

Q3 2025 – Supplemental Information

October 22, 2025

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. The Company generally identifies forward-looking statements by terminology such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “could,” “should,” “seeks,” “approximately,” “predicts,” “intends,” “plans,” “estimates,” “anticipates,” “forecasts” 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 and its subsidiaries or on the Company’s current plans, estimates and expectations. The inclusion of this forward-looking information should not be regarded as a representation by the Company that the future plans, estimates or expectations contemplated by the Company will be achieved. Such forward-looking statements are subject to various risks and uncertainties and assumptions, including (without limitation) those relating to the Company’s operations, financial results, financial condition, business prospects, growth strategy and liquidity, including as impacted by external circumstances outside the Company’s direct control, such as but not limited to adverse events or conditions impacting the financial services industry. If one or more of these or other risks or uncertainties materialize, or if the Company’s underlying assumptions prove to be incorrect, the Company’s actual results may vary materially from those indicated in these statements. These factors should not be construed as exhaustive. The Company 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. Information on these factors can be found in the Company’s Annual Report on Form 10-K for the year ended December 31, 2024 and any subsequent Quarterly Report on Form 10-Q or Current Report on Form 8-K, which are available at the SEC’s website (www.sec.gov).



Quarterly Highlights

Driving Earnings Growth

- Net income \$71.9 million, 5% quarter-over-quarter increase
- NIM expanded by 0.07% to 3.00% from 2.93%; up 22 bps from Q3 2024
- Annualized ROA improved to 0.82%, ROE improved to 9.5%

Funding and Asset Mix

- Average NIDDA up \$210 million QoQ and \$741 million YoY
- NIDDA up \$1.0 billion or 13% YTD; as expected, NIDDA declined by \$488 million QoQ reflecting normal seasonality;
- NIDDA 30% of total deposits at September 30, 2025
- Cost of deposits down 0.09% to 2.38% from 2.47%; spot APY 2.31% at September 30
- Total loans down \$231 million; lower yielding and non-core resi, franchise, equipment and municipal finance down an aggregate \$245 million

Robust Capital

- CET 1 ratio 12.5%; 11.7% pro-forma CET1 including AOCI
- TCE/TA 8.4%
- Tangible book value per share now \$39.27, 8% year-over-year growth

Expansion Opportunities

- Full service commercial banking offices launched in Morristown NJ and Charlotte NC

Highlights from Third Quarter Earnings



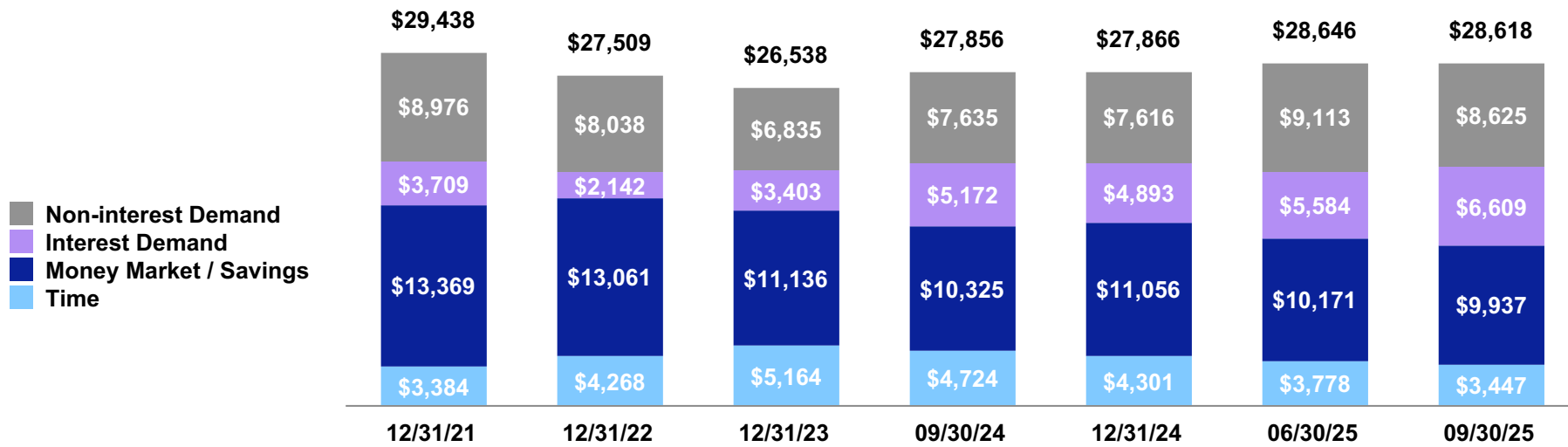
(\$ in millions, except per share data)	Change From					
	Q3'25	Q2'25	Q3'24	Q2'25	Q3'24	
Net Interest Income	\$250	\$246	\$234	\$4	\$16	
Provision for Credit Losses	\$12	\$16	\$9	(\$4)	\$3	
Total Non-interest Income	\$26	\$28	\$23	(\$2)	\$3	
Total Non-interest Expense	\$166	\$164	\$165	\$2	\$1	
Net Income	\$72	\$69	\$61	\$3	\$11	
EPS	\$0.95	\$0.91	\$0.81	\$0.04	\$0.14	
Period-end Core C&I and CRE loans	\$15,090	\$15,159	\$15,013	(\$69)	\$77	C&I growth impacted by strategic exits and high level of payoffs
Period-end Loans	\$23,702	\$23,934	\$24,399	(\$231)	(\$697)	Strategic runoff of resi and non-core commercial categories
NIDDA to total deposits	30%	32%	27%	(2)%	3%	
Non-interest DDA	\$8,625	\$9,113	\$7,635	(\$488)	\$990	Q3 impacted by expected seasonality
Period-end Deposits	\$28,618	\$28,646	\$27,856	(\$28)	\$762	
Loans to Deposits	82.8%	83.6%	87.6%	(0.8%)	(4.8%)	
CET1	12.5%	12.2%	11.8%	0.3%	0.7%	
Total Capital	14.4%	14.3%	13.9%	0.1%	0.5%	
Yield on Loans	5.53%	5.55%	5.87%	(0.02%)	(0.34%)	
Yield on Securities	5.13%	5.06%	5.62%	0.07%	(0.49%)	
Cost of Deposits	2.38%	2.47%	3.06%	(0.09%)	(0.68%)	Down rate cycle beta of 89% on non-maturity interest-bearing deposits
Net Interest Margin	3.00%	2.93%	2.78%	0.07%	0.22%	Organic transformation strategy generating margin expansion
Non-performing Assets to Total Assets ⁽¹⁾	1.10%	1.08%	0.64%	0.02%	0.46%	
ACL to Total Loans	0.93%	0.93%	0.94%	—%	(0.01%)	
Commercial ACL to Total Commercial Loans ⁽³⁾	1.35%	1.36%	1.41%	(0.01)%	(0.06)%	
Net Charge-offs to Average Loans ⁽²⁾	0.26%	0.27%	0.12%	(0.01)%	0.14%	

1. Includes guaranteed portion of non-accrual SBA loans.
2. Annualized for the nine months ended September 30, 2025 and 2024; and the six months ended June 30, 2025.
3. For purposes of this ratio, commercial loans includes the core C&I and CRE sub-segments as well as franchise and equipment finance. Due to their unique risk profiles, MWL and municipal finance are excluded from this ratio.



Deposits

Deposit Trends (\$ in millions)



■ Non-interest Demand
■ Interest Demand
■ Money Market / Savings
■ Time

Quarterly Cost of Deposits	0.19%	1.42%	2.96%	3.06%	2.72%	2.47%	2.38%
Non-interest bearing as a % of Total Deposits	30.5%	29.2%	25.8%	27.4%	27.3%	31.8%	30.1%

Diverse deposit book by sector; largest industry verticals at September 30:

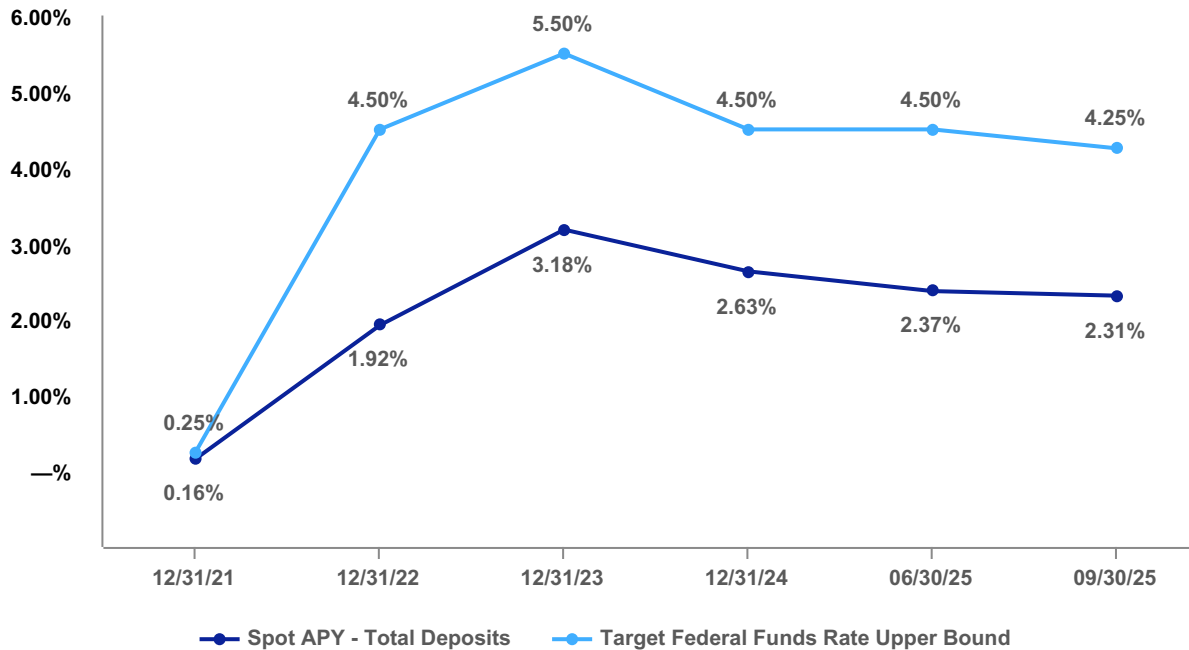
- National Title Solutions - \$4.7 billion;
- National HOA - \$2.1 billion

Cost of Funds Trend



Spot Average Annual Percentage Yield ("APY")	At December 31, 2021	At December 31, 2022	At December 31, 2023	At December 31, 2024	At June 30, 2025	At September 30, 2025
Total non-maturity deposits	0.14%	1.83%	2.87%	2.37%	2.16%	2.13%
Total interest-bearing deposits	0.23%	2.66%	4.20%	3.58%	3.41%	3.27%
Total deposits	0.16%	1.92%	3.18%	2.63%	2.37%	2.31%

Spread Between Fed Funds Upper Bound and Spot APY of Total Deposits





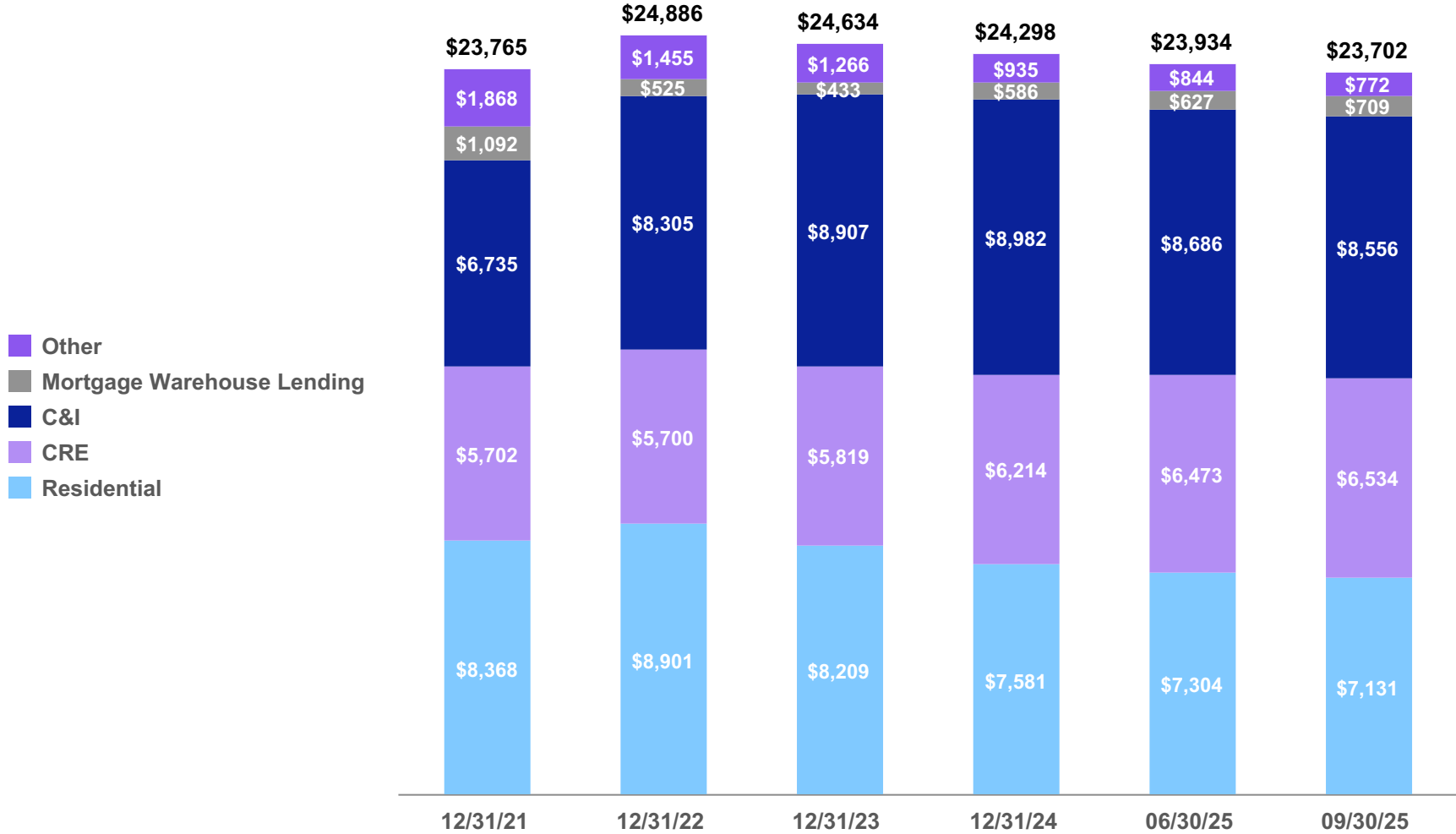
Loans and the Allowance for Credit Losses

Prudently Underwritten and Well-Diversified Loan Portfolio

At September 30, 2025 (\$ in millions)



Loan Portfolio Over Time



High Quality CRE Portfolio

At September 30, 2025 (\$ in millions)



Property Type	Balance	% of Total CRE	FL	NY Tri State	Other	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	\$ 1,525	24 %	61 %	18 %	21 %	1.57	65.0 %
Warehouse/Industrial	1,554	24 %	43 %	9 %	48 %	1.83	47.3 %
Multifamily	749	11 %	52 %	46 %	2 %	1.98	48.0 %
Retail	1,352	21 %	39 %	25 %	36 %	1.75	58.7 %
Hotel	481	7 %	78 %	10 %	12 %	1.63	43.8 %
Construction and Land	714	11 %	28 %	42 %	30 %	NA	NA
Other	159	2 %	46 %	2 %	52 %	2.95	43.2 %
	\$ 6,534	100 %	49 %	22 %	29 %	1.77	54.6 %

Property Type	Florida		NY Tri State	
	Wtd. Avg. DSCR	Wtd. Avg. LTV	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	1.62	62.9 %	1.53	62.2 %
Warehouse/Industrial	1.95	45.8 %	1.81	32.5 %
Multifamily	2.63	44.1 %	1.24	52.6 %
Retail	1.85	56.1 %	1.51	60.6 %
Hotel	1.63	44.1 %	1.79	30.0 %
Other	3.68	35.3 %	2.31	32.2 %
	1.92	52.3 %	1.47	55.1 %

Construction and land includes \$87 million of office exposure, \$83 million in NY

New York rent regulated multi-family exposure \$107 million

Manageable CRE Maturity Risk

At September 30, 2025 (\$ in millions)



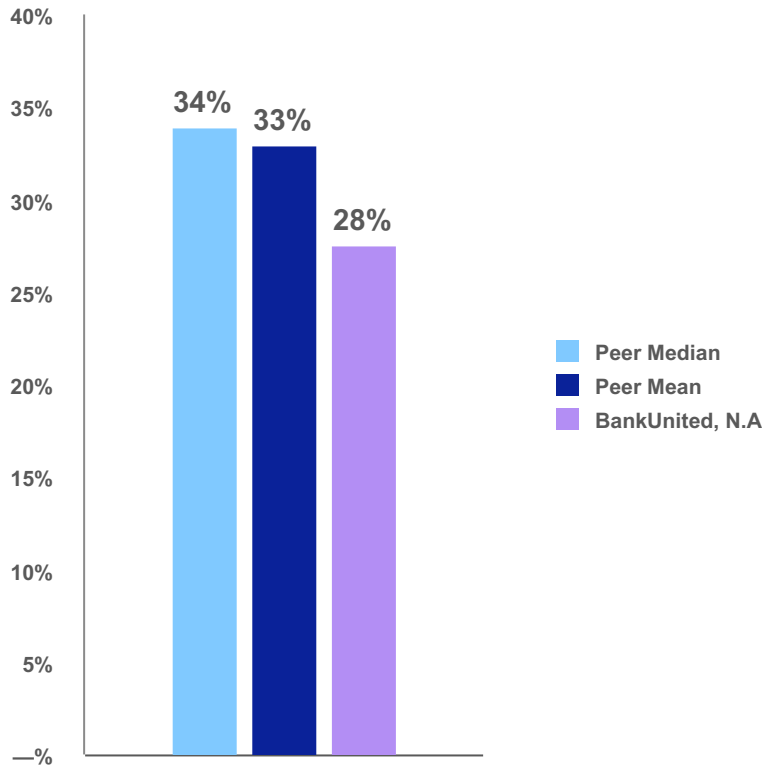
16% of total CRE portfolio fixed and maturing in the next 12 months

Property Type	Maturing in the Next 12 Months	% Maturing in the Next 12 Months	Fixed Rate or Swapped Maturing in the Next 12 Months	Fixed Rate to Borrower Maturing in Next 12 mos. as a % of Total Portfolio
Office	\$ 456	30 %	\$ 318	21 %
Warehouse/Industrial	342	22 %	164	11 %
Multifamily	153	20 %	100	13 %
Retail	309	23 %	233	17 %
Hotel	194	40 %	147	30 %
Construction and Land	278	39 %	42	6 %
Other	26	16 %	26	16 %
	\$ 1,758	27 %	\$ 1,030	16 %

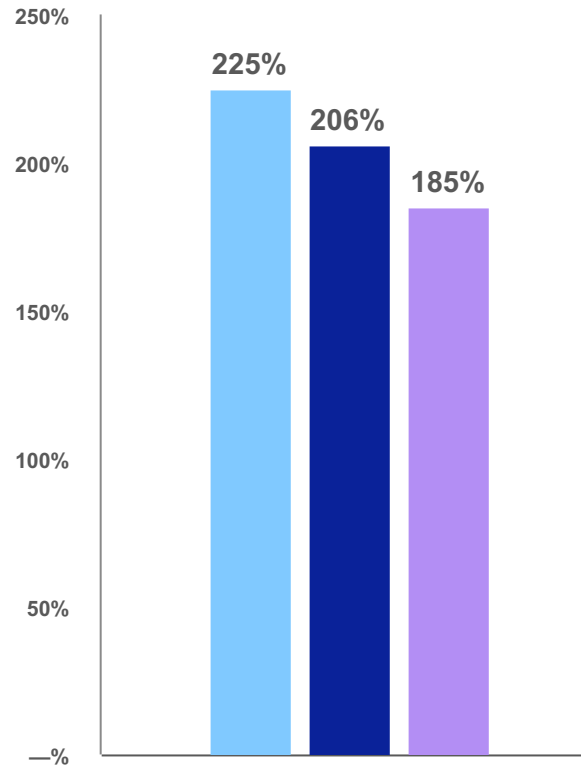
Maturity Distribution of CRE Loans

Property Type	2025	2026	2027	2028	2029	Thereafter	Total
Office	\$ 154	\$ 503	\$ 290	\$ 241	\$ 271	\$ 66	\$ 1,525
Warehouse/Industrial	104	406	308	281	158	297	1,554
Multifamily	57	144	144	166	134	104	749
Retail	124	260	175	368	127	298	1,352
Hotel	38	235	30	63	59	56	481
Construction and Land	82	213	316	10	35	58	714
Other	—	26	19	29	15	70	159
	\$ 559	\$ 1,787	\$ 1,282	\$ 1,158	\$ 799	\$ 949	\$ 6,534

CRE / Total Loans⁽¹⁾⁽²⁾



CRE / Total Risk Based Capital⁽¹⁾⁽²⁾



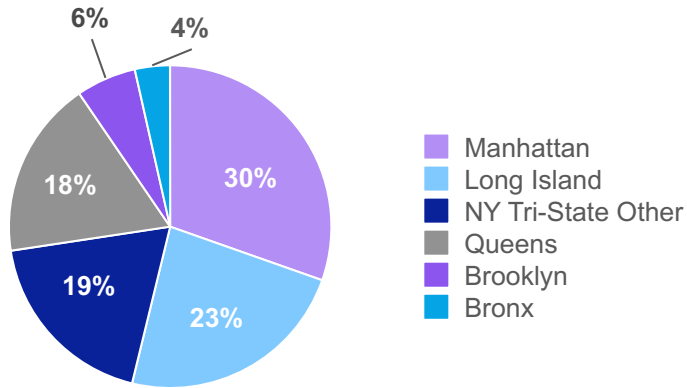
1. BKU information as of September 30, 2025
2. CRE peer median information based on June 30, 2025 Call Report data (most recent date available) for banks with total assets between \$10 billion and \$100 billion

CRE Office Portfolio - Additional Information

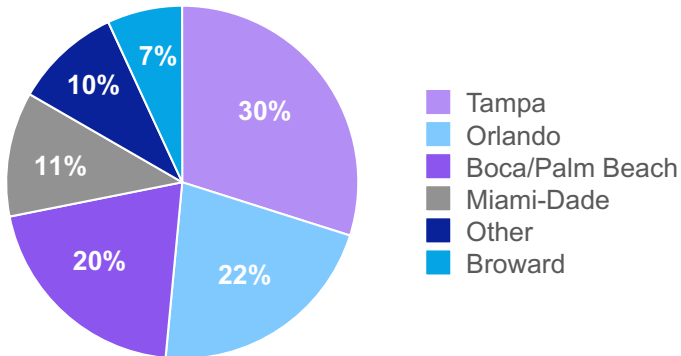
At September 30, 2025



NY Tri-State by Sub-Market



Florida by Sub-Market



- 19% or \$292 million of the total office portfolio is medical office
- Rent rollover in next 12 months approximately 12% of the total office portfolio; 14% for FL and 10% in NY Tri State
- Manhattan stabilized portfolio has approximately 98% occupancy and rent rollover in the next 12 months of 9%
- The Florida portfolio is predominantly suburban

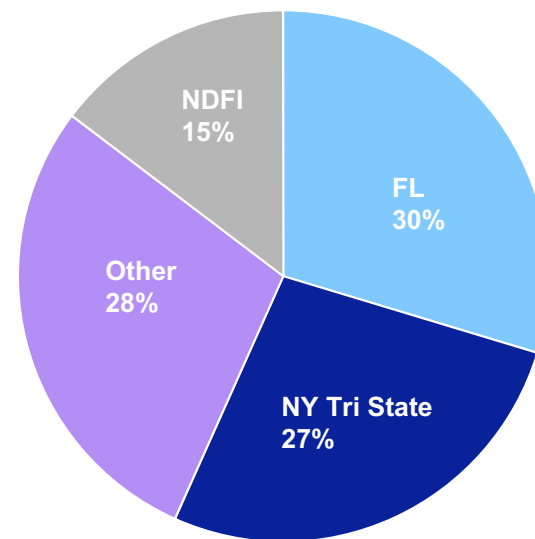
Granular, Diversified Commercial & Industrial Portfolio

At September 30, 2025 (\$ in millions)



Industry	Balance ⁽¹⁾	% of Portfolio
Finance and Insurance	\$ 1,281	15.0 %
Health Care and Social Assistance	831	9.7 %
Utilities	721	8.4 %
Manufacturing	712	8.3 %
Wholesale Trade	652	7.6 %
Educational Services	633	7.4 %
Construction	575	6.7 %
Transportation and Warehousing	529	6.2 %
Real Estate and Rental and Leasing	523	6.1 %
Information	469	5.5 %
Retail Trade	363	4.2 %
Professional, Scientific, and Technical Services	309	3.6 %
Public Administration	254	3.0 %
Other Services (except Public Administration)	240	2.8 %
Arts, Entertainment, and Recreation	143	1.7 %
Accommodation and Food Services	125	1.5 %
Administrative and Support and Waste Management	80	0.9 %
Other	116	1.4 %
	\$ 8,556	100.0 %

Geographic Distribution



1. Includes \$1.9 billion of owner-occupied real estate

Loans to Non-Depository Financial Institutions (NDFI)

At September 30, 2025

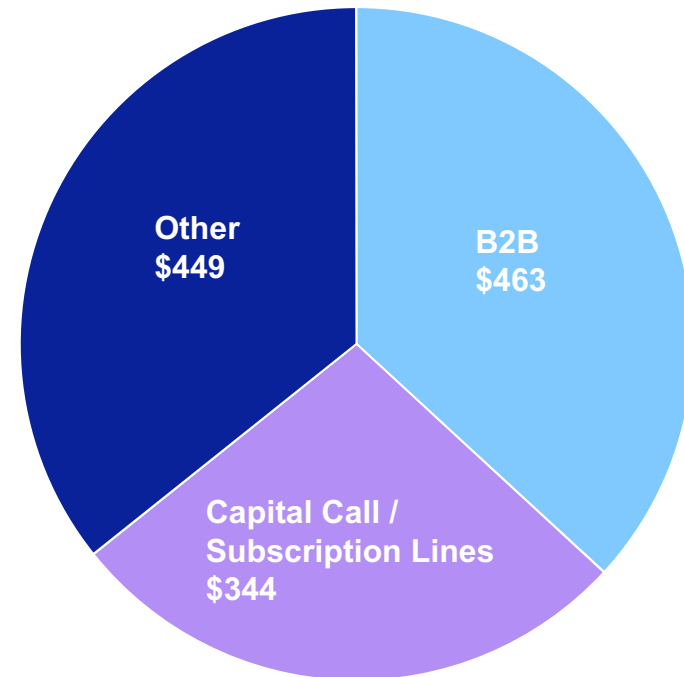
(\$ in millions)



Portfolio characteristics:

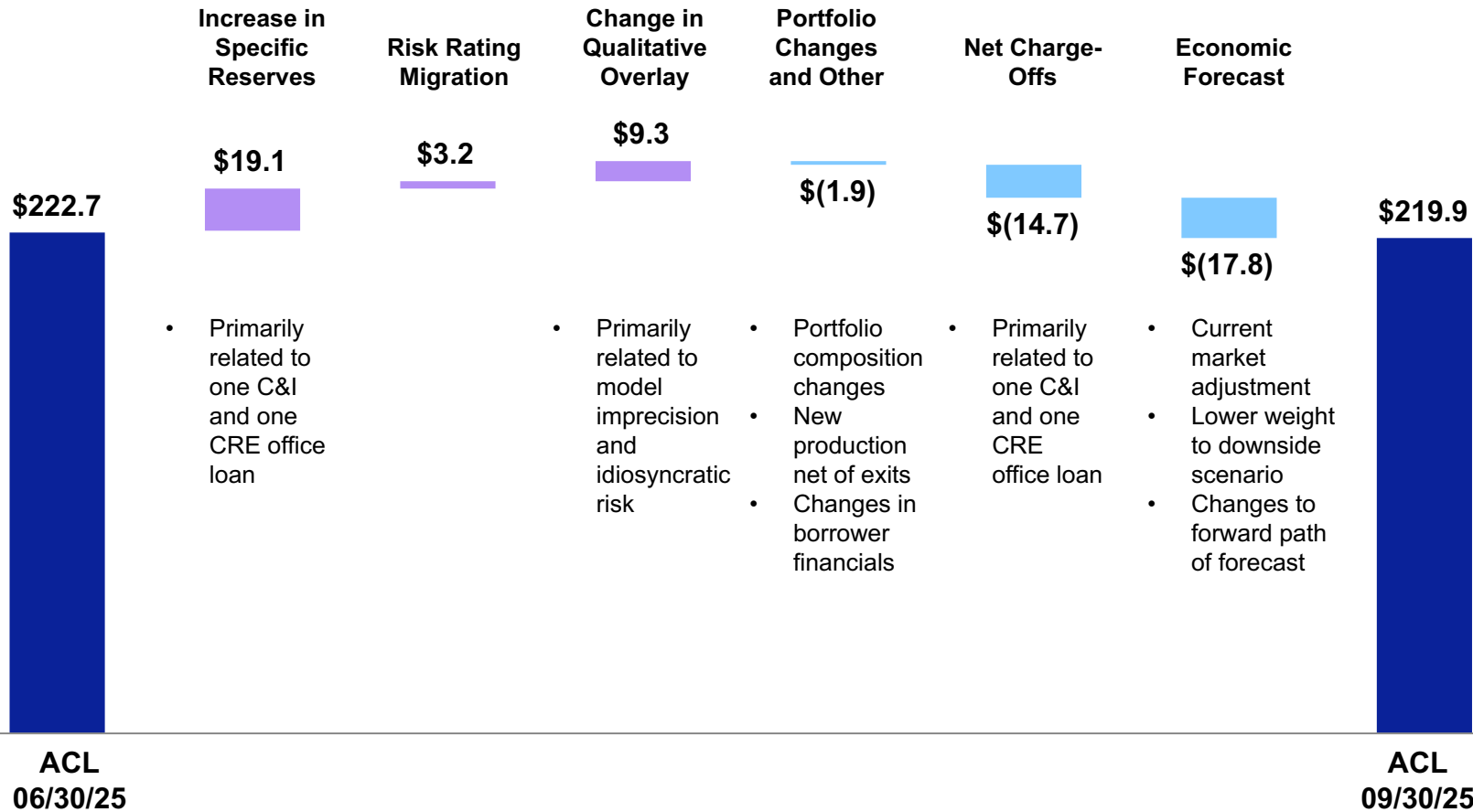
- \$1.3B NDFI Exposure
- NDFI loans make up 5% of total loans; 8% of commercial loans
- Substantial majority of NDFI portfolio is pass rated. One \$26 million loan is classified
- Only \$5 million past due 30 days
- Chart excludes \$709 million in mortgage warehouse lines
- “Other” includes REITs, B2C, Private Equity Funds, Insurance Carriers and Investment Services

NDFI Portfolio Distribution



Drivers of Change in the ACL - Current Quarter

(\$ in millions)



ACL
06/30/25

ACL
09/30/25

% of Total Loans

0.93%

0.93%

Allocation of the ACL

(\$ in millions)



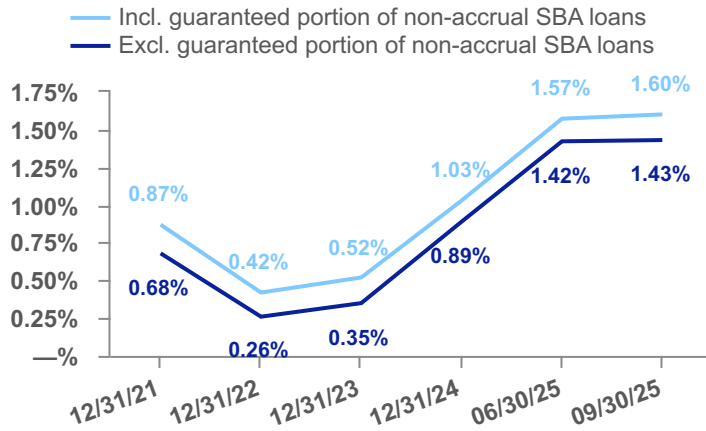
	December 31, 2024		June 30, 2025		September 30, 2025	
	Balance	% of Loans	Balance	% of Loans	Balance	% of Loans
Commercial:						
Commercial real estate	\$ 70.5	1.13 %	\$ 58.4	0.90 %	\$ 62.3	0.95 %
Commercial and industrial	138.0	1.54 %	149.0	1.72 %	142.9	1.67 %
Franchise and equipment finance	2.3	1.12 %	1.1	0.73 %	1.1	0.79 %
Total commercial	210.8	1.37 %	208.5	1.36 %	206.3	1.35 %
Pinnacle - municipal finance	0.1	0.02 %	0.1	0.01 %	0.1	0.01 %
Residential and mortgage warehouse lending	12.3	0.15 %	14.1	0.18 %	13.5	0.17 %
Allowance for credit losses	<u>\$ 223.2</u>	<u>0.92 %</u>	<u>\$ 222.7</u>	<u>0.93 %</u>	<u>\$ 219.9</u>	<u>0.93 %</u>

Office Portfolio ACL: 2.21% at September 30, 2025, 1.92% at June 30, 2025

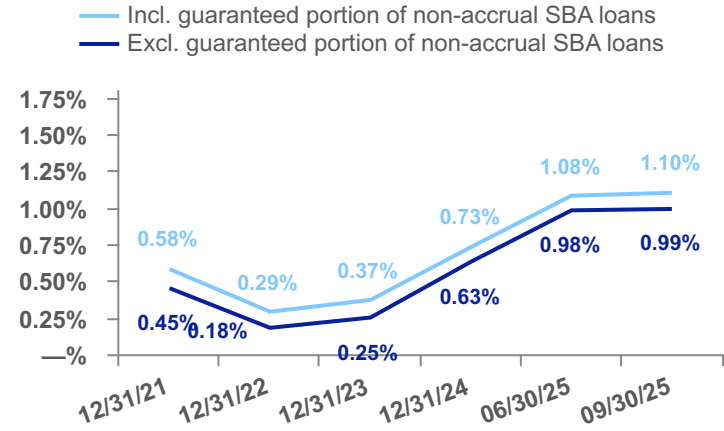
Asset Quality Ratios	December 31, 2024	June 30, 2025	September 30, 2025
Non-performing loans to total loans ⁽¹⁾	1.03 %	1.57 %	1.60 %
Non-performing loans, excluding the guaranteed portion of non-accrual SBA loans, to total loans	0.89 %	1.42 %	1.43 %
Non-performing assets to total assets ⁽¹⁾	0.73 %	1.08 %	1.10 %
Non-performing assets, excluding the guaranteed portion of non-accrual SBA loans, to total assets	0.63 %	0.98 %	0.99 %
Allowance for credit losses to non-performing loans ⁽¹⁾	89.01 %	59.18 %	57.95 %
Net charge-offs to average loans ⁽²⁾	0.16 %	0.27 %	0.26 %
Net charge-offs to average loans, trailing twelve months	0.16 %	0.23 %	0.27 %

1. Non-performing loans and assets include the guaranteed portion of non-accrual SBA loans totaling \$40.0 million, \$35.9 million and \$34.3 million at September 30, 2025, June 30, 2025 and December 31, 2024, respectively.
2. Annualized for the six months ended June 30, 2025 and the nine months ended September 30, 2025.

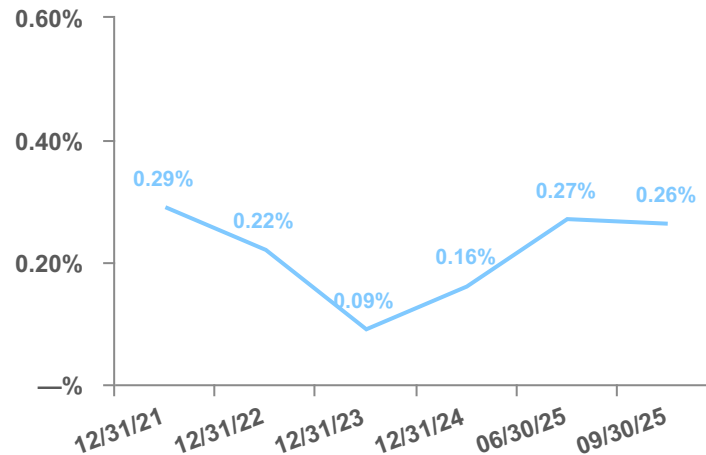
Non-Performing Loans to Total Loans



Non-Performing Assets to Total Assets



Net Charge-offs to Average Loans⁽¹⁾



1. Annualized for the six months ended June 30, 2025 and the nine months ended September 30, 2025.

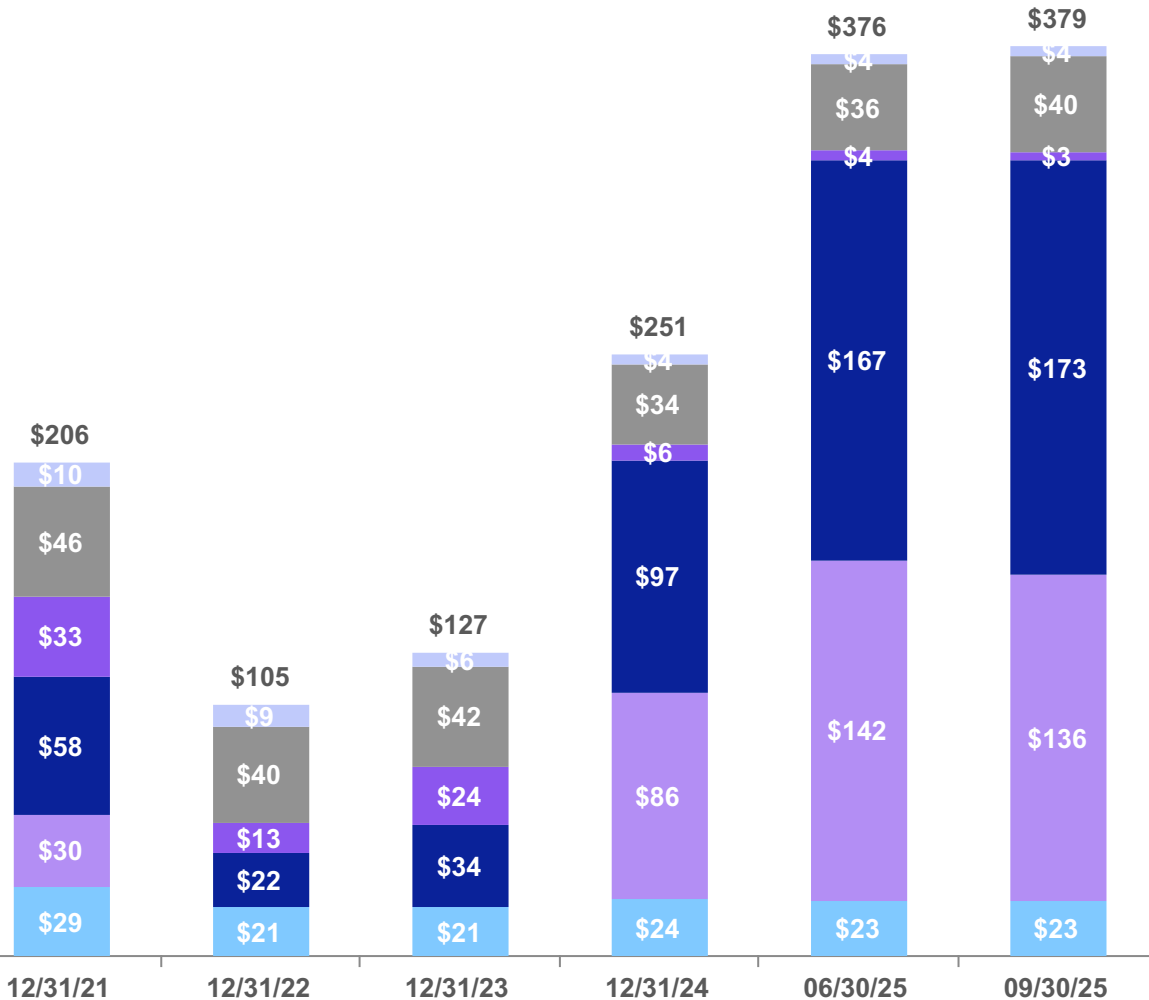
Non-Accrual Loans by Portfolio Segment

(\$ in millions)

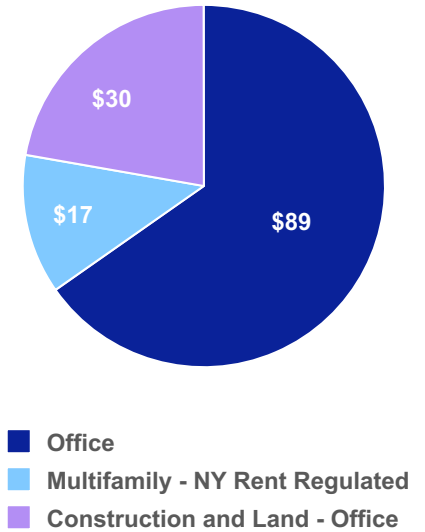


Non-performing loans by Portfolio Segment

- Non-Guaranteed Portion of SBA
- Guaranteed Portion of SBA
- Franchise and Equipment
- C&I
- CRE
- Residential and Other Consumer



Non-performing CRE loans by Property Type at September 30, 2025

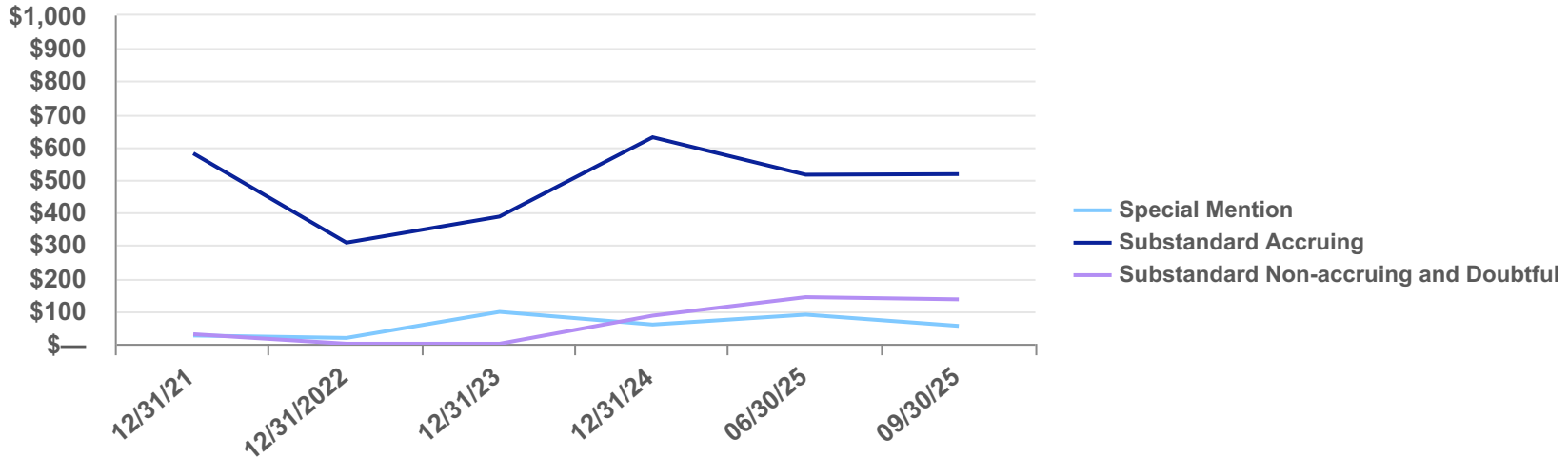


Criticized and Classified Loans Trend

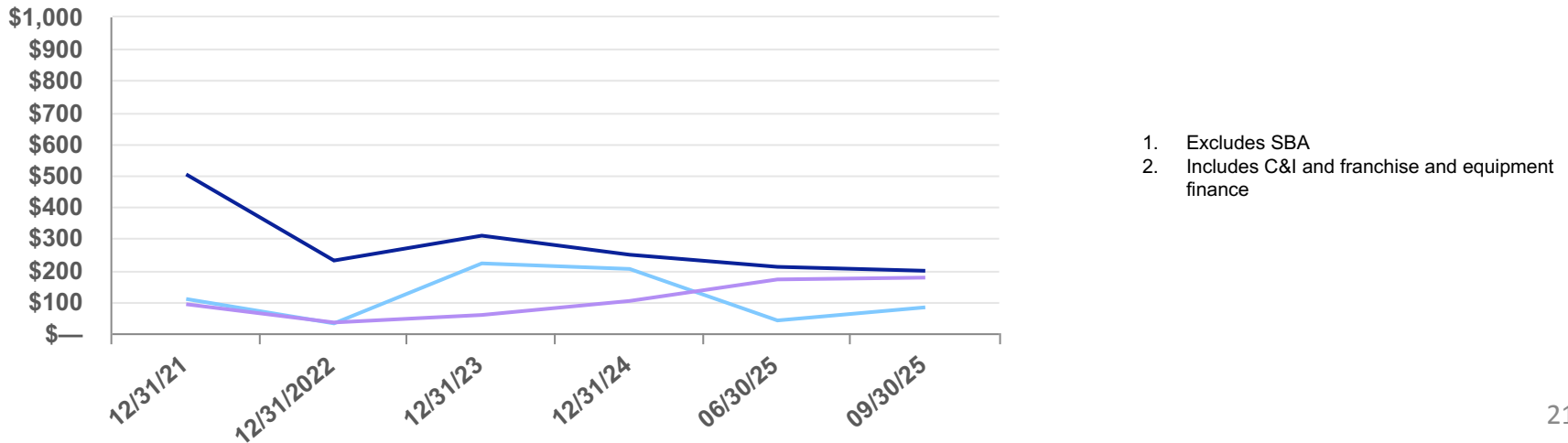
(\$ in millions)



Commercial Real Estate⁽¹⁾



Commercial⁽¹⁾⁽²⁾



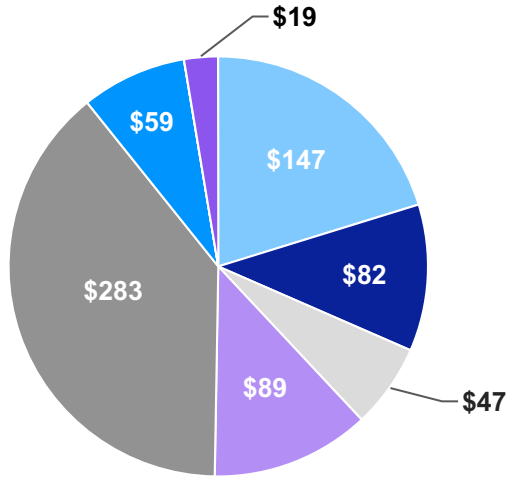
- 1. Excludes SBA
- 2. Includes C&I and franchise and equipment finance

Criticized and Classified CRE Loans by Property Type

(\$ in millions)

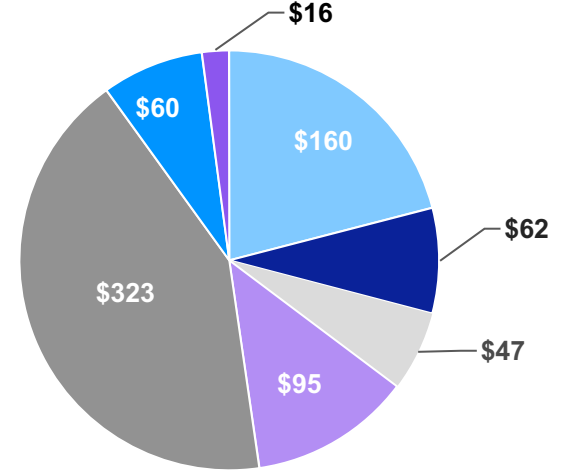


September 30, 2025

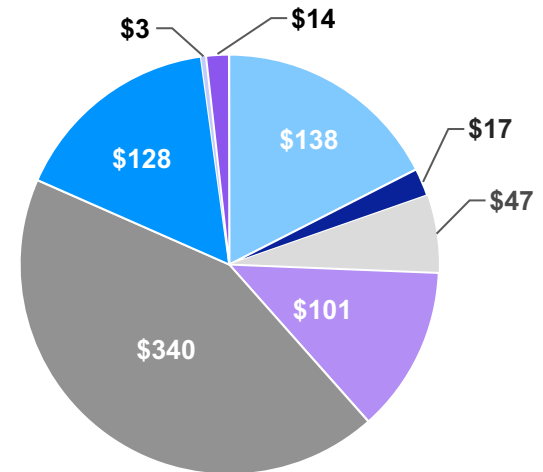


- Multifamily
- Hotel
- Industrial/Warehouse
- Retail
- Office
- Construction & Land (1)
- Other
- SBA

June 30, 2025



December 31, 2024



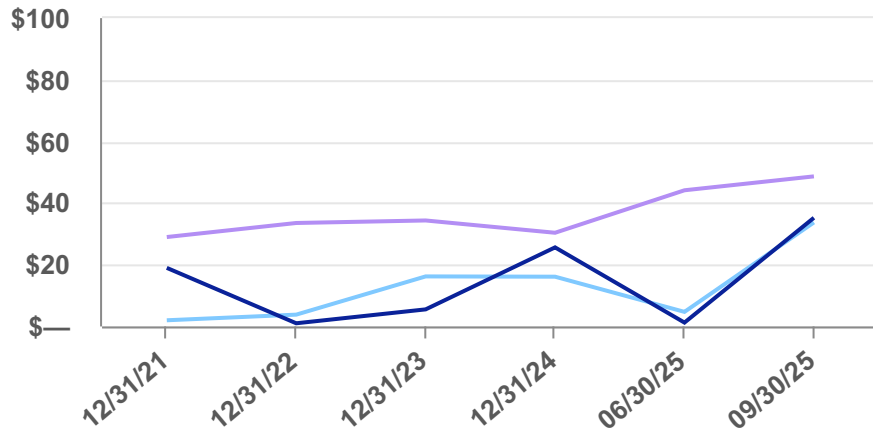
(1) office exposure at 9/30/2025 and 6/30/2025

Asset Quality - Delinquencies

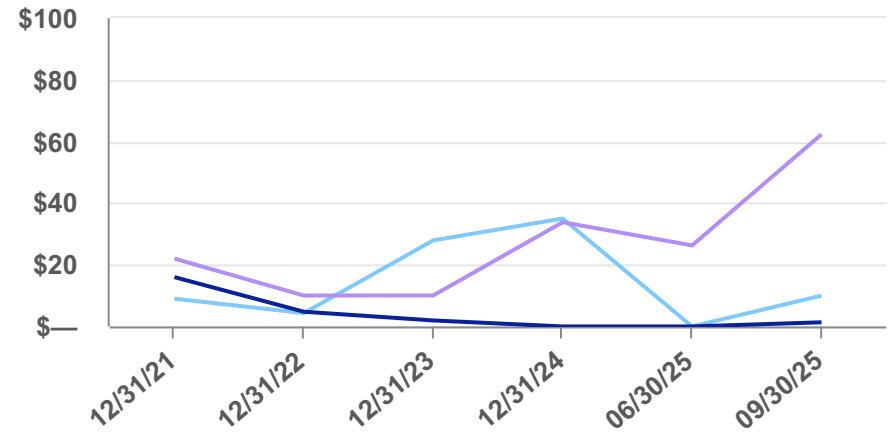
(\$ in millions)



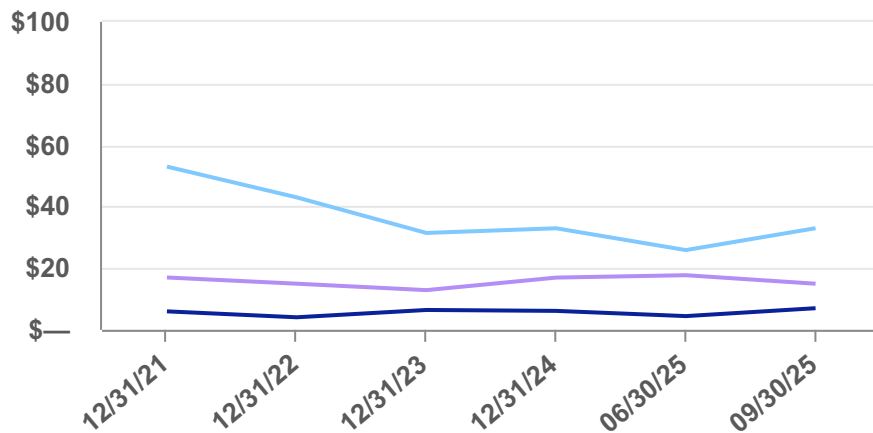
Commercial⁽¹⁾



CRE



Residential⁽²⁾



- 30-59 Days PD
- 60-89 Days PD
- 90 Days+ PD

1. Includes C&I, franchise finance and equipment finance
2. Excludes government insured residential loans

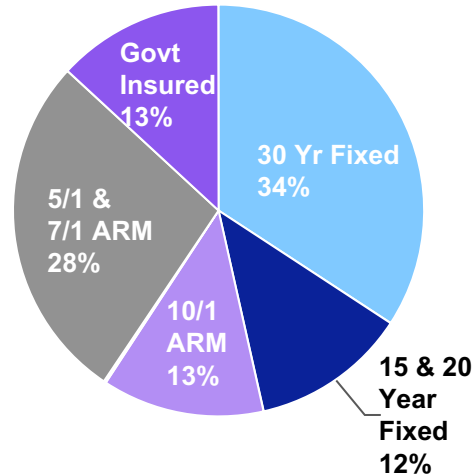
Residential Portfolio Overview

At September 30, 2025

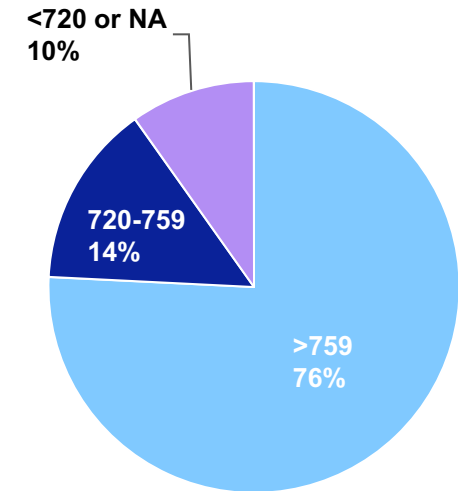


High quality residential portfolio consists primarily of high FICO, low LTV, prime jumbo mortgages with de-minimis charge-offs since inception as well as government insured loans

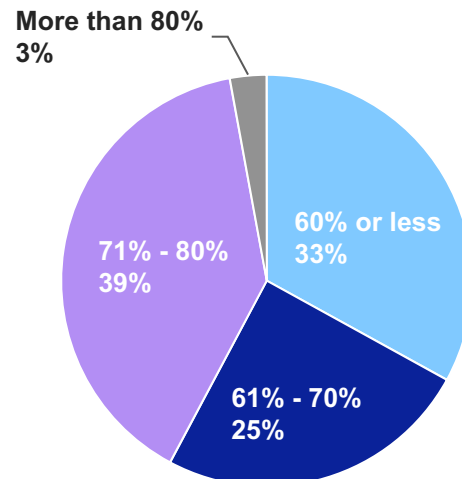
Residential Loan Product Type



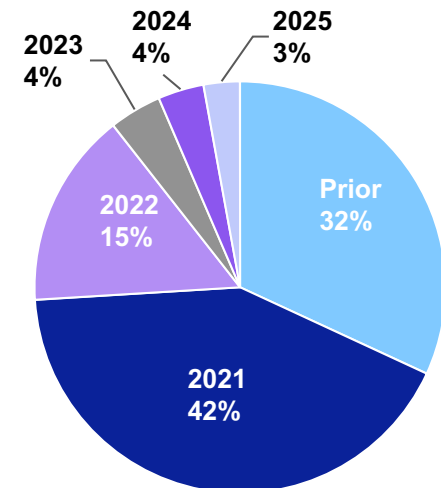
FICO Distribution⁽¹⁾



Breakdown by LTV⁽¹⁾



Breakdown by Vintage⁽¹⁾

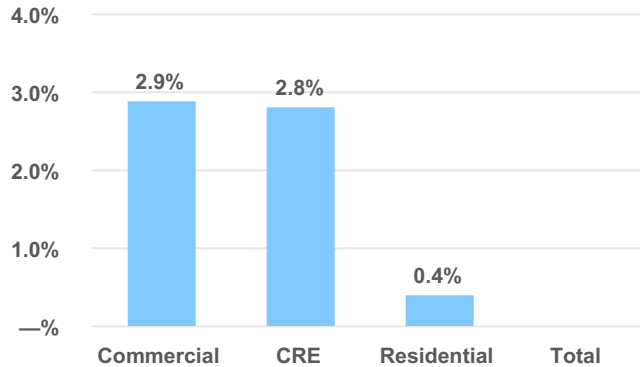


1. Excludes government insured residential loans. FICOs are refreshed routinely. LTVs are typically at origination

Stress Testing Results - Expected Credit Losses in CCAR Severely Adverse Scenario (\$ in millions)



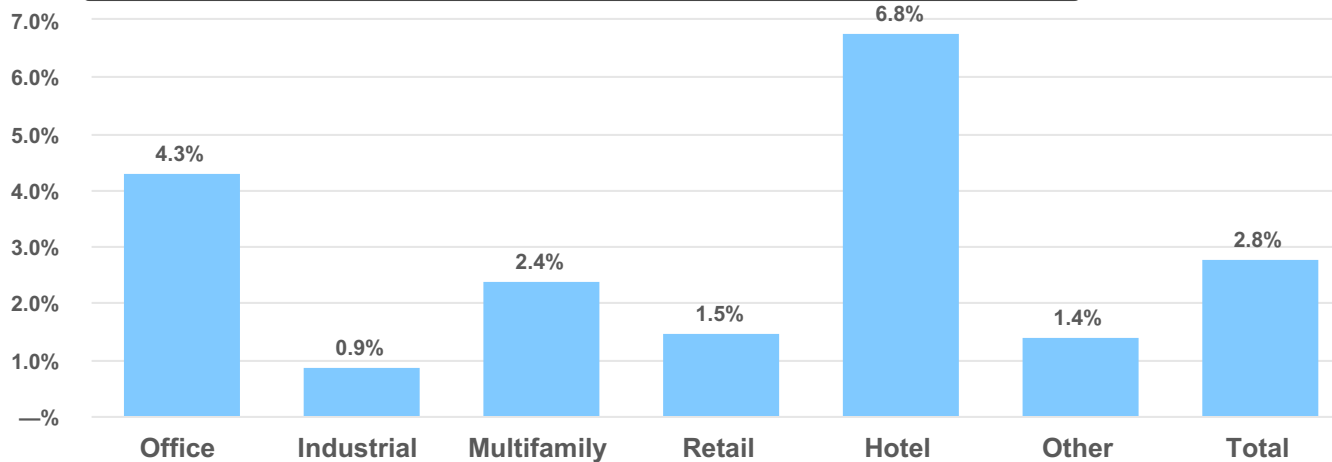
Stressed Expected Credit Losses by Segment ¹⁾⁽³⁾



- Bank projected to remain well above well capitalized threshold under hypothetical severe stress

\$271	\$173	\$28	\$472	Lifetime expected credit losses in the CCAR severely adverse scenario
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CRE Stressed Expected Credit Losses by Property Type ⁽²⁾



\$80	\$12	\$31	\$16	\$33	\$1	\$173	Lifetime expected credit losses in the CCAR severely adverse scenario
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1. Excludes Pinnacle municipal finance and mortgage warehouse lending.
 2. Construction loans are included in the chart by their applicable property type.

3. Stress testing results based on loan portfolio as of December 31, 2024.



Investment Portfolio

High Quality, Short-Duration Securities Portfolio

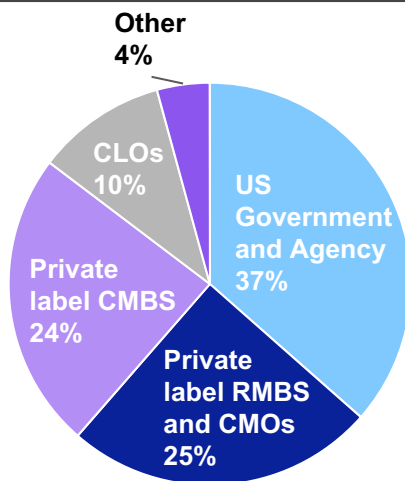
(\$ in millions)



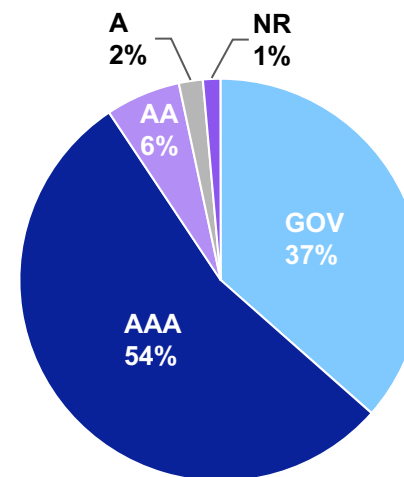
- No expected credit losses on AFS securities
- Unrealized losses just 3% of amortized cost
- AFS portfolio duration of 1.59; approximately 72% of the portfolio floating rate

Portfolio	December 31, 2024		June 30, 2025		September 30, 2025	
	Net Unrealized Loss	Fair Value	Net Unrealized Gain/(Loss)	Fair Value	Net Unrealized Loss	Fair Value
US Government and Agency	\$ (99)	\$ 3,421	\$ (66)	\$ 3,420	\$ (57)	\$ 3,453
Private label RMBS and CMOs	(253)	2,238	(225)	2,361	(207)	2,356
Private label CMBS	(39)	1,784	(25)	2,095	(17)	2,260
CLOs	2	1,133	—	1,119	—	988
Other	(17)	525	(14)	397	(9)	401
	\$ (406)	\$ 9,101	\$ (330)	\$ 9,392	\$ (290)	\$ 9,458

Portfolio Composition



Rating Distribution

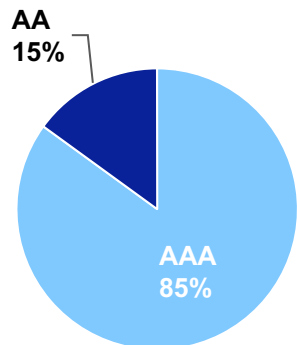
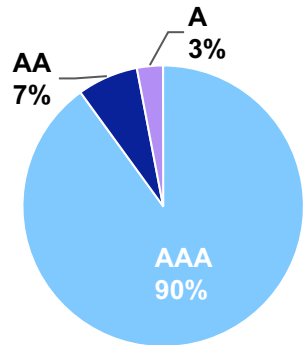
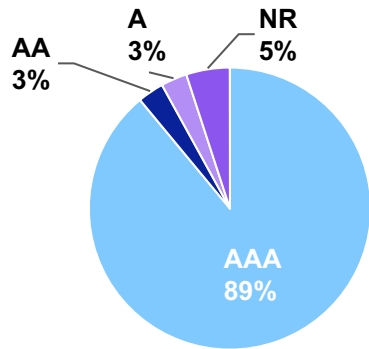


High Quality, Short-Duration Securities Portfolio

At September 30, 2025



Strong credit enhancement levels - no SASB⁽¹⁾ exposure



Private Label RMBS					
Rating	Subordination			Wtd. Avg. Stress Scenario Loss	
	Min	Max	Avg.		
AAA	2.8	83.9	17.9	2.1	
AA	22.2	48.4	29.0	7.0	
A	21.3	25.4	23.4	14.1	
NR	20.0	20.0	20.0	12.8	
Wtd. Avg.	4.8	77.9	18.6	3.1	

Private Label CMBS					
Rating	Subordination			Wtd. Avg. Stress Scenario Loss	
	Min	Max	Avg.		
AAA	29.0	94.3	46.5	8.9	
AA	33.7	94.2	53.3	7.2	
A	28.0	45.9	36.7	10.5	
Wtd. Avg.	29.3	92.6	46.6	8.8	

CLOs					
Rating	Subordination			Wtd. Avg. Stress Scenario Loss	
	Min	Max	Avg.		
AAA	39.2	80.5	43.9	15.3	
AA	30.6	34.3	32.3	14.5	
Wtd. Avg.	37.9	73.4	42.1	15.2	

1. Single-asset, single-borrower