# BankUnited, Inc.

Q3 2020 – Supplemental Information

October 28, 2020

# 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 limitations) those relating to the Company’s operations, financial results, financial condition, business prospects, growth strategy and liquidity, including as impacted by the COVID-19 pandemic. 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, 2019 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).

# Financial Highlights

# Strong Results in a Challenging Environment

| | |
|---|---|
| Operating results | • PPNR continued to grow YoY to $115 million for Q3 2020 from $102 million for Q3 2019<br>• NIM of 2.32% compared to 2.39% linked quarter – liquidity deployed into securities |
| Continued improvement in deposit mix | • Non-interest DDA grew by $906 million during the quarter to 26% of total deposits<br>• Average non-interest DDA up $874 million linked quarter and $2.2 billion compared to Q3 2019<br>• Total cost of deposits declined to 0.57% for the quarter, lowest in the Company's history<br>• "Spot" APY on total deposits was 0.49% at September 30, 2020 |
| Loan deferrals and modifications continue to decline | • 3.2% of total commercial loans were on deferral, modified or in process of modification at October 25, 2020. For Q2, we reported that initial deferrals had been granted for 17% of the commercial portfolio and that re-deferral requests had been received for 4% of the portfolio.<br>• 8% of residential loans, excluding government insured loans, were on deferral or modified at September 30, 2020, down from 13% at June 30, 2020. |
| Robust capital and liquidity | • Available liquidity totaling $9.7 billion at September 30, 2020<br>• CET1 ratios of 12.2% at the holding company and 13.5% at the bank at September 30<br>• Book value per share grew to $31.01 at September 30, back to almost pre-COVID levels |

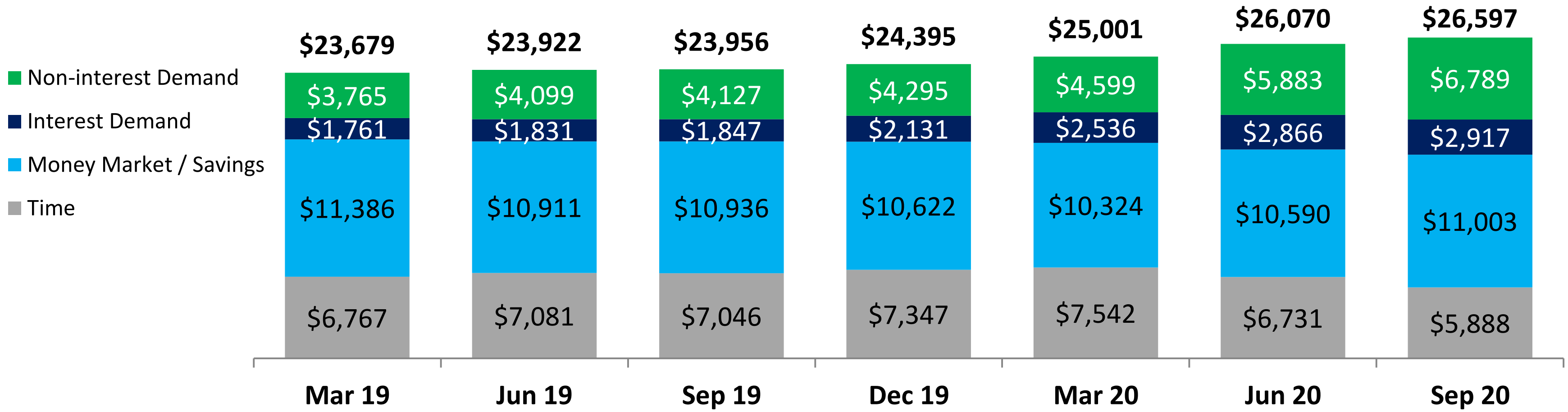
# Highlights from Third Quarter Earnings

| ($ in millions, except per share data) | 3Q20 | 2Q20 | 3Q19 | Change From 2Q20 | Change From 3Q19 | Key Highlights |
|---|---|---|---|---|---|---|
| Net Interest Income | $ 187 | $ 190 | $ 186 | (3) | 1 | |
| Provision for Credit Losses | $ 29 | $ 25 | $ 2 | 4 | 27 | Reflects CECL implementation in 1Q20; reserve build moderated in Q2 and Q3 |
| Total Non-interest Income | $ 36 | $ 38 | $ 38 | (2) | (2) | |
| Total Non-interest Expense | $ 109 | $ 106 | $ 121 | 3 | (12) | YoY decline reflects improvements generated by BankUnited 2.0 |
| Net Income | $ 67 | $ 77 | $ 76 | (10) | (9) | |
| EPS | $ 0.70 | $ 0.80 | $ 0.77 | (0.10) | (0.07) | |
| Pre-Provision, Net Revenue (PPNR) (1) | $ 115 | $ 122 | $ 102 | (7) | 13 | Continued YoY improvement in PPNR |
| Period-end Loans | $ 23,779 | $ 23,835 | $ 22,856 | (56) | 923 | 4.0% YoY loan growth |
| Period-end Deposits | $ 26,597 | $ 26,070 | $ 23,956 | 527 | 2,641 | 11.0% YoY deposit growth, primarily from non-interest bearing |
| CET1 | 12.2 % | 11.8 % | 12.2 % | 0.4 % | - % | |
| Total Capital | 14.3 % | 13.9 % | 12.7 % | 0.4 % | 1.6 % | Reflects $300 million in subordinated notes issued in Q220 |
| Yield on Loans | 3.61 % | 3.71 % | 4.43 % | (0.10)% | (0.82)% | Reflects decline in benchmark interest rates |
| Cost of Deposits | 0.57 % | 0.80 % | 1.67 % | (0.23)% | (1.10)% | Spot APY on total deposits declined to 0.49% at September 30, 2020 |
| Net Interest Margin | 2.32 % | 2.39 % | 2.41 % | (0.07)% | (0.09)% | Impacted by deployment of liquidity into securities portfolio |
| Non-performing Assets to Total Assets (2) | 0.58 % | 0.60 % | 0.60 % | (0.02)% | (0.02)% | |
| Allowance for Credit Losses to Total Loans | 1.15 % | 1.12 % | 0.43 % | 0.03 % | 0.72 % | |
| Net Charge-offs to Average Loans (3) | 0.25 % | 0.20 % | 0.06 % | 0.05 % | 0.19 % | 3Q20 charge-offs largely attributable to one commercial loan relationship |

(1) PPNR is a non-GAAP financial measure. See section entitled “Non-GAAP Financial Measures” on page 35
(2) Includes guaranteed portion of non-accrual SBA loans.
(3) YTD net charge-offs, annualized.

# Continuing to Transform our Deposit Mix
## ($ in millions)

**Non-interest bearing demand deposits have grown at a compound annual growth rate of 43% since December 31, 2018**




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Cost of Deposits** | **1.67%** | **1.70%** | **1.67%** | **1.48%** | **1.36%** | **0.80%** | **0.57%** |
| **Non-interest bearing** | **15.9%** | **17.1%** | **17.2%** | **17.6%** | **18.4%** | **22.6%** | **25.5%** |

**We have consistently priced down our deposit portfolio since the Fed began lowering interest rates in late 2019**

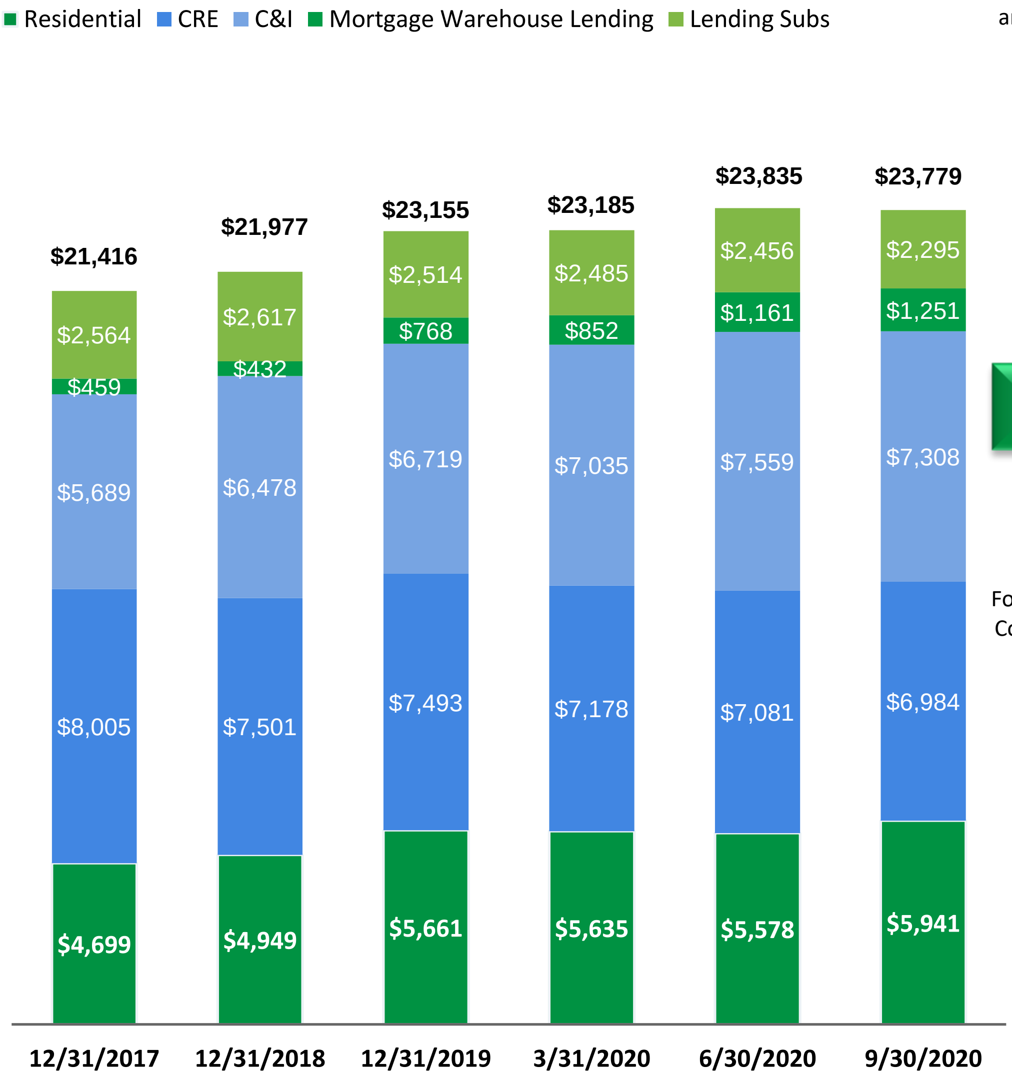
| Spot Average Annual Percentage Yield (“APY”) | At December 31, 2019 | At March 31, 2020 | At June 30, 2020 | At September 30, 2020 |
|---|---|---|---|---|
| Total non-maturity deposits | 1.11% | 0.83% | 0.44% | 0.37% |
| Total interest-bearing deposits | 1.71% | 1.35% | 0.82% | 0.65% |
| Total deposits | 1.42% | 1.12% | 0.65% | 0.49% |

# Prudently Underwritten and Well-Diversified Loan Portfolio

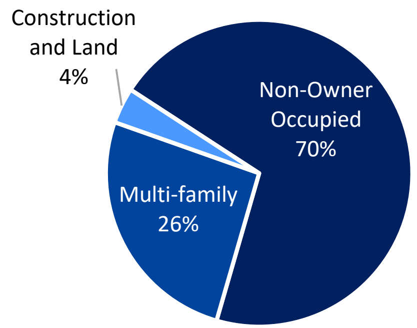
## At September 30, 2020

($ in millions)

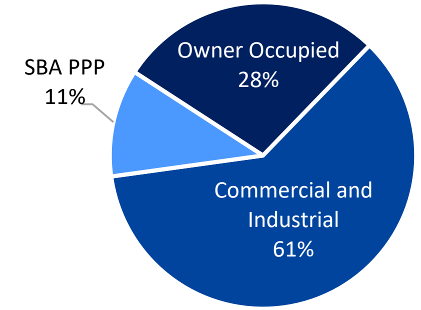
## Loan Portfolio Over Time



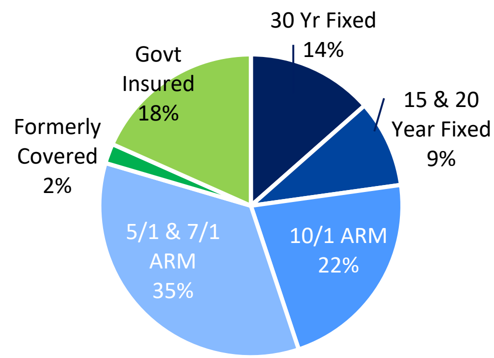

## CRE



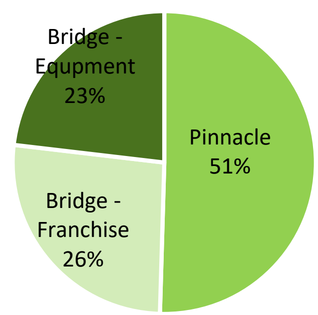

## C&I




## Residential Loan Product Type




## Lending Subs



# Allowance for Credit Losses

# CECL Methodology

## CECL Methodology

### Underlying Principles

- The ACL under CECL represents management's best estimate at the balance sheet date of expected credit losses over the life of the loan portfolio.
- Required to consider historical information, current conditions and a reasonable and supportable economic forecast.
- For most portfolio segments, BankUnited uses econometric models to project PD, LGD and expected losses at the loan level and aggregates those expected losses by segment.
- Qualitative adjustments may be applied to the quantitative results.
- Accounting standard requires an estimate of expected prepayments which may significantly impact the lifetime loss estimate.

### Economic Forecast

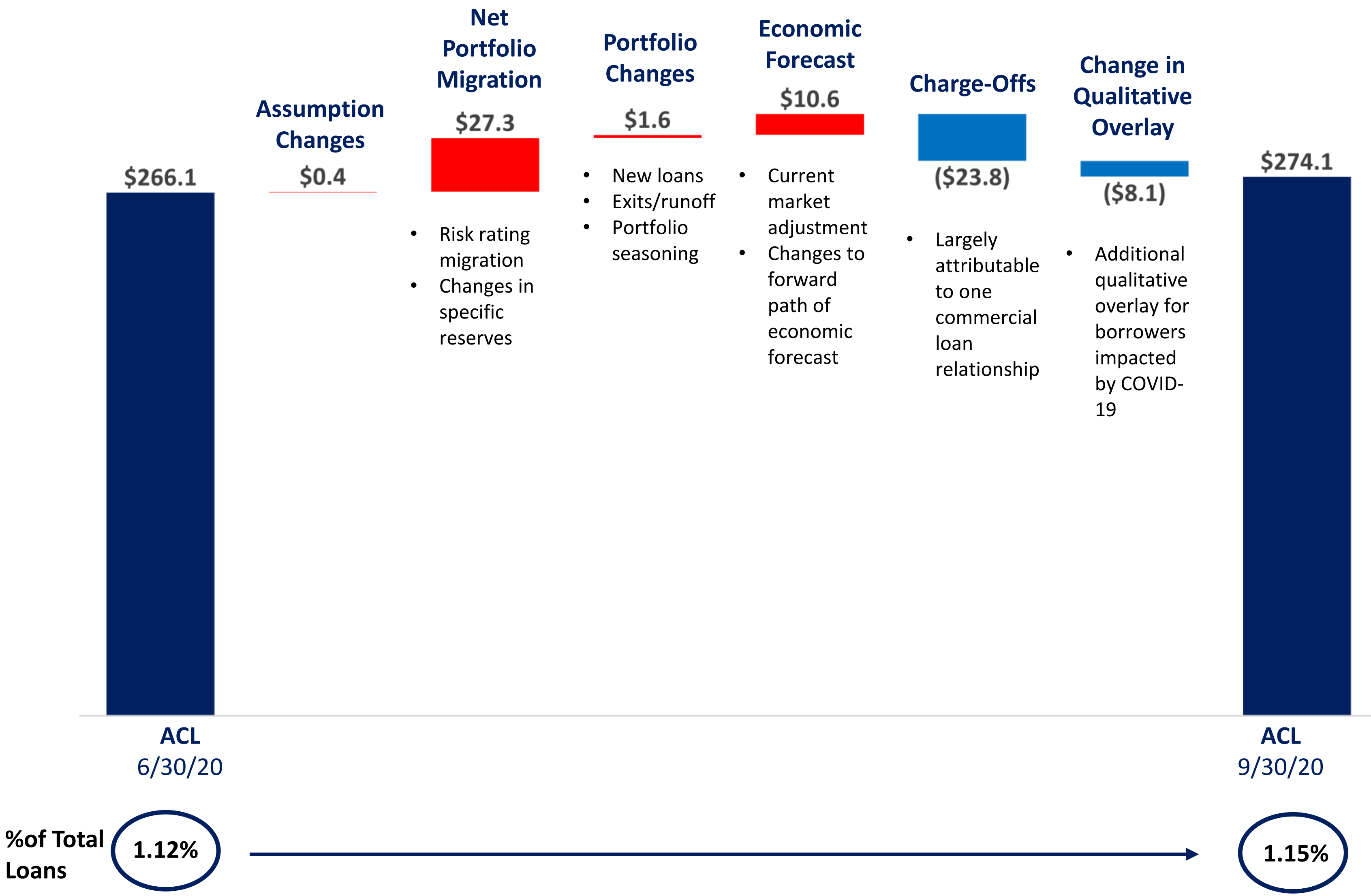
- Our ACL estimate was informed by Moody's economic scenarios published in September 2020.
    - Unemployment starting at 8%, rising to 9% by end of 2020, declining to 8% by end of 2021, then trending down
    - Annualized growth in GDP starting at 27%, decreasing to 3% by end 2020, exceeding pre-recession levels by end-2023. Averaging 4.3% for 2020 and 3.5% for 2021
    - VIX trailing average starting at 26, trending down to 18 by end 2022
    - S&P 500 starting at 3200, declining moderately in Q4 2020 before trending up, but staying below recent highs until mid-2022
- 2 year reasonable and supportable forecast period.

### Key Variables

- The models ingest numerous national, regional and MSA level economic variables and data points. Economic data and variables to which portfolio segments are most sensitive:
    - Commercial
        - Market volatility index
        - S&P 500 index
        - Unemployment rate
        - A variety of interest rates and spreads
    - CRE
        - Unemployment
        - CRE property forecast
        - 10-year treasury
        - Baa corporate yield
        - Real GDP growth
    - Residential
        - HPI
        - Unemployment rate
        - Real GDP growth
        - Freddie Mac 30-year rate

# Drivers of Change in the ACL

($ in millions)



# Allocation of the ACL

**($ in millions)**

| | January 1, 2020 | | June 30, 2020 | | September 30, 2020 | |
|---|---|---|---|---|---|---|
| | Balance | % of Loans | Balance | % of Loans | Balance | % of Loans |
| Residential and other consumer | $ 19.3 | 0.34% | $ 10.7 | 0.19% | $ 16.0 | 0.27% |
| Commercial: | | | | | | |
| Commercial real estate | 16.7 | 0.22% | 108.9 | 1.54% | 113.3 | 1.62% |
| Commercial and industrial | 83.6 | 1.12% | 120.6 | 1.38% | 114.4 | 1.34%(3) |
| Pinnacle | 0.4 | 0.03% | 0.2 | 0.02% | 0.4 | 0.03% |
| Franchise finance | 9.0 | 1.44% | 19.4 | 3.12% | 24.4 | 4.03% |
| Equipment finance | 7.0 | 1.02% | 6.3 | 1.07% | 5.6 | 1.05% |
| Total commercial | 116.7 | 0.67% | 255.4 | 1.40% | 258.1 | 1.45% |
| Allowance for credit losses | **$ 136.0** | 0.59% | **$ 266.1** | 1.12% | **$ 274.1** | 1.15%(4) |

| Asset Quality Ratios | December 31, 2019 | June 30, 2020 | September 30, 2020 |
|---|---|---|---|
| Non-performing loans to total loans (1) | 0.88% | 0.86% | 0.84% |
| Non-performing assets to total assets (1) | 0.63% | 0.60% | 0.58% |
| Allowance for credit losses to non-performing loans (1) | 53.07% | 130.29% | 136.86% |
| Net charge-offs to average loans (2) | 0.05% | 0.20% | 0.25% |

(1) Non-performing loans and assets include the guaranteed portion of non-accrual SBA loans totaling $43.6 million, $45.7 million, and $45.7 million or 0.18%, 0.19%, and 0.20% of total loans and 0.12%, 0.13%, and 0.14% of total assets, at September 30, 2020, June 30, 2020, and December 31, 2019.

(2) YTD net charge-offs, annualized at ended June 30, 2020 and September 30, 2020.

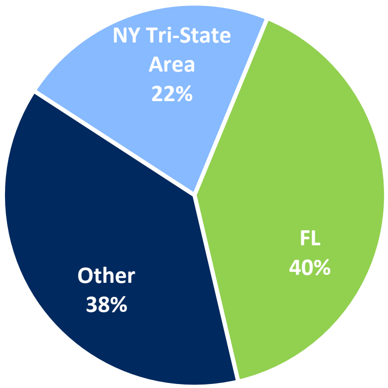
(3) Decline in the ACL in part attributable to charge-offs for the quarter ended September 30, 2020.

(4) ACL to total loans, excluding government insured residential loans, PPP loans and MWL, which carry nominal or no reserves, was 1.33% at September 30, 2020. See section entitled "Non-GAAP Financial Measures" on page 36.

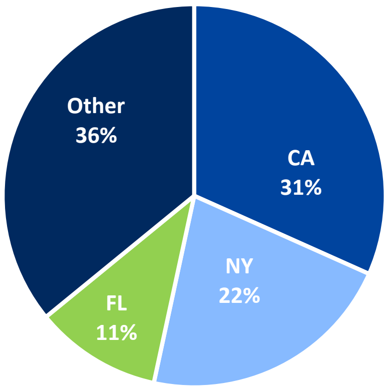
# Loan Portfolio and Credit

# Loan Portfolio – Geographic Distribution
## At September 30, 2020

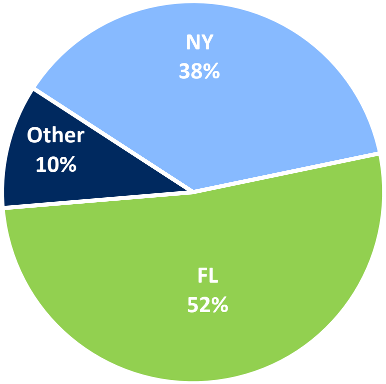
### Commercial (1)




### Residential




### CRE




(1) Includes PPP, MWL, BFG and Pinnacle

# Loan Portfolio – Granular, Diversified Commercial & Industrial Portfolio

## At September 30, 2020

**($ in millions)**

- Includes $2.1 billion of owner-occupied real estate
- Some key observations:
  - Educational services – well established private colleges, universities and high schools
  - Transportation and warehousing – cruise lines, aviation authorities, logistics
  - Health care – larger physician practice management companies, HMO's, mental health & substance abuse; no small practices
  - Arts and entertainment – stadiums, professional sports teams, gaming
  - Accommodation and food services – time share, direct food services businesses and concessionaires

| Industry | Balance [1] | Commitment | % of Portfolio |
|---|---|---|---|
| Finance and Insurance | $902 | $1,708 | 14.0% |
| Wholesale Trade | 670 | 1,022 | 10.3% |
| Educational Services | 665 | 704 | 10.3% |
| Transportation and Warehousing | 487 | 616 | 7.5% |
| Health Care and Social Assistance | 484 | 642 | 7.5% |
| Manufacturing | 371 | 508 | 5.7% |
| Retail Trade | 321 | 436 | 5.0% |
| Accommodation and Food Services | 311 | 408 | 4.8% |
| Information | 307 | 491 | 4.7% |
| Real Estate and Rental and Leasing | 303 | 473 | 4.7% |
| Construction | 272 | 453 | 4.2% |
| Professional, Scientific, and Technical Services | 253 | 362 | 3.9% |
| Public Administration | 242 | 259 | 3.7% |
| Other Services (except Public Administration) | 238 | 285 | 3.7% |
| Arts, Entertainment, and Recreation | 216 | 262 | 3.3% |
| Administrative and Support and Waste Management | 200 | 263 | 3.1% |
| Utilities | 197 | 206 | 3.0% |
| Other | 40 | 64 | 0.6% |
| | **$6,479** | **$9,162** | **100.0%** |

(1) Excludes PPP loans

# Loan Portfolio – Commercial Real Estate by Property Type

## At September 30, 2020

**($ in millions)**

| Property Type | Balance | FL | NY | Other | Wtd. Avg. DSCR | Wtd. Avg. LTV | Non-Performing |
|---|---|---|---|---|---|---|---|
| Office | $ 2,089 | 59% | 26% | 15% | 2.13 | 59.0% | $ 9 |
| Multifamily | 1,937 | 28% | 65% | 7% | 1.72 | 56.0% | 3 |
| Retail | 1,422 | 51% | 40% | 9% | 1.54 | 59.7% | 11 |
| Warehouse/Industrial | 770 | 69% | 18% | 13% | 2.50 | 55.4% | - |
| Hotel | 619 | 75% | 16% | 9% | 1.35 | 57.6% | 32 |
| Other | 147 | 82% | 11% | 7% | 1.78 | 54.2% | 4 |
| | **$ 6,984** | **52%** | **38%** | **10%** | **1.86** | **57.7%** | **$ 59** |

- Commercial real estate loans are secured by income-producing, non-owner occupied properties, typically with well capitalized middle market sponsors
- 75% of the CRE portfolio, 79% of retail segment and 76% of hotel segment have LTVs less than 65%
- Construction and land loans, included in the table, represent only 1% of the total loan portfolio.
- Average rent collections for the third quarter, based on a sample of borrowers:
  - Multi-family – averaging 92%
  - Office – averaging 97%
  - Retail – averaging 90%
- Hotel occupancy – averaging 41% in Florida
- NY portfolio contains $284 million of mixed-used properties; $203 million categorized in multi-family, $62 million in retail and $19 million in office

# Loan Portfolio – Deferrals and Modifications

## At September 30, 2020

**($ in millions)**

- At the end of Q2, we reported that we had granted 90-day payment deferrals on $3.6 billion of loans, approximately 15% of the total loan portfolio.
- At September 30, loans on deferral, modified or in process of modification totaled $1.1 billion, approximately 5% of the total loan portfolio.
- With commercial data updated through October 25, this total has declined to $983 million or 4% of the total loan portfolio.
- Commercial deferrals and modifications declined from initial deferrals of 17% to 3% of the commercial portfolio at October 25.
- Residential deferrals and modifications declined from 13% to 8% of the residential portfolio. 49% of residential loans on deferral continue to make payments.
- Commercial CARES Act modifications are most often 9 to 12-month interest only periods.

## Commercial

| | Currently Under Short-Term Deferral | CARES Act Modifications | In Process CARES Act Modifications | Total | % of Portfolio |
|---|---|---|---|---|---|
| **CRE - Property Type:** | | | | | |
| Retail | $ 20 | $ 6 | $ 16 | $ 42 | 3% |
| Hotel | 2 | 127 | 163 | 292 | 47% |
| Office | 5 | 41 | 30 | 76 | 4% |
| Multifamily | 20 | - | 4 | 24 | 1% |
| Total CRE | $ 47 | $ 174 | $ 213 | $ 434 | 6% |
| **C&I - Industry:** | | | | | |
| Accomm. and Food Services | $ 55 | $ - | $ 7 | $ 62 | 20% |
| Retail Trade | 21 | 19 | - | 40 | 12% |
| Manufacturing | 12 | - | - | 12 | 3% |
| Other | 22 | 53 | - | 75 | 1% |
| Total C&I | $ 110 | $ 72 | $ 7 | $ 189 | 3% |
| BFG - Equipment | $ 1 | $ - | $ - | $ 1 | 0% |
| BFG - Franchise | $ 76 | $ - | $ - | $ 76 | 12% |
| Total Commercial | $ 234 | $ 246 | $ 220 | $ 700 | 4% |
| **Updated through October 25, 2020** | **$ 74** | **$ 312** | **$ 181** | **$ 567** | **3%** |

## Residential – Excluding Government Insured Loans

| | Currently Under Short-Term Deferral | | | Currently Under Short-Term Deferral Continue to Pay | | | CARES Act Modifications | | |
|---|---|---|---|---|---|---|---|---|---|
| | Count | Balance | % of Portfolio | Count | Balance | % of Deferral | Count | Balance | % of Portfolio |
| Residential | 833 | $ 395 | 8% | 417 | $ 195 | 49% | 30 | $ 21 | 0% |

# Loan Portfolio – Segments Identified for Heightened Monitoring

## At September 30, 2020

**Moderate exposure to sectors most impacted by the pandemic**
**($ in millions)**

| Portfolio | Balance | % of Total Loans | Loans on Payment Deferral, Modified or Pending Modification | % of Total Loans | Special Mention | Classified |
|---|---|---|---|---|---|---|
| Retail - CRE | $ 1,422 | 6% | $ 42 | 0% | $ 86 | $ 250 |
| Retail - C&I | 321 | 1% | 40 | 0% | 12 | 46 |
| BFG - franchise finance | 606 | 2% | 76 | 0% | 140 | 246 |
| Hotel | 619 | 3% | 292 | 1% | 203 | 282 |
| Airlines and aviation authorities | 146 | 1% | - | 0% | 35 | 26 |
| Cruise line | 73 | 0% | 48 | 0% | 59 | 14 |
| **Total** | **$ 3,187** | **13%** | **$ 498** | **2%** | **$ 535** | **$ 864** |

- Over 70% of commercial loans deferred or modified and over 50% of criticized and classified assets are in these sub-segments

# Loan Portfolio – Retail

## At September 30, 2020

**($ in millions)**

### Retail - Commercial Real Estate

| Property Type | Balance | Currently Under Short-Term Deferral | CARES Act Modification | In Process CARES Act Modification |
|---|---|---|---|---|
| Retail - Anchored | $ 721 | $ - | $ 6 | $ 10 |
| Retail - Unanchored | 645 | 13 | - | - |
| Construction to Perm | 25 | 4 | - | - |
| Gas station | 24 | - | - | - |
| Restaurant | 7 | 3 | - | 6 |
| | **$ 1,422** | **$ 20** | **$ 6** | **$ 16** |

- No significant mall or "big box" exposure
- $57 million and $19 million of Retail-Unanchored and Retail-Anchored, respectively, are mixed-used properties

### Retail – Commercial & Industrial

| Industry | Not Secured by Real Estate | Owner Occupied Real Estate | Total Balance | Currently Under Short-Term Deferral | CARES Act Modification |
|---|---|---|---|---|---|
| Gasoline Stations | $ 1 | $ 93 | $ 94 | $ - | $ - |
| Health and Personal Care Stores | 30 | 6 | 36 | - | 19 |
| Furniture Stores | 18 | 6 | 24 | - | - |
| Vending Machine Operators | 21 | 1 | 22 | 20 | - |
| Specialty Food Stores | 2 | 18 | 20 | - | - |
| Grocery Stores | 1 | 18 | 19 | - | - |
| Automobile Dealers | 7 | 7 | 14 | - | - |
| Clothing Stores | 1 | 11 | 12 | - | - |
| Office Supplies, Stationery, and Gift Stores | 1 | 10 | 11 | - | - |
| Other | 28 | 41 | 69 | 1 | - |
| | **$ 110** | **$ 211** | **$ 321** | **$ 21** | **$ 19** |

# Loan Portfolio – BFG Franchise Finance
## At September 30, 2020

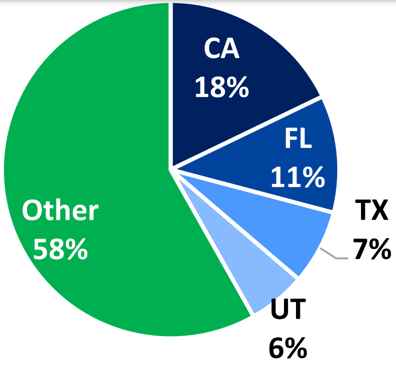
($ in millions)

### Portfolio Breakdown by Concept

| Restaurant Concepts | Balance | % of BFG Franchise | Currently Under Short-Term Deferral | CARES Act Modification |
|---|---|---|---|---|
| Burger King | $ 65 | 11% | $ - | $ - |
| Dunkin Donuts | 43 | 7% | 4 | - |
| Popeyes | 28 | 5% | 5 | - |
| Jimmy John's | 23 | 3% | - | - |
| Domino's | 21 | 3% | - | - |
| Other | 185 | 31% | 26 | - |
| | **$ 365** | **60%** | **$ 35** | **$ -** |

| Non-Restaurant Concept | Balance | % of BFG Franchise | Currently Under Short-Term Deferral | CARES Act Modification |
|---|---|---|---|---|
| Planet Fitness | $ 106 | 18% | $ - | $ - |
| Orange Theory Fitness | 86 | 14% | 41 | - |
| Other | 49 | 8% | - | - |
| | **$ 241** | **40%** | **$ 41** | **$ -** |

### Portfolio Breakdown by Geography

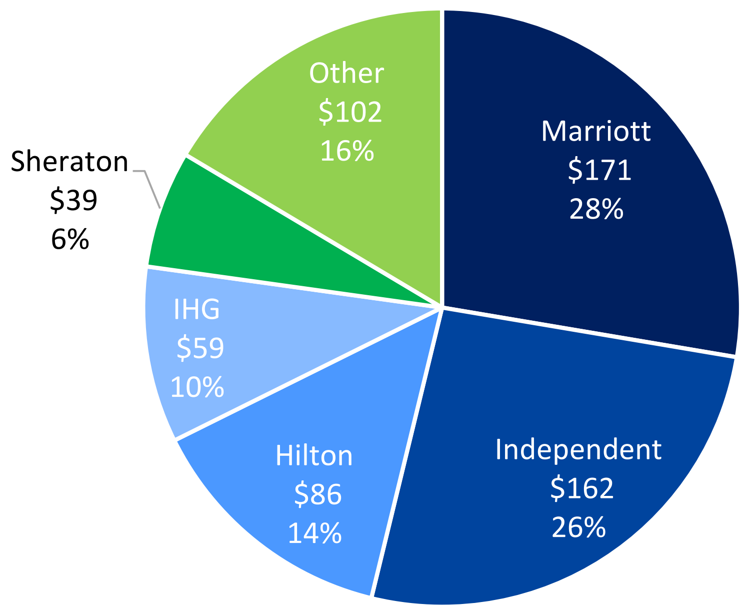


# Loan Portfolio – Hotel
## At September 30, 2020

**($ in millions)**

- 75% of our exposure is in Florida, followed by 16% in New York
- Includes $58.6 million in SBA loans of which $13.7 million is guaranteed
- All hotel properties in Florida and two of three properties in New York are now open

Exposure by Flag

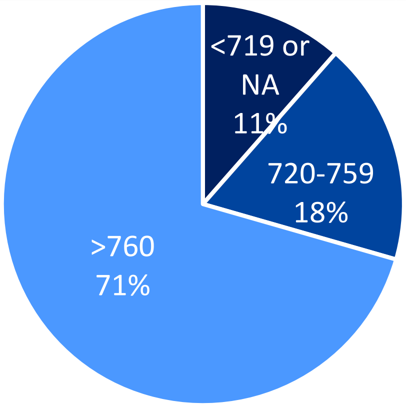



**Total Portfolio: $619mm**

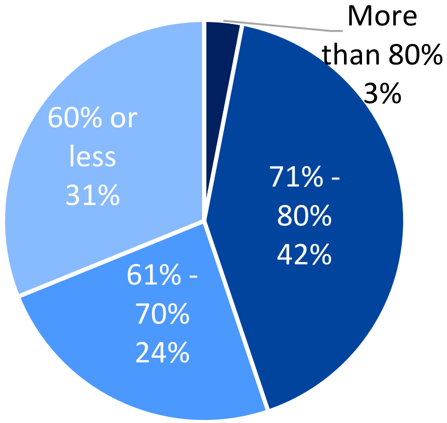
# Credit Quality – Residential
## At September 30, 2020

**High quality residential portfolio consists of primarily prime jumbo mortgages with de-minimis charge-offs since inception as well as fully government insured assets**

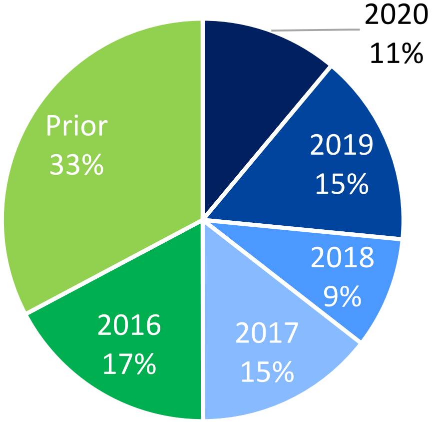
### FICO Distribution(1)




### Breakdown by LTV(1)



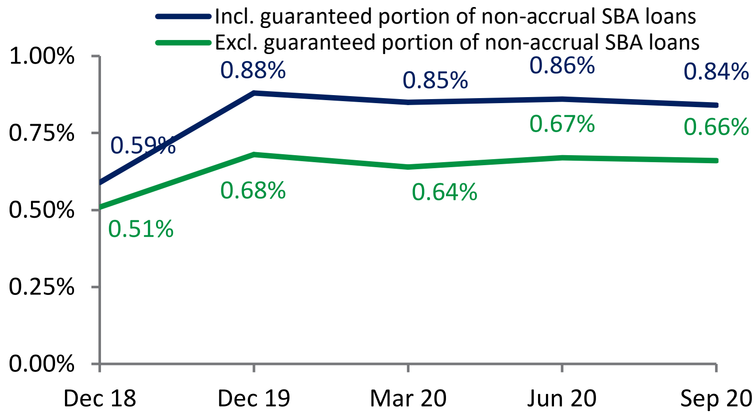

### Breakdown by Vintage(1)



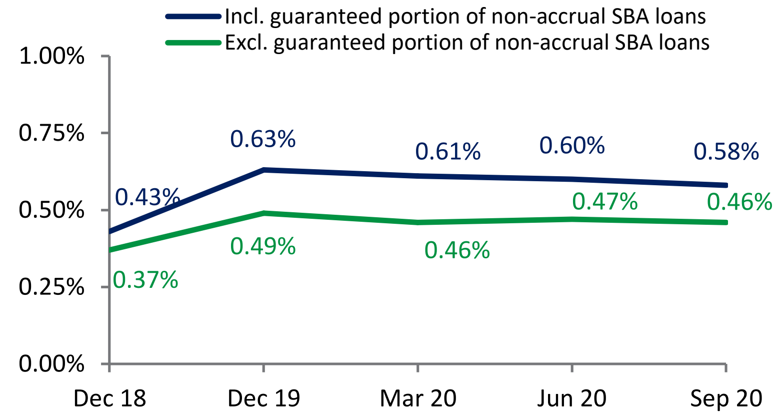

(1) Excludes government insured residential loans. FICOs are refreshed routinely. LTVs are typically based on valuation at origination.

# Asset Quality Metrics

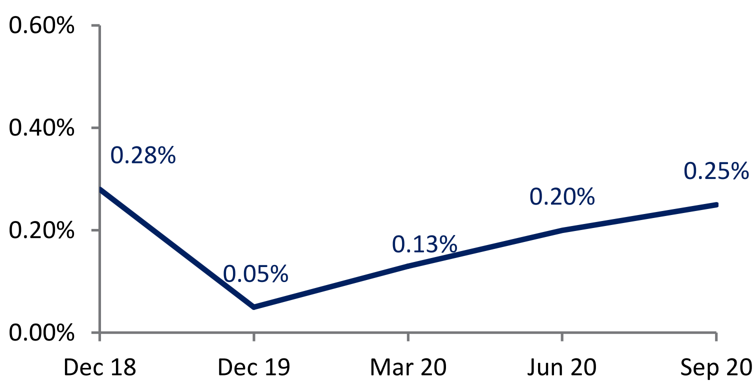
## Non-performing Loans to Total Loans




## Non-performing Assets to Total Assets



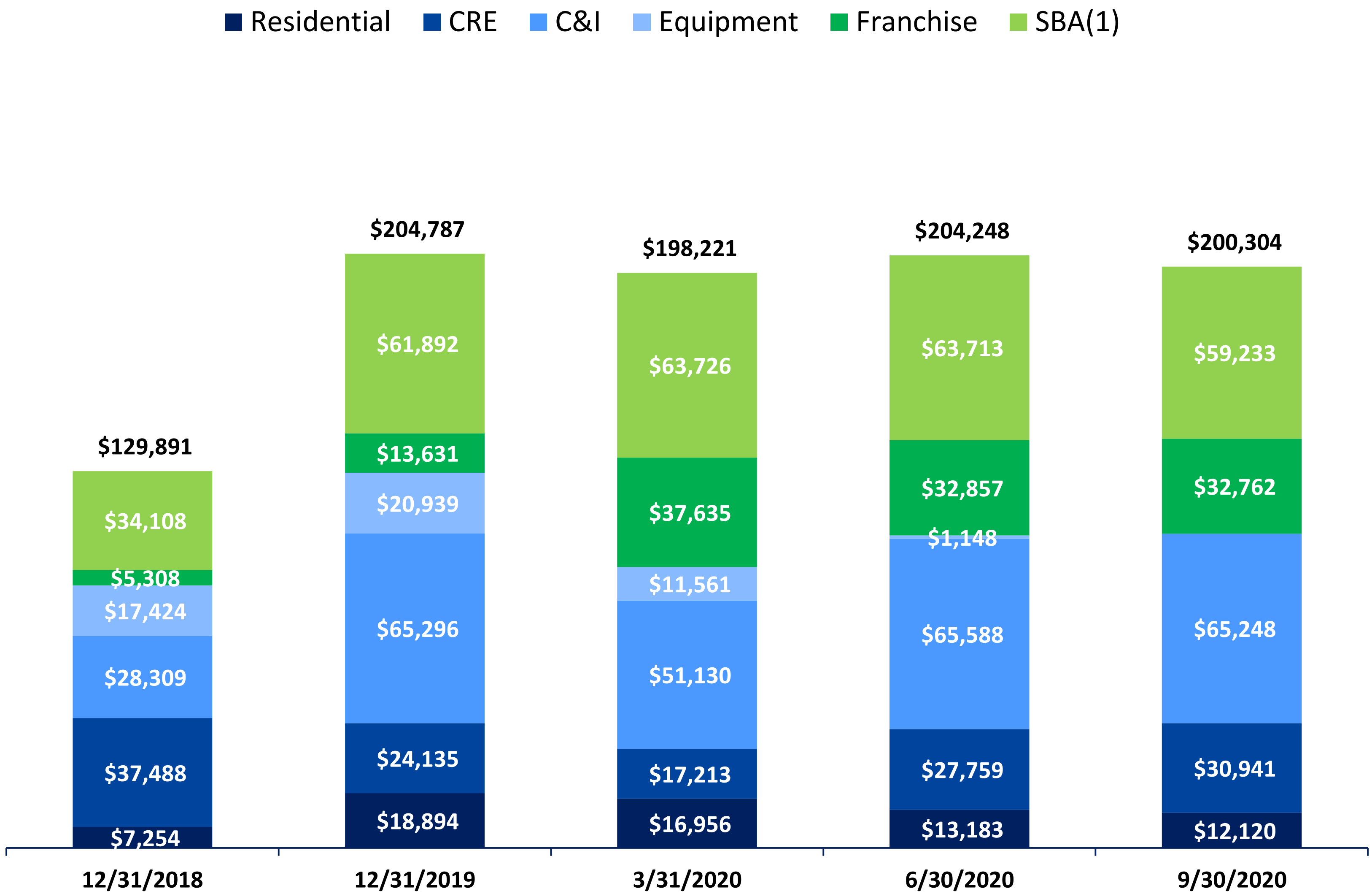

## Net Charge-offs to Average Loans(1)(2)




(1) YTD net charge-offs, annualized at September 30, 2020, June 30, 2020 and March 31, 2020.
(2) Net charge-offs for the three months ended September 30, 2020 included $22.1 million related to one commercial and industrial relationship.

# Non-Performing Loans by Portfolio Segment

**($ in thousands)**

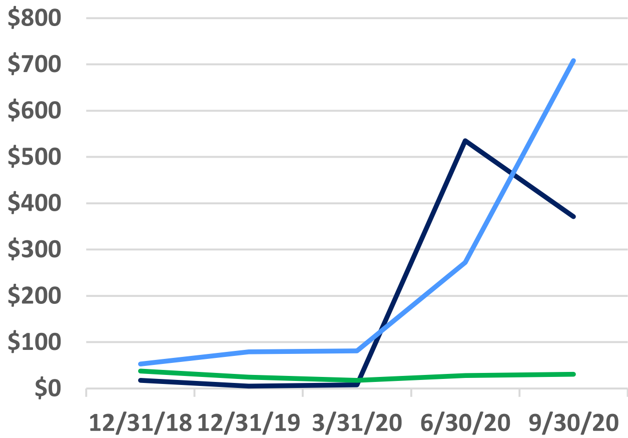



(1) Includes the guaranteed portion of non-accrual SBA loans totaling $43.6 million, $45.7 million, $49.1 million, $45.7 million and $17.8 at September 30, 2020, June 30, 2020, March 31, 2020, December 31, 2019 and December 2018, respectively.

# Criticized and Classified Loans

## ($ in millions)

### Commercial Real Estate

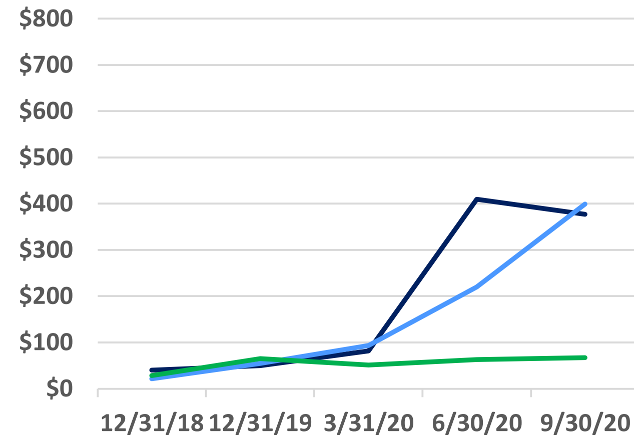



Special Mention

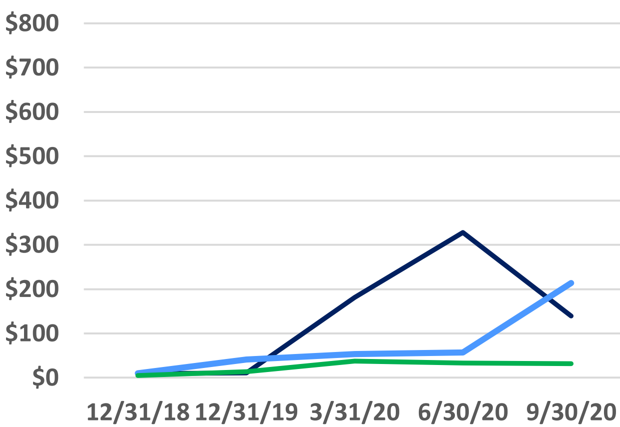
Substandard Accruing

Substandard Non-accruing

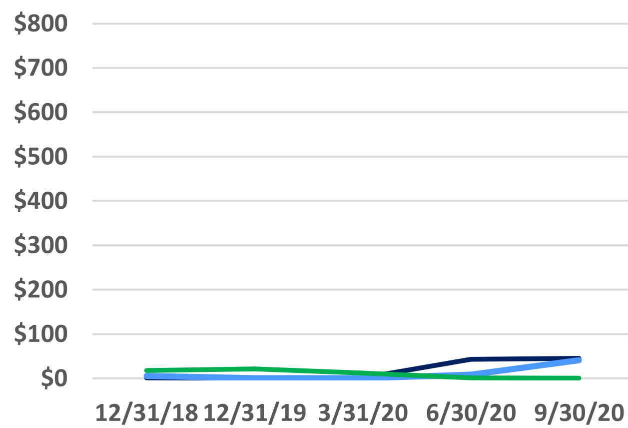
### Commercial & Industrial



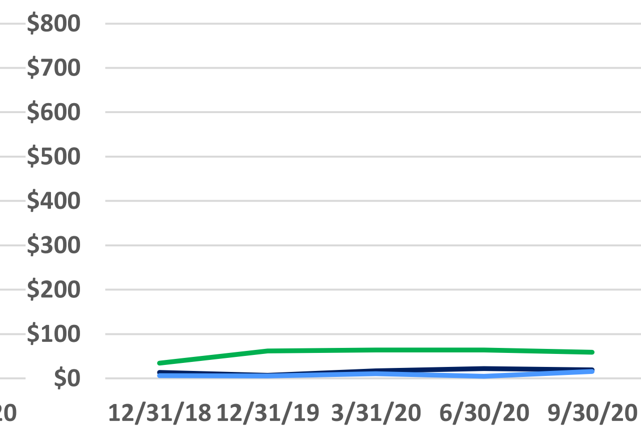

### Franchise Finance




### Equipment Finance




### SBA(1)

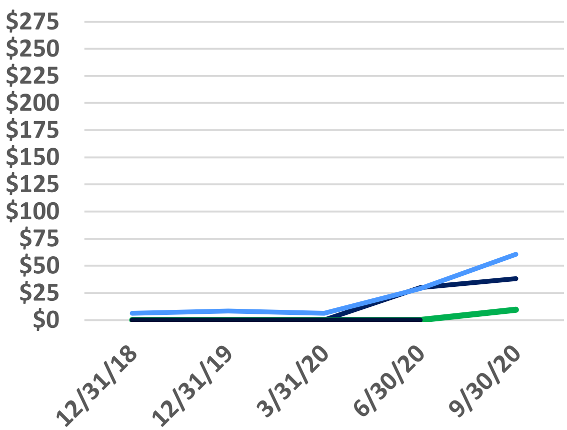



(1) Includes the guaranteed portion of non-accrual SBA loans totaling $43.6 million, $45.7 million, $49.1 million, $45.7 million and $17.8 at September 30, 2020, June 30, 2020, March 31, 2020, December 31, 2019 and December 2018, respectively.

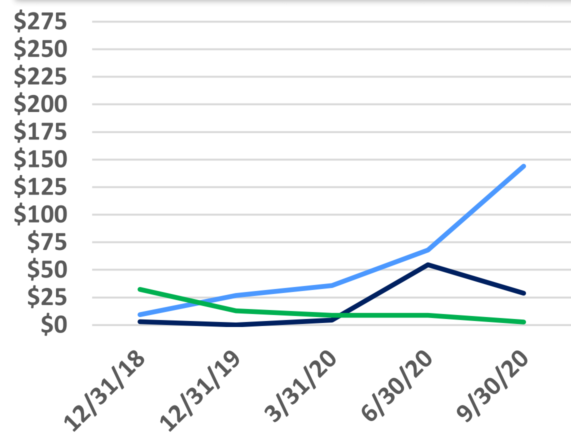
# Criticized and Classified - CRE by Property Type

**($ in millions)**

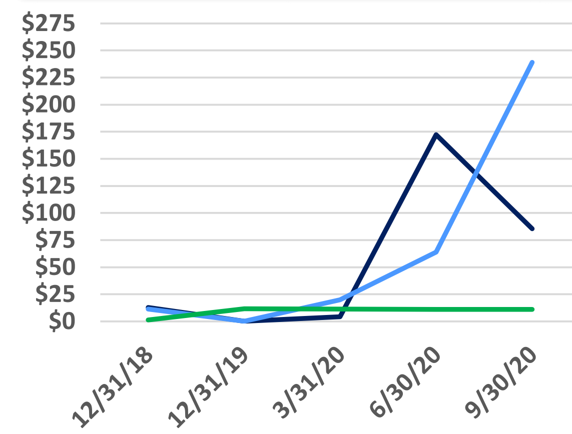
## Office




## Multifamily

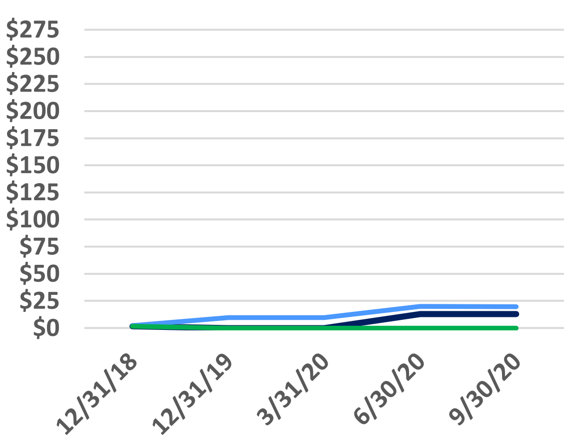



## Retail

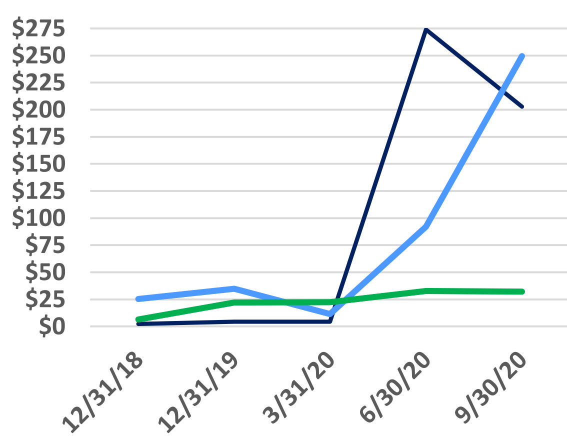



Special Mention — Substandard Accruing — Substandard Non-accruing

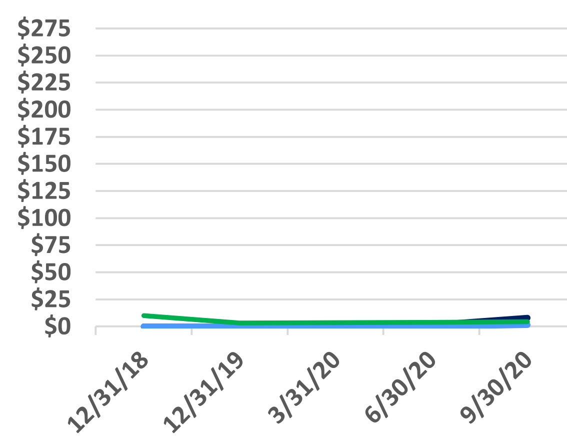
## Warehouse/Industrial




## Hotel



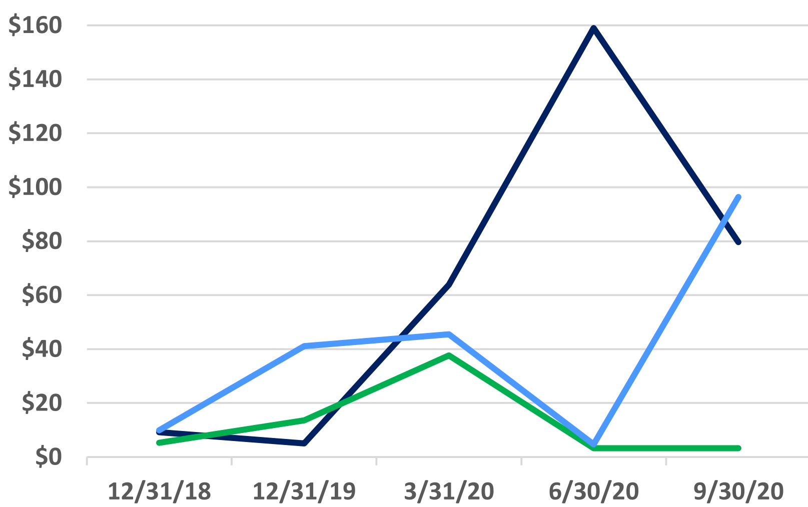

## Other



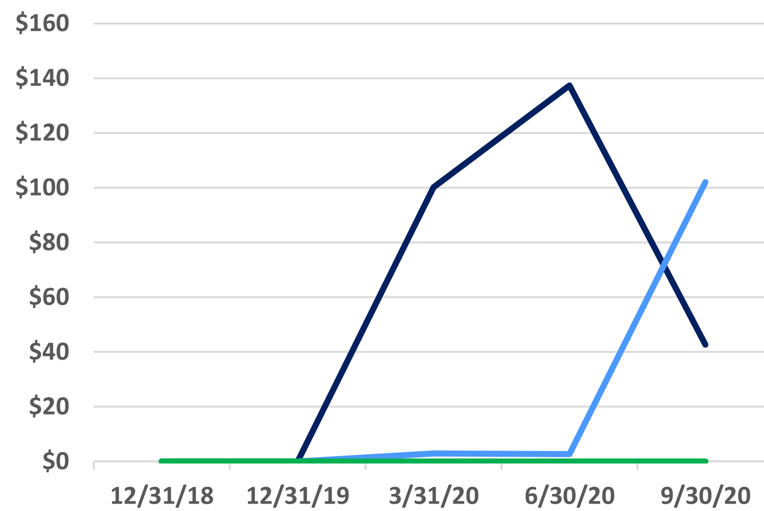
# Criticized and Classified – BFG Franchise Finance

## ($ in millions)

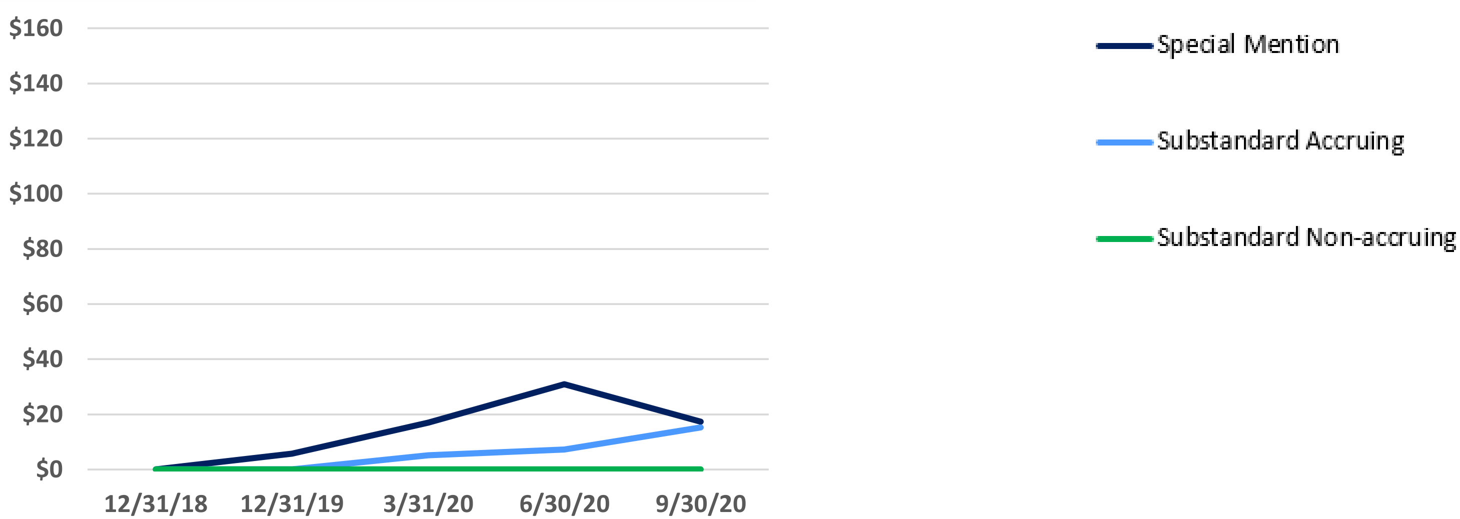
### Restaurant Concepts




### Fitness Concepts

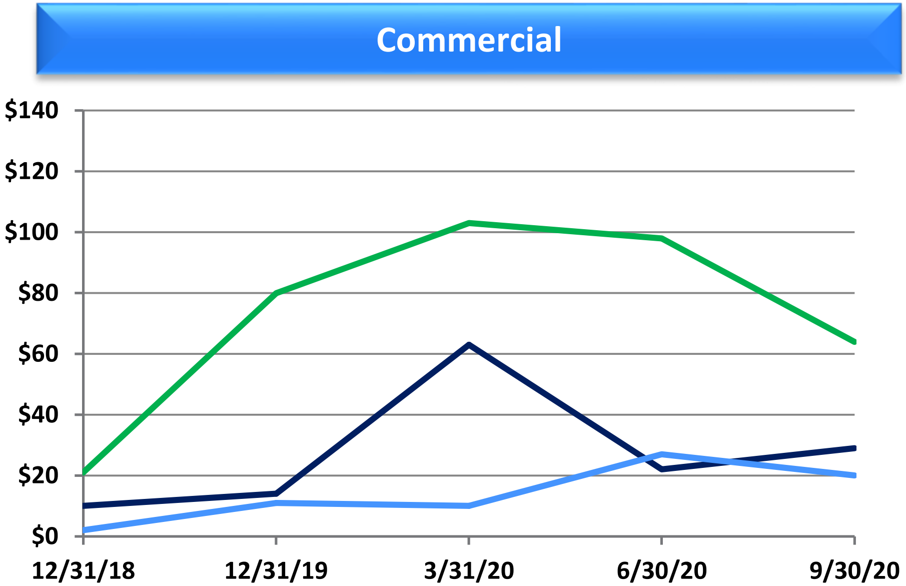


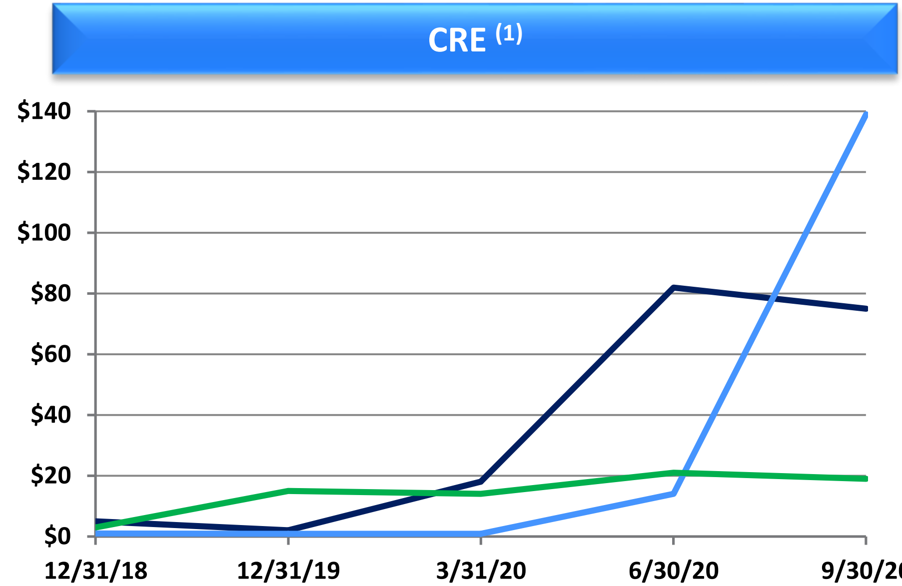

### Other

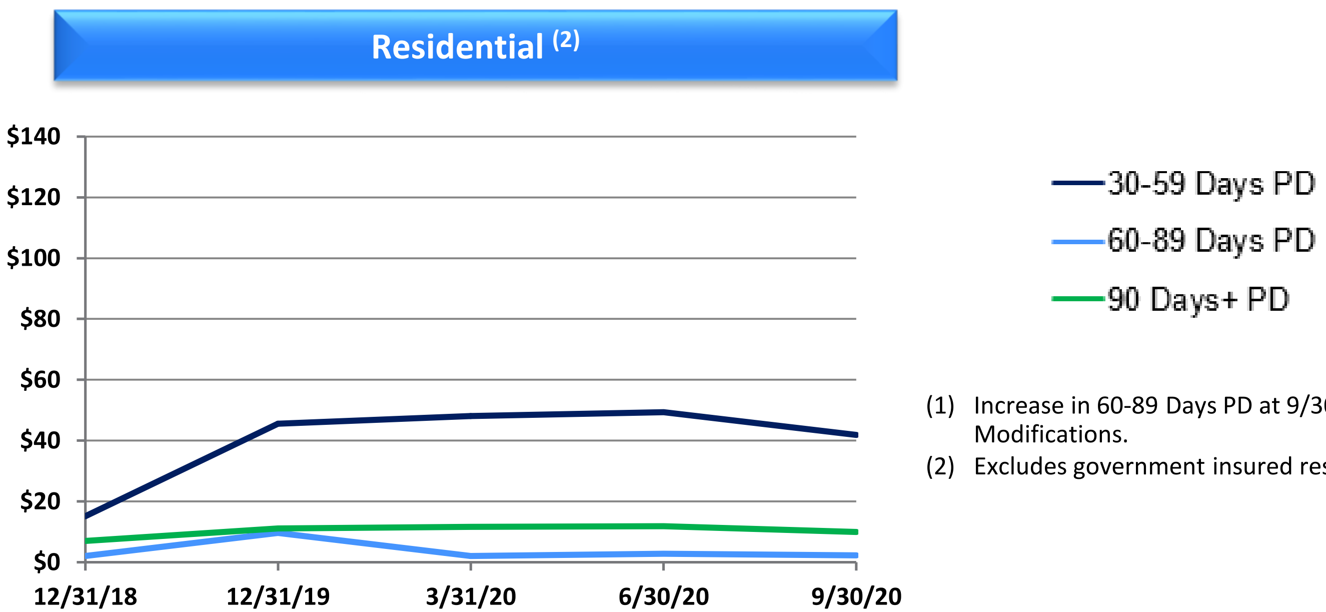


# Asset Quality - Delinquencies

($ in millions)




(1) Increase in 60-89 Days PD at 9/30/20 impacted by $70MM of In Process CARES Act Modifications.

(2) Excludes government insured residential loans.

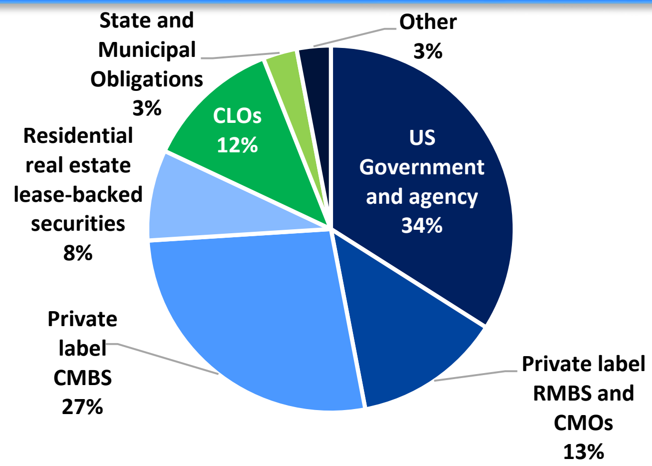
# Investment Portfolio

# Investment Securities AFS

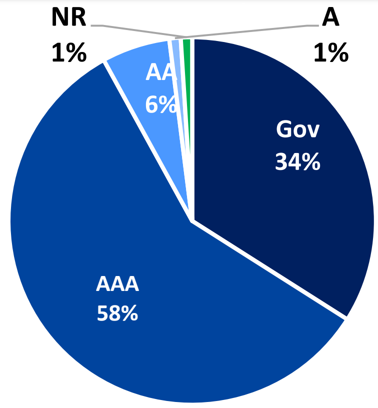
($ in thousands)

**The AFS debt securities portfolio of $9.2 billion was in a net unrealized gain position of $62.0 million at September 30, 2020**

## Portfolio Composition




## Ratings Distribution

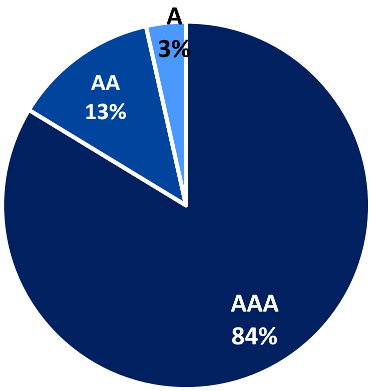



| | December 31, 2019 | | March 31, 2020 | | June 30, 2020 | | September 30, 2020 | |
|---|---|---|---|---|---|---|---|---|
| Portfoio | Net Unrealized Gain (Loss) | Fair Value | Net Unrealized Gain (Loss) | Fair Value | Net Unrealized Gain (Loss) | Fair Value | Net Unrealized Gain (Loss) | Fair Value |
| US Government and agency | 10,516 | 2,826,207 | $ (23,649) | 2,893,932 | $ 17,035 | $ 3,167,239 | $ 22,342 | $ 3,174,959 |
| Private label RMBS and CMOs | 10,840 | 1,012,177 | (11,659) | 1,173,880 | 14,696 | 1,116,086 | 17,135 | 1,167,706 |
| Private label CMBS | 5,456 | 1,724,684 | (123,796) | 1,604,814 | (32,063) | 2,043,620 | (1,859) | 2,440,550 |
| Residential real estate lease-backed securities | 2,566 | 470,025 | (21,188) | 528,793 | 10,188 | 618,207 | 13,745 | 768,898 |
| CLOs | (7,539) | 1,197,366 | (74,676) | 1,094,793 | (38,176) | 1,128,753 | (16,010) | 1,142,404 |
| State and Municipal Obligations | 15,774 | 273,302 | 15,431 | 271,033 | 19,993 | 259,495 | 19,962 | 242,921 |
| Other | 733 | 194,904 | (10,283) | 255,161 | 5,677 | 261,531 | 6,660 | 251,839 |
| Total | $ 38,346 | $ 7,698,665 | $ (249,820) | $ 7,822,406 | $ (2,650) | $ 8,594,931 | $ 61,975 | $ 9,189,277 |

# Investment Securities – Asset Quality of Select Non-Agency Securities

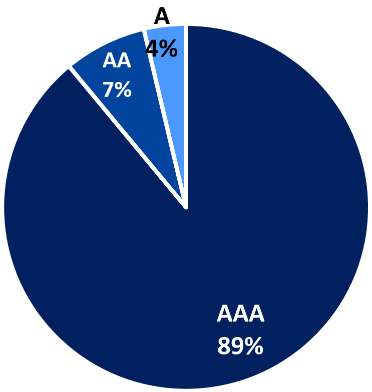
At September 30, 2020

**Strong credit enhancement levels on CLOs and CMBS**




**Collateralized Loan Obligations (CLOs)**

| | Subordination | | | Wtd. Avg. |
|---|---|---|---|---|
| Rating | Min | Max | Avg | Stress Scenario Loss |
| AAA | 36.0 | 48.5 | 43.1 | 20.2 |
| AA | 27.7 | 40.8 | 32.8 | 21.6 |
| A | 24.9 | 30.0 | 26.9 | 24.9 |
| **Wtd. Avg.** | **34.6** | **46.9** | **41.2** | **20.5** |




**Private Label Commercial Mortgage-Backed Securities (CMBS)**

| | Subordination | | | Wtd. Avg. |
|---|---|---|---|---|
| Rating | Min | Max | Avg | Stress Scenario Loss |
| AAA | 29.4 | 95.1 | 41.3 | 12.0 |
| AA | 28.3 | 45.2 | 35.0 | 11.4 |
| A | 21.5 | 79.8 | 37.1 | 11.7 |
| **Wtd. Avg.** | **29.0** | **90.9** | **40.7** | **12.0** |

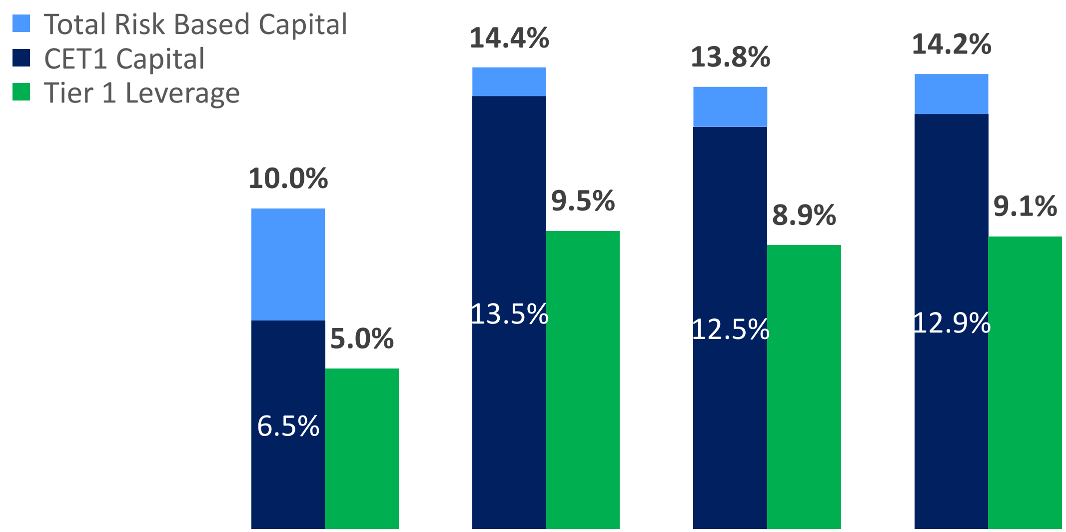
# Liquidity and Capital

# Strong Capital – Well-Positioned to Withstand Severe Stress

## Stress Testing Results
## ($ in millions)

- We stressed our March 31, 2020 portfolio using both the 2018 DFAST and 2020 DFAST severely adverse scenarios.
- The table summarizes projected lifetime losses under both DFAST scenarios and the pro-forma impact of immediate recognition of additional stressed losses without PPNR benefit on BankUnited N.A.'s September 30, 2020 regulatory capital ratios.
- Pro-forma regulatory capital ratios continue to exceed "well capitalized" guidelines under stress.

### BankUnited N.A. Regulatory Capital



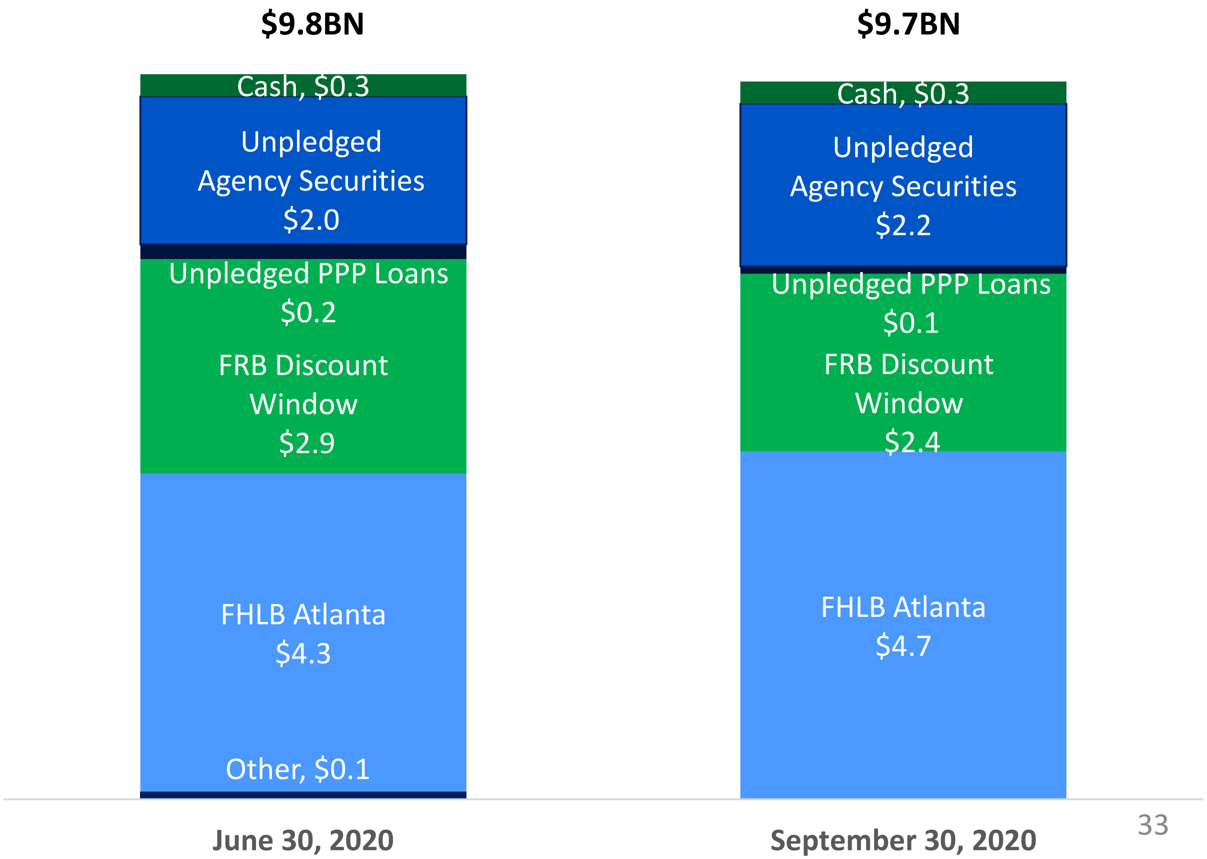

| | Required to be Considered "Well Capitalized" | Current Ratios and Actual ACL – September 30, 2020 | Lifetime Losses Projected Under 2018 DFAST Severely Adverse[1] | Lifetime Losses Projected Under 2020 DFAST Severely Adverse[1] |
|---|---|---|---|---|
| Expected Lifetime Losses | n/a | $274mm | $575mm | $445mm |
| Current ACL / Stress Scenario Lifetime Losses | n/a | – | 48% | 62% |

(1) The Pinnacle portfolio, which is a primarily investment grade municipal portfolio, was excluded from this stress testing exercise.

# Robust Liquidity Position

- We have not experienced stress on our liquidity position through the period of the pandemic

| Key Liquidity Ratios | 12/31/19 | 6/30/20 | 9/30/20 |
|---|---|---|---|
| 30 Day Liquidity Ratio | 1.8x | 2.4x | 2.7x |
| Loans to Deposits | 95.1% | 91.4% | 89.4% |
| Wholesale Funding / Total Assets | 25.3% | 25.8% | 24.3% |



# Non-GAAP Financial Measures

# Non-GAAP Financial Measures

PPNR is a non-GAAP financial measure. Management believes this measure is relevant to understanding the performance of the Company attributable to elements other than the provision for credit losses and the ability of the Company to generate earnings sufficient to cover estimated credit losses, particularly in view of the adoption of the CECL accounting methodology, which may impact comparability of operating results to prior periods. This measure also provides a meaningful basis for comparison to other financial institutions and is a measure frequently cited by investors. The following table reconciles the non-GAAP financial measurement of PPNR to the comparable GAAP financial measurement of income before income taxes for the three months ended September 30, 2020 and 2019 and the three months ended June 30, 2020 (in thousands):

| | Three Months Ended September 30, 2020 | Three Months Ended June 30, 2020 | Three Months Ended September 30, 2019 |
|---|---|---|---|
| Income before income taxes (GAAP) | $ 85,912 | $ 96,904 | $ 100,401 |
| Plus: Provision for credit losses | 29,232 | 25,414 | 1,839 |
| PPNR (non-GAAP) | $ 115,144 | $ 122,318 | $ 102,240 |

# Non-GAAP Financial Measures (continued)

ACL to total loans, excluding government insured residential loans, PPP loans and MWL is a non-GAAP financial measure. Management believes this measure is relevant to understanding the adequacy of the ACL coverage, excluding the impact of loans which carry nominal or no reserves. Disclosure of this non-GAAP financial measure also provides a meaningful basis for comparison to other financial institutions. The following table reconciles the non-GAAP financial measurement of ACL to total loans, excluding government insured residential loans, PPP loans and MWL to the comparable GAAP financial measurement of ACL to total loans at September 30, 2020 (dollars in thousands):

| | |
|---|---|
| Total loans (GAAP) | $ 23,779,315 |
| Less: Government insured residential loans | 1,089,055 |
| Less: PPP loans | 829,798 |
| Less: MWL | 1,250,903 |
| Total loans, excluding government insured residential loans, PPP loans and MWL (non-GAAP) | $ 20,609,559 |
| ACL | $ 274,128 |
| ACL to total loans (GAAP) | 1.15 % |
| ACL to total loans, excluding government insured residential loans, PPP loans and MWL (non-GAAP) | 1.33 % |