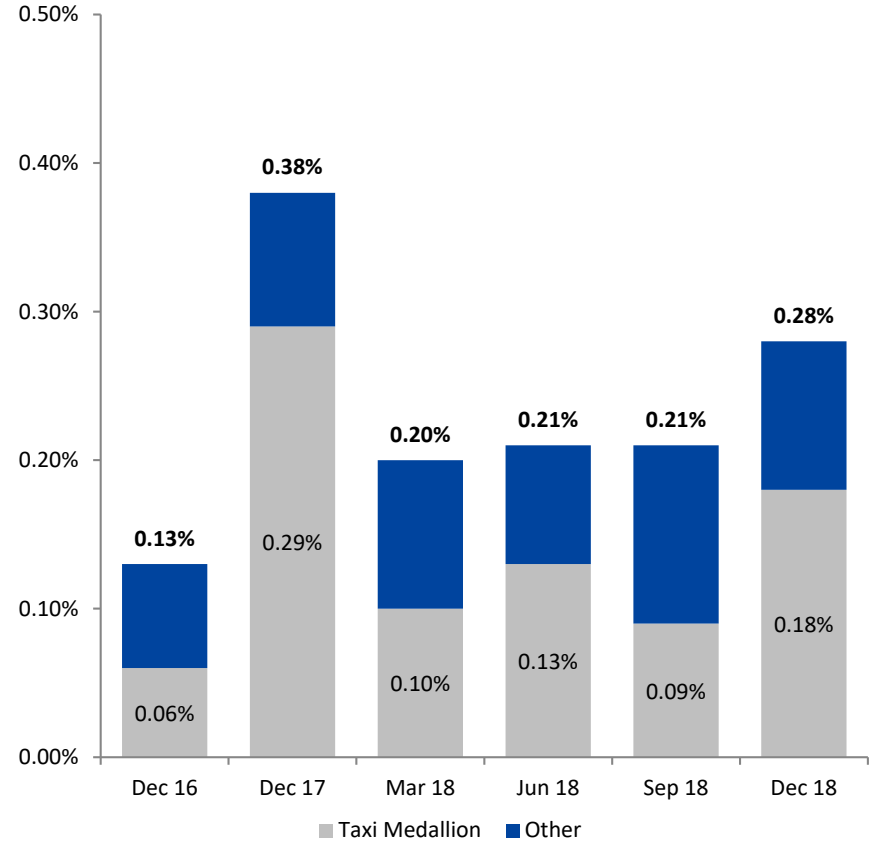
Asset Quality



NPA Ratio ⁽¹⁾



Net Charge-off Ratio ⁽³⁾

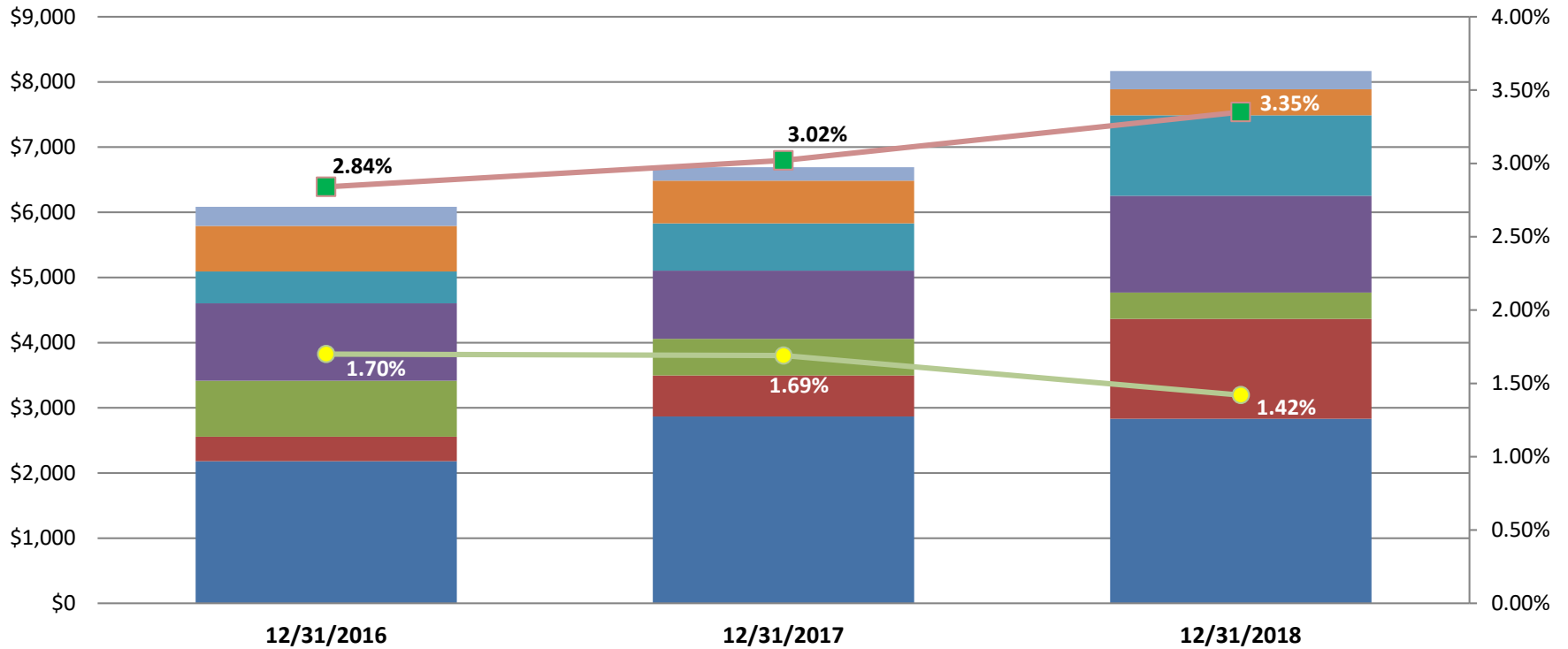


(1) NPA ratio calculated as NPAs as a percentage of total assets.

(2) Source: SNL Financial. Financial data as of most recent quarter available. Similarly sized banks include median values for publicly traded U.S. banks with assets between \$10-50 bn.

(3) Annualized for the periods ended March 31, 2018, June 30, 2018 and September 30, 2018.

Investment Portfolio



- US Government and agency
- Private label mortgage-backed securities and CMOs
- Residential real estate lease-backed securities
- Private label commercial mortgage backed securities
- Collateralized Loan Obligations
- State and Municipal Obligations
- Other
- Yield
- Effective Duration

Selected Ratios



	<u>12/31/2016</u>	<u>12/31/2017</u>	<u>12/31/2018</u>
Performance:			
Return on average assets ⁽¹⁾	0.87%	1.01%	1.05%
Return on average equity ⁽¹⁾	9.64%	11.08%	10.57%
Net interest margin	3.73%	3.65%	3.67%
Credit Quality:			
Non-performing assets to total assets	0.53%	0.61%	0.43%
Net charge-offs to average loans	0.13%	0.38%	0.28%
Net taxi medallion loan charge-offs to average loans	0.06%	0.29%	0.18%
Capital:			
CET-1 risk-based capital	11.63%	13.11%	12.57%
Total risk-based capital	12.45%	13.78%	13.08%
Tangible common equity to total assets	8.39%	9.72%	8.85%

(1) Return on average assets and return on average equity for the year ended 12/31/2017 is net of a non-GAAP adjustment to remove a discrete income tax benefit and related professional fees recognized in that period. See section entitled "Non-GAAP Financial Measures" on page 21 for reconciliation of non-GAAP financial measurements to their comparable GAAP financial measurements.



APPENDIX

Calculation of Loss Share Contribution and Non-Loss Share Earnings Per Share



Loss Share Contribution is a hypothetical presentation of the impact of the covered loans and FDIC indemnification asset on earnings for each respective quarter, reflecting the excess of Loss Share Earnings over hypothetical interest income that could have been earned on alternative assets.

(\$ in millions, except per share data)	Quarter Ended				Quarter Ended				Quarter Ended			
	3/31/2016	6/30/2016	9/30/2016	12/31/2016	3/31/2017	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	9/30/2018	12/31/2018
	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Net Income As Reported (2)	\$ 54.9	\$ 56.7	\$ 50.8	\$ 63.3	\$ 62.3	\$ 66.4	\$ 67.8	\$ 94.8	\$ 85.2	\$ 89.9	\$ 97.3	\$ 52.4
Calculation of Loss Share Contribution:												
Interest Income - Covered Loans (Accretion)	\$ 75.8	\$ 76.4	\$ 74.5	\$ 75.0	\$ 75.2	\$ 76.6	\$ 73.5	\$ 75.3	\$ 81.3	\$ 84.2	\$ 81.3	\$ 121.3
Net impact of sale of covered loans								16.5			10.4	1.0
Amortization of FDIC Indemnification Asset	(39.7)	(38.1)	(39.0)	(43.4)	(44.5)	(45.7)	(45.2)	(41.1)	(40.3)	(44.3)	(48.3)	(128.9)
Loss Share Earnings	36.1	38.3	35.5	31.6	30.7	30.9	28.2	50.7	41.0	40.0	43.4	(6.6)
Hypothetical interest income on alternate assets (1)	(10.4)	(9.9)	(9.3)	(8.5)	(8.2)	(7.5)	(7.1)	(6.1)	(5.9)	(5.9)	(4.9)	(3.8)
Loss Share Contribution, pre-tax	25.7	28.5	26.2	23.0	22.5	23.4	21.1	44.6	35.1	34.1	38.5	(10.3)
Income taxes (4)	(10.1)	(11.2)	(10.3)	(9.1)	(8.9)	(9.2)	(8.3)	(17.6)	(9.3)	(9.0)	(10.2)	2.7
Loss Share Contribution, after tax	\$ 15.5	\$ 17.2	\$ 15.8	\$ 13.9	\$ 13.6	\$ 14.2	\$ 12.8	\$ 27.0	\$ 25.8	\$ 25.0	\$ 28.3	\$ (7.6)
Net Income as reported, minus Loss Share Contribution	\$ 39.3	\$ 39.5	\$ 35.0	\$ 49.4	\$ 48.7	\$ 52.2	\$ 55.0	\$ 67.9	\$ 59.4	\$ 64.9	\$ 69.0	\$ 60.0
Diluted Earnings Per Share - Loss Share Contribution	\$ 0.14	\$ 0.15	\$ 0.15	\$ 0.13	\$ 0.13	\$ 0.13	\$ 0.12	\$ 0.24	\$ 0.23	\$ 0.23	\$ 0.26	\$ (0.09)
Non-Loss Share Diluted Earnings Per Share	0.37	0.37	0.32	0.46	0.44	0.47	0.50	0.62	0.54	0.59	0.64	0.59
Fully Diluted Earnings Per Share, as Reported	\$ 0.51	\$ 0.52	\$ 0.47	\$ 0.59	\$ 0.57	\$ 0.60	\$ 0.62	\$ 0.86	\$ 0.77	\$ 0.82	\$ 0.90	\$ 0.50

- (1) Net income and Diluted earnings per common share for the three months ended December 31, 2017 are net of non-GAAP adjustments to remove a discrete income tax benefit and related professional fees recognized in that period. See page 20 for reconciliation of these non-GAAP financial measurements to their comparable GAAP financial measurements.
- (2) Net impact on diluted earnings per share of Loss Share Contribution (non-GAAP) adjusted for rounding.
- (3) Calculation variances of \$0.1 million in the table above are due to rounding.

Calculation of Hypothetical Interest Income on Alternate Assets



The hypothetical interest income calculated below reflects the estimated income that may have been earned if the average balance of covered loans and the FDIC indemnification asset were liquidated and the proceeds assumed to be invested in securities at the weighted average yield on the Company's investment securities portfolio as reported for each respective quarter. Historically, cash received from the repayment, sale, or other resolution of covered loans and cash payments received from the FDIC under the terms of the Shared Loss Agreement have generally been reinvested in non-covered loans or investment securities. There is no assurance that the hypothetical results illustrated below would have been achieved if the covered loans and FDIC indemnification asset had been liquidated and proceeds reinvested in the respective quarters.

(\$ in millions, except per share data)	Quarter Ended				Quarter Ended				Quarter Ended			
	3/31/2016	6/30/2016	9/30/2016	12/31/2016	3/31/2017	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	9/30/2018	12/31/2018
Average Balances (1)												
Avg Covered Loans	\$ 788	\$ 741	\$ 693	\$ 642	\$ 596	\$ 553	\$ 533	\$ 521	\$ 499	\$ 476	\$ 408	\$ 329
Avg FDIC Indemnification Asset	712	659	608	549	488	433	378	323	278	231	170	91
Avg Loss Share Asset	\$ 1,500	\$ 1,400	\$ 1,301	\$ 1,191	\$ 1,084	\$ 986	\$ 911	\$ 844	\$ 777	\$ 707	\$ 578	\$ 420
Yield												
Yield on securities- reported (2)	2.78%	2.82%	2.87%	2.87%	3.01%	3.05%	3.14%	2.89%	3.04%	3.33%	3.41%	3.59%
Hypothetical interest income on alternate assets	10.4	9.9	9.3	8.5	8.2	7.5	7.1	6.1	5.9	5.9	4.9	3.8

- (1) Calculated as the simple average of beginning and ending balances reported for each period.
- (2) The weighted average yield on the Company's investment securities as reported for the applicable quarter.

Non-GAAP Financial Measures



Net income and diluted earnings per common share, in each case excluding the impact of Loss Share Contribution, as defined in the section entitled "Non-Loss Share Earnings" above, are non-GAAP financial measures. Management believes disclosure of these measures provides readers with information that may be useful in understanding the impact of the covered loans and FDIC indemnification asset on the Company's earnings. The following table reconciles these non-GAAP financial measurements to the comparable GAAP financial measurements of net income and diluted earnings per common share for the periods indicated.

(\$ in millions, except per share data; Shares in thousands)

	Quarter Ended				Quarter Ended				Quarter Ended			
	3/31/2016	6/30/2016	9/30/2016	12/31/2016	3/31/2017	6/30/2017	9/30/2017	12/31/2017	3/31/2018	6/30/2018	9/30/2018	12/31/2018
Net Income (GAAP) (1)	\$ 54.9	\$ 56.7	\$ 50.8	\$ 63.3	\$ 62.3	\$ 66.4	\$ 67.8	\$ 94.8	\$ 85.2	\$ 89.9	\$ 97.3	\$ 52.4
Less Loss Share Contribution	(15.5)	(17.2)	(15.8)	(13.9)	(13.6)	(14.2)	(12.8)	(27.0)	(25.8)	(25.0)	(28.3)	7.6
Net Income as reported, minus Loss Share Contribution	\$ 39.3	\$ 39.5	\$ 35.0	\$ 49.4	\$ 48.7	\$ 52.2	\$ 55.0	\$ 67.8	\$ 59.4	\$ 64.9	\$ 69.0	\$ 60.0
Diluted earnings per common share, excluding Loss Share Contribution:												
Diluted earnings per common share (GAAP) (1)	\$ 0.51	\$ 0.52	\$ 0.47	\$ 0.59	\$ 0.57	\$ 0.60	\$ 0.62	\$ 0.86	\$ 0.77	\$ 0.82	\$ 0.90	\$ 0.50
Less: Net impact on diluted earnings per common share of Loss Share Contribution (non-GAAP)	(0.14)	(0.15)	(0.15)	(0.13)	(0.13)	(0.13)	(0.12)	(0.24)	(0.23)	(0.23)	(0.26)	0.09
Diluted earnings per common share, excluding the impact Loss Share Contribution (non-GAAP)	\$ 0.37	\$ 0.37	\$ 0.32	\$ 0.46	\$ 0.44	\$ 0.47	\$ 0.50	\$ 0.62	\$ 0.54	\$ 0.59	\$ 0.64	\$ 0.59
Impact on diluted earnings per common share of Loss Share Contribution:												
Loss Share Contribution	\$ 15.5	\$ 17.2	\$ 15.8	\$ 13.9	\$ 13.6	\$ 14.2	\$ 12.8	\$ 27.0	\$ 25.8	\$ 25.0	\$ 28.3	\$ (7.6)
Weighted average shares for diluted earnings per share (GAAP)	103,552	103,732	103,561	103,779	105,378	103,138	106,073	106,072	105,934	105,471	104,384	100,959
Impact on diluted earnings per common share of Loss Share Contribution (non-GAAP)	0.15	0.17	0.15	0.13	0.13	0.14	0.12	0.25	0.24	0.24	0.27	(0.08)
Impact on diluted earnings per common share of Loss Share Contribution:												
Loss Share Contribution, net of tax, allocated to participating securities	(0.7)	(0.7)	(0.6)	(0.5)	(0.5)	(0.5)	(0.5)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)
Weighted average shares for diluted earnings per share (GAAP)	103,552	103,732	103,561	103,779	105,378	103,138	106,073	106,072	105,934	105,471	104,384	100,959
Impact on diluted earnings per common share of Loss Share Contribution allocated to participating securities (non-GAAP)	(0.01)	(0.01)	(0.01)	-	-	(0.01)	-	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)
Net impact on diluted earnings per share of Loss Share Contribution (non-GAAP)	\$ 0.14	\$ 0.15	\$ 0.15	\$ 0.13	\$ 0.13	\$ 0.13	\$ 0.12	\$ 0.24	\$ 0.23	\$ 0.23	\$ 0.26	\$ (0.09)

- (1) Net income and Diluted earnings per common share for the three months ended December 31, 2017 are net of non-GAAP adjustments to remove a discrete income tax benefit and related professional fees recognized in that period. See page 20 for reconciliation of these non-GAAP financial measurements to their comparable GAAP financial measurements.
- (2) Net impact on diluted earnings per share of Loss Share Contribution (non-GAAP) adjusted for rounding.
- (3) Calculation variances of \$0.1 million in the table above are due to rounding.

Non-GAAP Financial Measures (continued)



Tangible book value per common share is a non-GAAP financial measure. Management believes this measure is relevant to understanding the capital position and performance of the Company. Disclosure of this non-GAAP financial measure also provides a meaningful base for comparability to other financial institutions. The following table reconciles the non-GAAP financial measurement of tangible book value per common share to the comparable GAAP financial measurement of book value per common share at the dates indicated.

\$ in millions (except per share data); shares in thousands

	03/31/11	12/31/11	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/17	12/31/18
					(1)				
Total stockholders' equity	\$ 1,437	\$ 1,535	\$ 1,807	\$ 1,929	\$ 2,053	\$ 2,244	\$ 2,418	\$ 3,026	\$ 2,924
Less: goodwill and other intangible assets	69	69	70	69	68	78	78	78	78
Tangible stockholders' equity	<u>1,368</u>	<u>1,467</u>	<u>1,737</u>	<u>1,860</u>	<u>1,984</u>	<u>2,166</u>	<u>2,340</u>	<u>2,948</u>	<u>2,846</u>
Common shares issued and outstanding	<u>97,238</u>	<u>97,701</u>	<u>95,007</u>	<u>101,013</u>	<u>101,657</u>	<u>103,626</u>	<u>104,167</u>	<u>106,848</u>	<u>99,141</u>
Book value per common share	<u>\$ 14.78</u>	<u>\$ 15.71</u>	<u>\$ 19.02</u>	<u>\$ 19.09</u>	<u>\$ 20.19</u>	<u>\$ 21.65</u>	<u>\$ 23.22</u>	<u>\$ 28.32</u>	<u>\$ 29.49</u>
Tangible book value per common share	<u>\$ 14.07</u>	<u>\$ 15.01</u>	<u>\$ 18.28</u>	<u>\$ 18.41</u>	<u>\$ 19.52</u>	<u>\$ 20.90</u>	<u>\$ 22.47</u>	<u>\$ 27.59</u>	<u>\$ 28.71</u>

(1) Calculation variances of \$0.1 million in the table above are due to rounding.

Non-GAAP Financial Measures (continued)



Net income and earnings per diluted common share, in each case excluding the impact of a discrete income tax benefit and related professional fees are non-GAAP financial measures. Management believes disclosure of these measures enhances readers' ability to compare the Company's financial performance for the current period to that of other periods presented. The following table reconciles these non-GAAP financial measurements to the comparable GAAP financial measurements of net income and earnings per diluted share for the three months ended December 31, 2017 (in thousands except share and per share data):

	Three Months Ended December 31, 2017
Net income excluding the impact of a discrete income tax benefit and related professional fees:	
Net income (GAAP)	\$ 417,794
Less discrete income tax benefit	(327,945)
Add back related professional fees, net of tax of \$1,802	4,995
Net income excluding the impact of a discrete income tax benefit and related professional fees (non-GAAP)	\$ 94,844
Diluted earnings per common share, excluding the impact of a discrete income tax benefit and related professional fees:	
Diluted earnings per common share (GAAP)	\$ 3.79
Less impact on diluted earnings per common share of discrete income tax benefit and related professional fees, before allocation to participating securities (non-GAAP)	(3.04)
Less impact on diluted earnings per common share of discrete income tax benefit and related professional fees allocated to participating securities (non-GAAP)	0.12
Diluted earnings per common share, excluding the impact of a discrete income tax benefit and related professional fees (non-GAAP)⁽¹⁾	\$ 0.86
Impact on diluted earnings per common share of discrete income tax benefit and related professional fees:	
Discrete income tax benefit and related professional fees, net of tax	\$ 322,950
Weighted average shares for diluted earnings per share (GAAP)	106,071,934
Impact on diluted earnings per common share of discrete income tax benefit and related professional fees, before allocation to participating securities (non-GAAP)	\$ 3.04
Impact on diluted earnings per common share of discrete income tax benefit and related professional fees allocated to participating securities:	
Discrete income tax benefit and related professional fees, net of tax, allocated to participating securities	\$ (12,354)
Weighted average shares for diluted earnings per share (GAAP)	106,071,934
Impact on diluted earnings per common share of discrete income tax benefit and related professional fees allocated to participating securities (non-GAAP)	\$ (0.12)

(1) Amount for the three months ended December 31, 2017 adjusted for rounding.

Non-GAAP Financial Measures (continued)



Return on average stockholders' equity and return on average assets, in each case excluding the impact of a discrete income tax benefit and related professional fees are non-GAAP financial measures. Management believes disclosure of these measures enhances readers' ability to compare the Company's financial performance for the current period to that of other periods presented. The following table reconciles these non-GAAP financial measurements to the comparable GAAP financial measurements of return on average stockholders' equity and return on average assets for the year ended December 31, 2017 (in thousands except share and per share data):

	Year Ended December 31, 2017
Return on average assets, excluding the impact of a discrete income tax benefit and related professional fees:	
Return on average assets (GAAP)	2.13 %
Less impact on return on average assets of discrete income tax benefit and related professional fees (non-GAAP)	(1.12)%
Return on average assets, excluding the impact of a discrete income tax benefit and related professional fees (non-GAAP)	<u>1.01 %</u>
Impact on return on average assets of discrete income tax benefit and related professional fees:	
Discrete income tax benefit and related professional fees, net of tax	\$ 322,950
Average assets	28,825,394
Impact on return on average assets of discrete income tax benefit and related professional fees (non-GAAP)	<u>1.12 %</u>
Return on average stockholders' equity, excluding the impact of a discrete income tax benefit and related professional fees:	
Return on stockholders' equity (GAAP)	23.36 %
Less impact on return on stockholders' equity of discrete income tax benefit and related professional fees (non-GAAP)	(12.28)%
Return on stockholders' equity, excluding the impact of a discrete income tax benefit and related professional fees (non-GAAP)	<u>11.08 %</u>
Impact on return on average stockholders' equity of discrete income tax benefit and related professional fees:	
Discrete income tax benefit and related professional fees, net of tax	\$ 322,950
Average stockholders' equity	2,629,372
Impact on return on average stockholders' equity of discrete income tax benefit and related professional fees (non-GAAP)	<u>12.28 %</u>



BankUnited, Inc.

February 2019