

# Q1 2024 – Supplemental Information

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April 17, 2024

# 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, 2023 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](http://www.sec.gov)).



# Quarterly Highlights

- 1 Improve Funding Profile**
  - Wholesale funding down \$1.4 billion
  - NIDDA up \$404 million; improved to 27% of deposits
  - Non-brokered deposits grew by \$644 million; total deposits up \$489 million
  - Paid down FHLB advances by \$3.6 billion since Q1'2023
- 2 Improve Asset Mix**
  - Resi declined by \$152 million
  - Core C&I and CRE declined by \$226 million impacted by seasonality, unexpected paydowns and exits of shared national credits
- 3 Net Interest Margin**
  - Net interest margin relatively stable; as expected, decreased marginally to 2.57% from 2.60%
- 4 Maintain Robust Liquidity and Capital**
  - Same day available liquidity \$14.8 billion
  - Available liquidity 156% of uninsured, uncollateralized deposits
  - CET 1 ratio of 11.6%; TCE/TA increased to 7.3%
  - AOCI improved by \$33 million
- 5 Manage credit**
  - ACL/Loans increased to 0.90%
  - Annualized net charge-offs 0.02%
  - NPAs declined; NPA ratio down to 0.34% from 0.37%
- 6 Manage Expenses**
  - Includes additional \$5.2 million related to FDIC special assessment
  - Deducting the FDIC special assessment, non-interest expense down marginally from prior quarter

## Net Interest Margin

- Net interest margin 2.57% compared to 2.60% for prior quarter
- Cost of deposits **stabilizing**; 3.17% at 3/31/24 compared to 3.18% at 12/31/23; average cost of deposits for Q1 of 3.18%

## Deposits and Funding

- Total deposits grew by \$489 million
- Non-brokered deposits grew by **\$644 million**
- Non-interest bearing DDA **27%** of total deposits; up \$404 million for the quarter
- Wholesale funding **down by \$1.4 billion**

## High Quality CRE Portfolio

- Wtd average DSCR 1.83; wtd average LTV 56.5%; 57% Florida
- CRE office wtd average DSCR 1.66; wtd average LTV 65.3%; 59% Florida
- CRE office reserve 2.26% at March 31
- Substantially all CRE loans are performing
- CRE to total loans 24%
- CRE to total risk based capital 166%
- CRE ACL is 6X historical lifetime loss rate

## Asset Quality

- Low NPA ratio of 0.34% at March 31; **0.23%** excluding guaranteed portion of non-accrual SBA loans
- Annualized net charge-off rate of **0.02%**

## Capital

- CET1 ratio **11.6%** ; TCE/TA **7.3%**
- AOCI improved \$33 million quarter-over-quarter
- Book value and tangible book value per share grew to \$35.31 and \$34.27

# Highlights from First Quarter Earnings



(\$ in millions, except per share data)	Q1'24	Q4'23	Q1'23	Change From		Key Highlights
				Q4'23	Q1'23	
Net Interest Income	\$215	\$217	\$228	\$(2)	\$(13)	
Provision for Credit Losses	\$15	\$19	\$20	\$(4)	\$(5)	
Total Non-interest Income	\$27	\$17	\$17	\$10	\$10	
Total Non-interest Expense	\$159	\$191	\$153	\$(32)	\$6	\$5.2 million FDIC special assessment in Q1'24; \$35.4 million Q4'23
Net Income	\$48	\$21	\$53	\$27	\$(5)	
EPS	\$0.64	\$0.27	\$0.70	\$0.37	\$(0.06)	
Period-end Core C&I and CRE loans	\$14,501	\$14,727	\$14,153	\$(226)	\$348	
Period-end Loans	\$24,226	\$24,634	\$24,893	\$(407)	\$(667)	Strategic runoff in residential and equipment/franchise lending
Period-end Non-interest DDA	\$7,240	\$6,835	\$7,367	\$404	\$(127)	
Period-end Deposits	\$27,027	\$26,538	\$25,723	\$489	\$1,304	
Loans to Deposits	89.6%	92.8%	96.8%	(3.2)%	(7.2)%	
CET1	11.6%	11.4%	10.8%	0.2%	0.8%	
Total Capital	13.7%	13.4%	12.6%	0.3%	1.1%	
Yield on Loans	5.78%	5.69%	5.10%	0.09%	0.68%	
Yield on Securities	5.59%	5.73%	4.95%	(0.14)%	0.64%	
Cost of Deposits	3.18%	2.96%	2.05%	0.22%	1.13%	
Net Interest Margin	2.57%	2.60%	2.62%	(0.03)%	(0.05)%	
Non-performing Assets to Total Assets <sup>(1)</sup>	0.34%	0.37%	0.32%	(0.03)%	0.02%	
Allowance for Credit Losses to Total Loans	0.90%	0.82%	0.64%	0.08%	0.26%	
Commercial Allowance for Credit Losses to Total Commercial Loans <sup>(3)</sup>	1.42%	1.29%	1.00%	0.13%	0.42%	
Net Charge-offs to Average Loans <sup>(2)</sup>	0.02%	0.09%	0.08%	(0.07)%	(0.06)%	

1. Includes guaranteed portion of non-accrual SBA loans.
2. Annualized for the periods ended March 31, 2024 and 2023.
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.



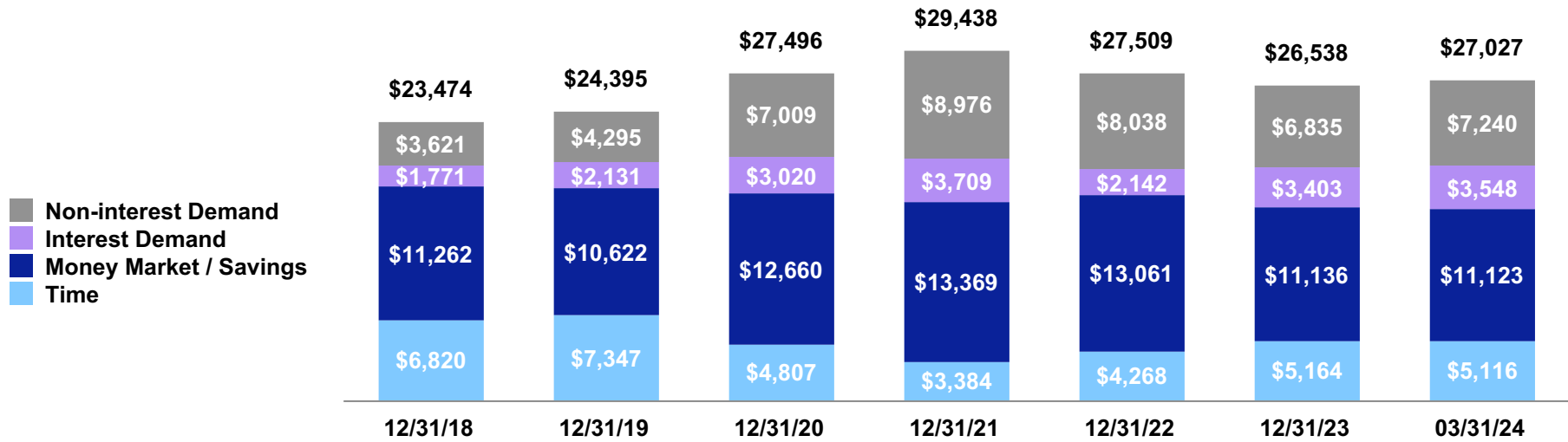
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# Deposits

# Deposit Trends (\$ in millions)



Quarterly Cost of Deposits	1.52%	1.48%	0.43%	0.19%	1.42%	2.96%	3.18%
Non-interest bearing as a % of Total Deposits	15.4%	17.6%	25.5%	30.5%	29.2%	25.8%	26.8%

- 62% of deposits commercial or municipal
- 65% of deposits insured or collateralized
- Diverse deposit book by industry sector; largest sector title solutions at \$3.1 billion

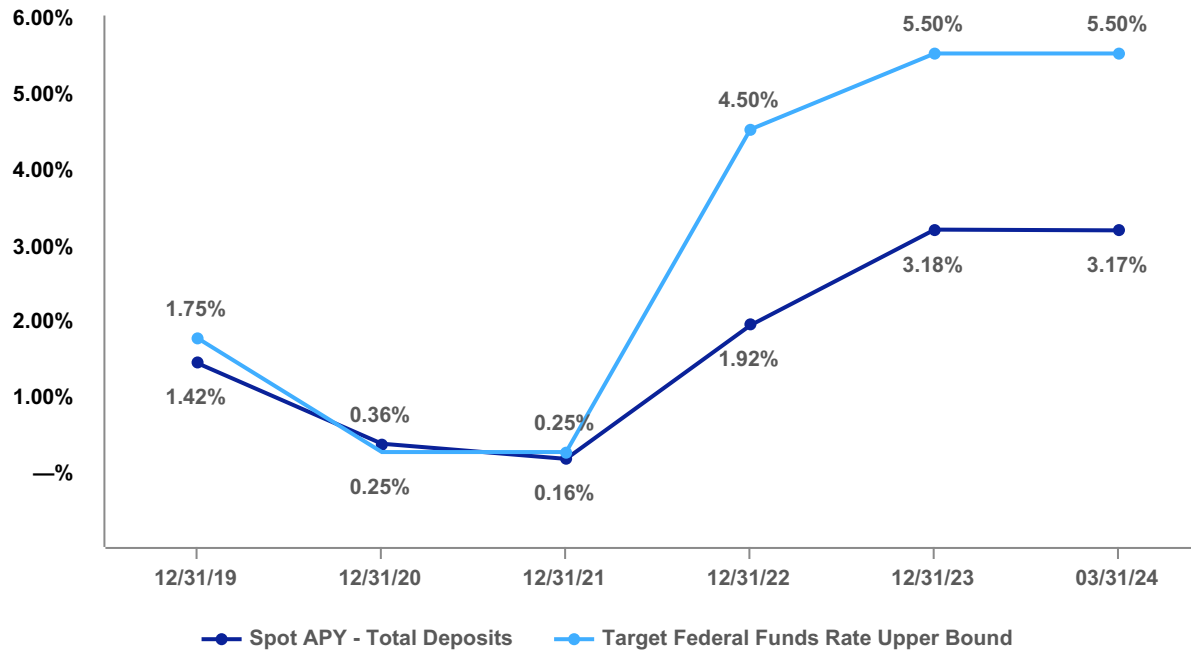


# Cost of Funds Trend



Spot Average Annual Percentage Yield ("APY")	At December 31, 2019	At December 31, 2020	At December 31, 2021	At December 31, 2022	At December 31, 2023	At March 31, 2024
Total non-maturity deposits	1.11%	0.29%	0.14%	1.83%	2.87%	2.85%
Total interest-bearing deposits	1.71%	0.48%	0.23%	2.66%	4.20%	4.29%
Total deposits	1.42%	0.36%	0.16%	1.92%	3.18%	3.17%

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





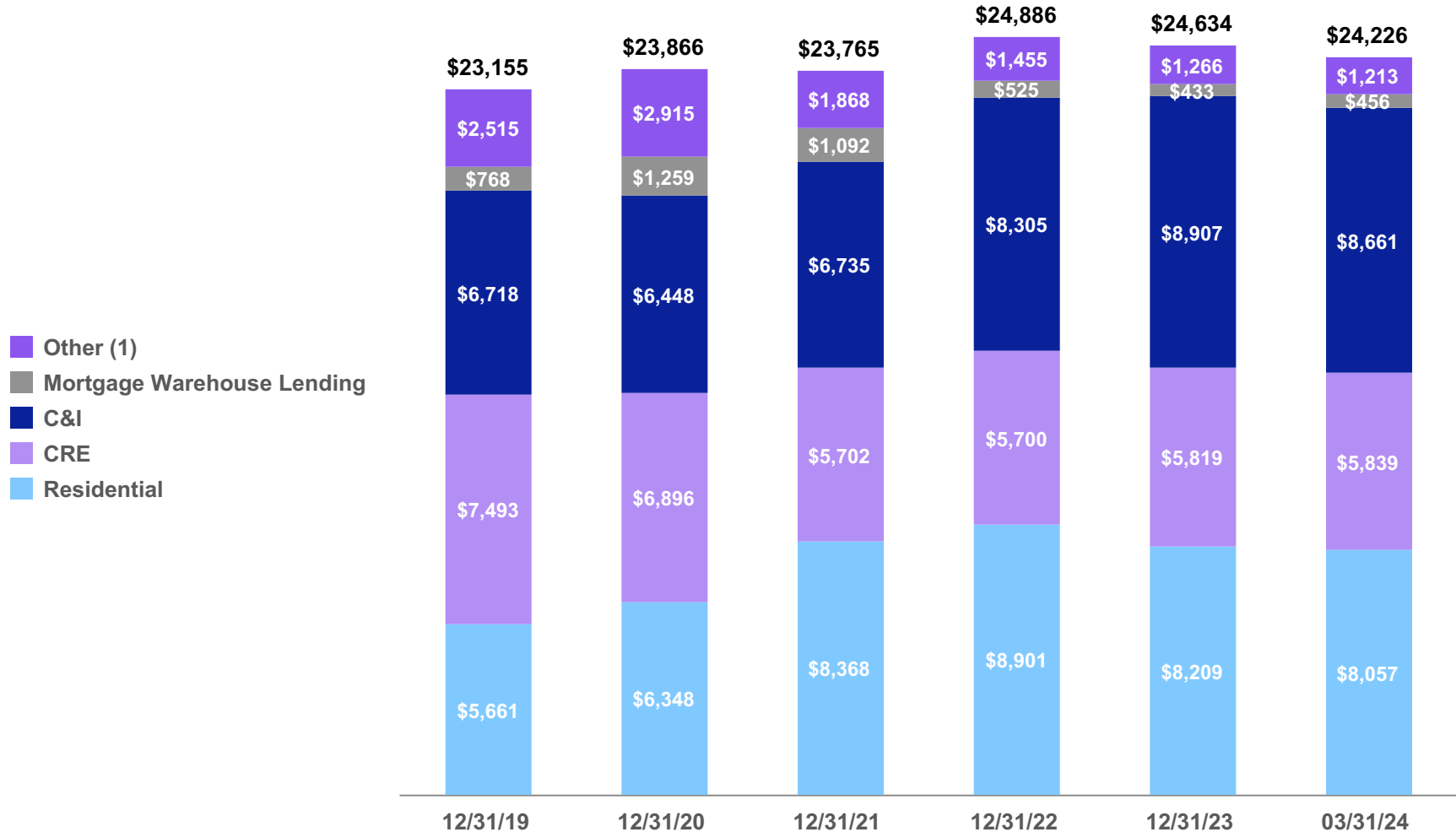
# Loans and the Allowance for Credit Losses

# Prudently Underwritten and Well-Diversified Loan Portfolio

At March 31, 2024 (\$ in millions)



**Loan Portfolio Over Time**



1. Includes Pinnacle municipal finance, franchise and equipment finance, and PPP.

# High Quality CRE Portfolio

At March 31, 2024 (\$ in millions)



Negligible amount of non-performing CRE loans (other than non-accrual SBA guaranteed loans of \$12 million)

Property Type	Balance	% of Total CRE	FL	NY Tri State	Other	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	\$ 1,791	31 %	59 %	24 %	17 %	1.66	65.3 %
Warehouse/Industrial	1,287	23 %	60 %	9 %	31 %	2.03	51.7 %
Multifamily	840	14 %	48 %	52 %	— %	1.89	48.1 %
Retail	821	14 %	52 %	31 %	17 %	1.66	59.5 %
Hotel	488	8 %	79 %	3 %	18 %	2.12	46.9 %
Construction and Land	530	9 %	46 %	49 %	5 %	NA	NA
Other	82	1 %	71 %	12 %	17 %	1.76	49.2 %
	<b>\$ 5,839</b>	<b>100 %</b>	<b>57 %</b>	<b>26 %</b>	<b>17 %</b>	<b>1.83</b>	<b>56.5 %</b>

Property Type	Florida		NY Tri State	
	Wtd. Avg. DSCR	Wtd. Avg. LTV	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	1.68	64.5 %	1.61	61.6 %
Warehouse/Industrial	2.13	50.0 %	1.83	37.2 %
Multifamily	2.46	45.3 %	1.35	50.8 %
Retail	1.82	58.6 %	1.38	61.0 %
Hotel	2.22	44.7 %	2.37	21.4 %
Other	1.94	47.3 %	1.22	67.3 %
	<b>1.99</b>	<b>54.7 %</b>	<b>1.50</b>	<b>55.4 %</b>

# Manageable CRE Maturity Risk

At March 31, 2024 (\$ in millions)



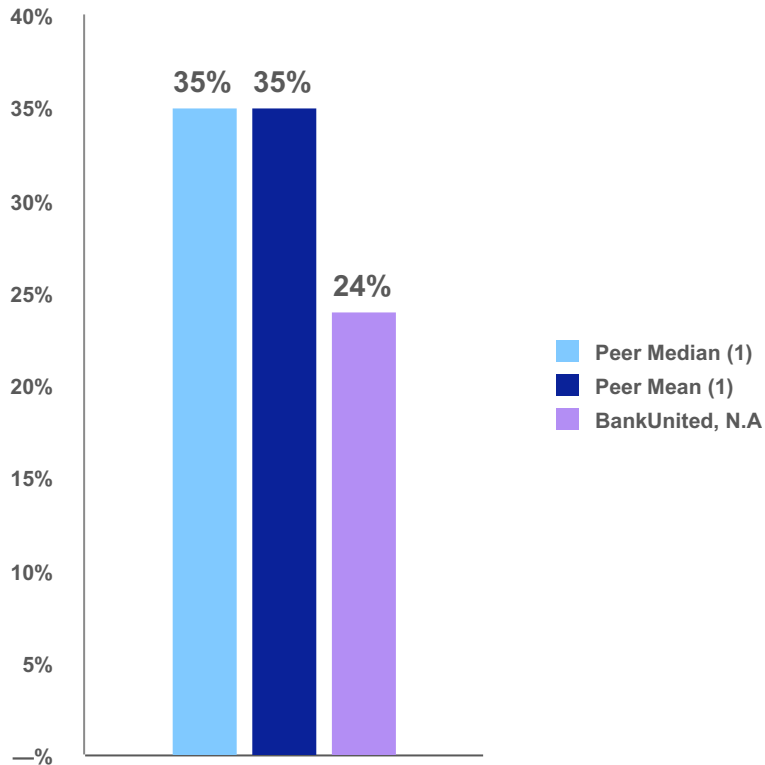
Just 6% of total CRE portfolio fixed and maturing in the next 12 months

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 as a % of Total Portfolio
Office	\$ 342	19 %	\$ 121	7 %
Warehouse/Industrial	88	7 %	77	6 %
Multifamily	106	13 %	26	3 %
Retail	106	13 %	66	8 %
Hotel	42	9 %	17	4 %
Construction and Land	205	39 %	4	1 %
Other	12	15 %	12	15 %
	<b>\$ 901</b>	<b>15 %</b>	<b>\$ 323</b>	<b>6 %</b>

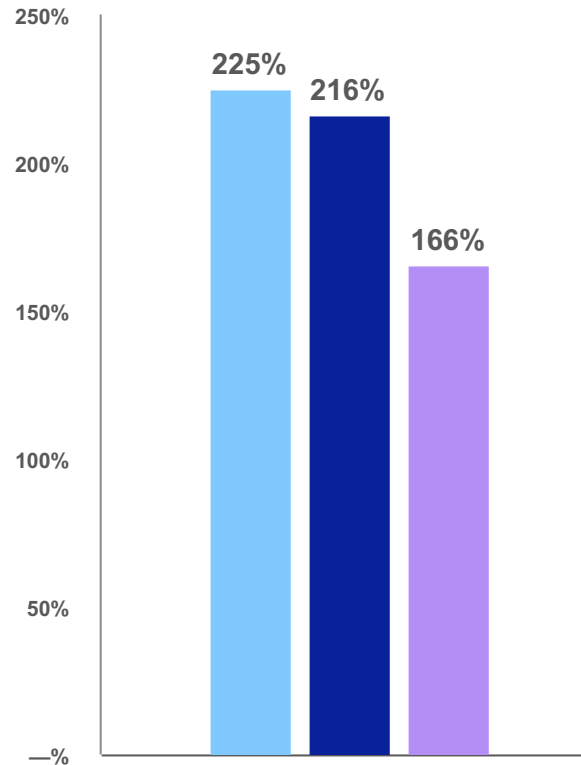
## Maturity Distribution of CRE Loans

Property Type	2024	2025	2026	2027	2028	Thereafter	Total
Office	\$ 285	\$ 399	\$ 424	\$ 224	\$ 145	\$ 314	\$ 1,791
Warehouse/Industrial	77	165	384	294	145	222	1,287
Multifamily	60	125	164	159	108	224	840
Retail	95	149	231	73	186	87	821
Hotel	42	44	216	31	56	99	488
Construction and Land	183	149	82	43	—	73	530
Other	13	7	27	10	1	24	82
	<b>\$ 755</b>	<b>\$ 1,038</b>	<b>\$ 1,528</b>	<b>\$ 834</b>	<b>\$ 641</b>	<b>\$ 1,043</b>	<b>\$ 5,839</b>

## CRE / Total Loans



## CRE / Total Risk Based Capital



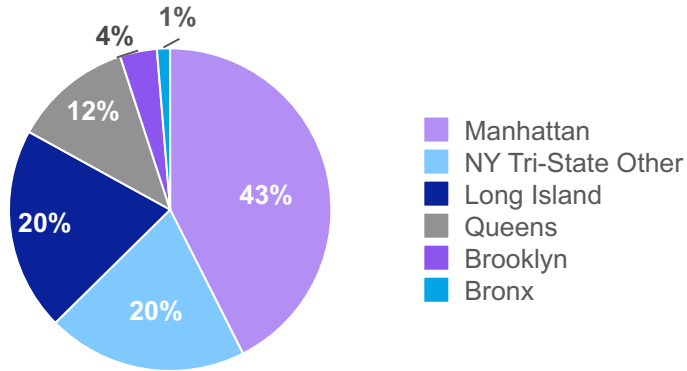
1. BKU information as of March 31, 2024
2. CRE peer median information based on December 31, 2023 Call Report data (most recent date available) for banks with total assets between \$10 billion and \$100 billion

# CRE Office Portfolio - Additional Information

At March 31, 2024

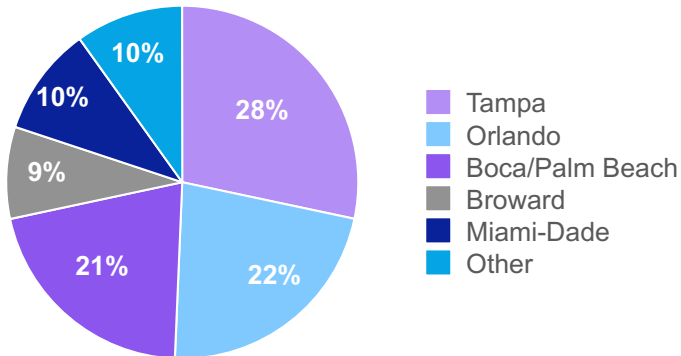


## NY Tri-State by Sub-Market



- 17% or \$309 million of the total office portfolio is medical office
- Rent rollover in next 12 months approximately 10% of the total office portfolio; 11% for FL and 6% in NY Tri State
- Manhattan portfolio has approximately 96% occupancy and rent rollover in the next 12 months of 4%

## Florida by Sub-Market



- Substantially all of the Florida portfolio is suburban

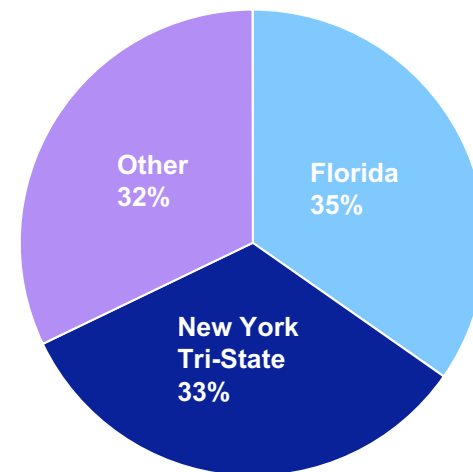
# Granular, Diversified Commercial & Industrial Portfolio

At March 31, 2024 (\$ in millions)



Industry	Balance <sup>(1)</sup>	% of Portfolio
Finance and Insurance	\$ 1,424	16.4 %
Manufacturing	849	9.8 %
Educational Services	743	8.6 %
Utilities	677	7.8 %
Wholesale Trade	663	7.6 %
Health Care and Social Assistance	631	7.3 %
Information	618	7.1 %
Real Estate and Rental and Leasing	466	5.4 %
Construction	433	5.0 %
Transportation and Warehousing	427	4.9 %
Retail Trade	335	3.9 %
Professional, Scientific, and Technical Services	253	2.9 %
Other Services (except Public Administration)	250	2.9 %
Public Administration	245	2.8 %
Arts, Entertainment, and Recreation	226	2.6 %
Administrative and Support and Waste Management	197	2.3 %
Accommodation and Food Services	158	1.8 %
Other	67	0.9 %
	<b>\$ 8,662</b>	<b>100.0 %</b>

## Geographic Distribution

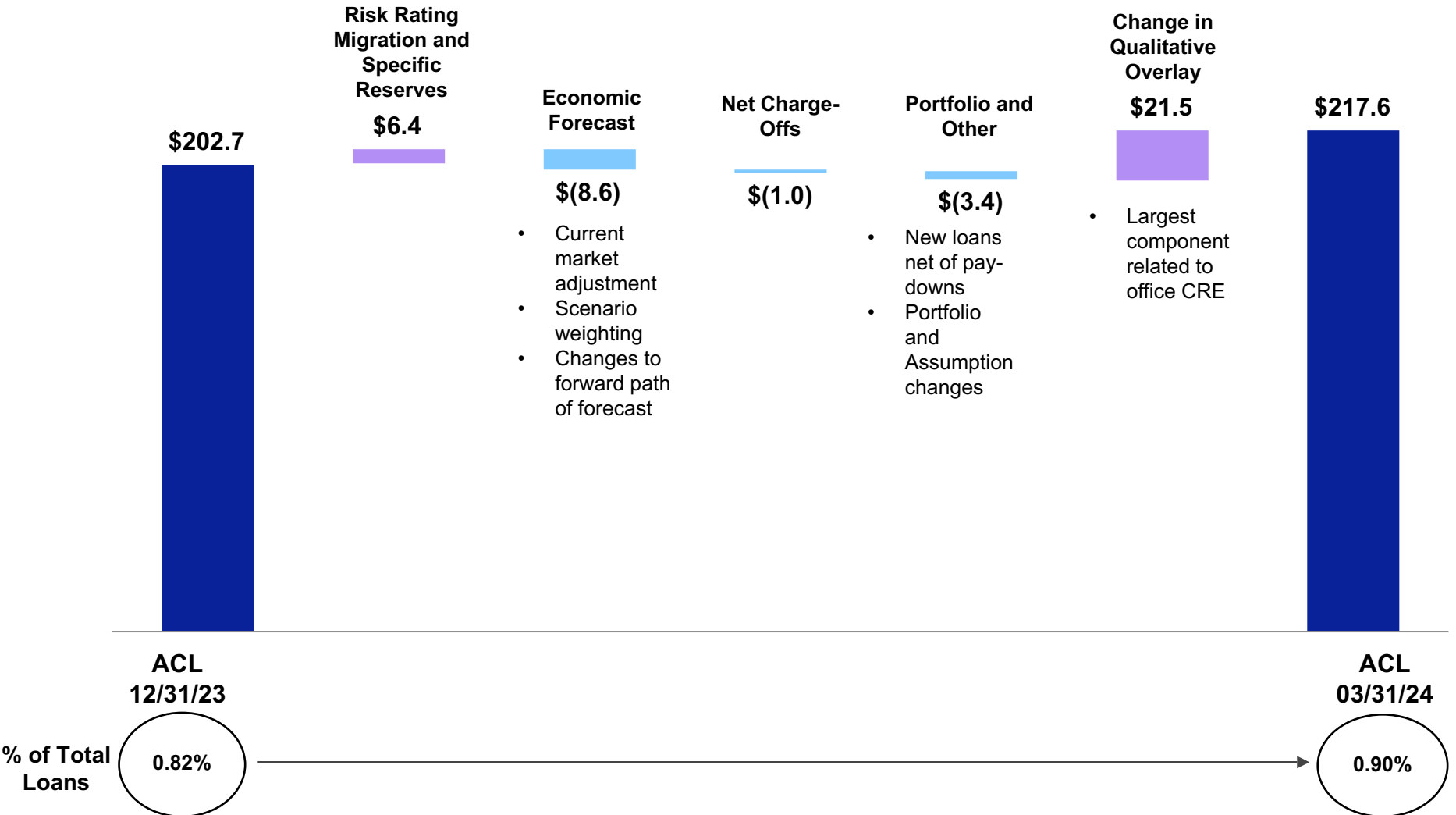


1. Includes \$1.9 billion of owner-occupied real estate



# Drivers of Change in the ACL - Current Quarter

(\$ in millions)



- Largest component related to office CRE

# Allocation of the ACL

(\$ in millions)



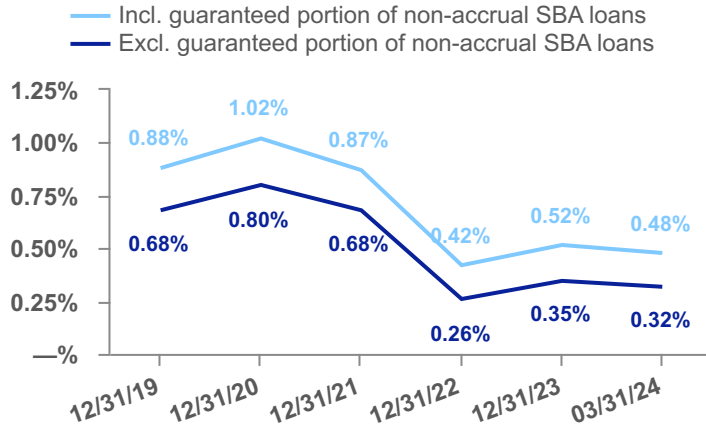
	December 31, 2023		March 31, 2024	
	Balance	% of Loans	Balance	% of Loans
Commerical:				
Commercial real estate	\$ 41.3	0.71 %	\$ 61.1	1.05 %
Commercial and industrial	142.4	1.60 %	140.0	1.62 %
Franchise and equipment finance	10.9	2.85 %	9.4	2.71 %
Total commercial	194.6	1.29 %	210.5	1.42 %
Pinnacle - municipal finance	0.2	0.03 %	0.2	0.03 %
Residential and mortgage warehouse lending	7.8	0.09 %	6.9	0.08 %
Allowance for credit losses	<u>\$ 202.7</u>	<u>0.82 %</u>	<u>\$ 217.6</u>	<u>0.90 %</u>

Office Portfolio ACL: 2.26% at March 31, 2024, compared to 1.18% at December 31, 2023.

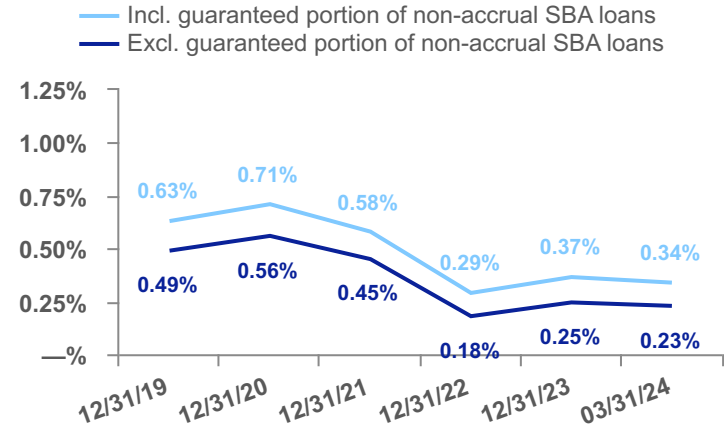
Asset Quality Ratios	December 31, 2023	March 31, 2024
Non-performing loans to total loans <sup>(1)</sup>	0.52 %	0.48 %
Non-performing assets to total assets <sup>(1)</sup>	0.37 %	0.34 %
Allowance for credit losses to non-performing loans <sup>(1)</sup>	159.54 %	187.92 %
Net charge-offs to average loans <sup>(2)</sup>	0.09 %	0.02 %

1. Non-performing loans and assets include the guaranteed portion of non-accrual SBA loans totaling \$40.0 million and \$41.8 million or 0.16% and 0.17% of total loans and 0.11% and 0.12% of total assets at March 31, 2024 and December 31, 2023, respectively.
2. Annualized for the period ended March 31, 2024.

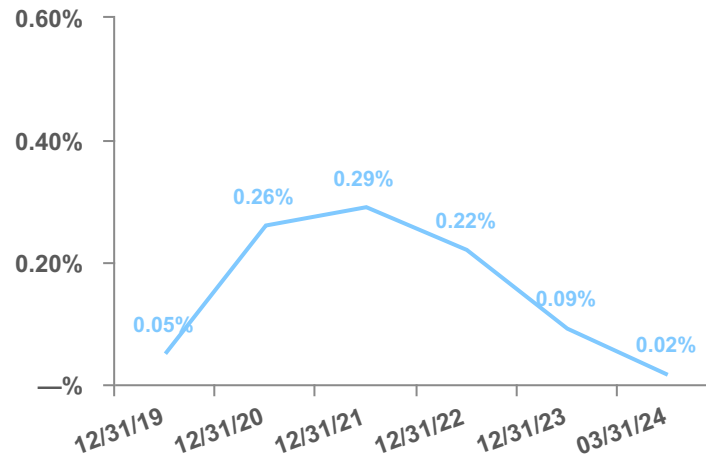
## Non-Performing Loans to Total Loans



## Non-Performing Assets to Total Assets



## Net Charge-offs to Average Loans<sup>(1)</sup>



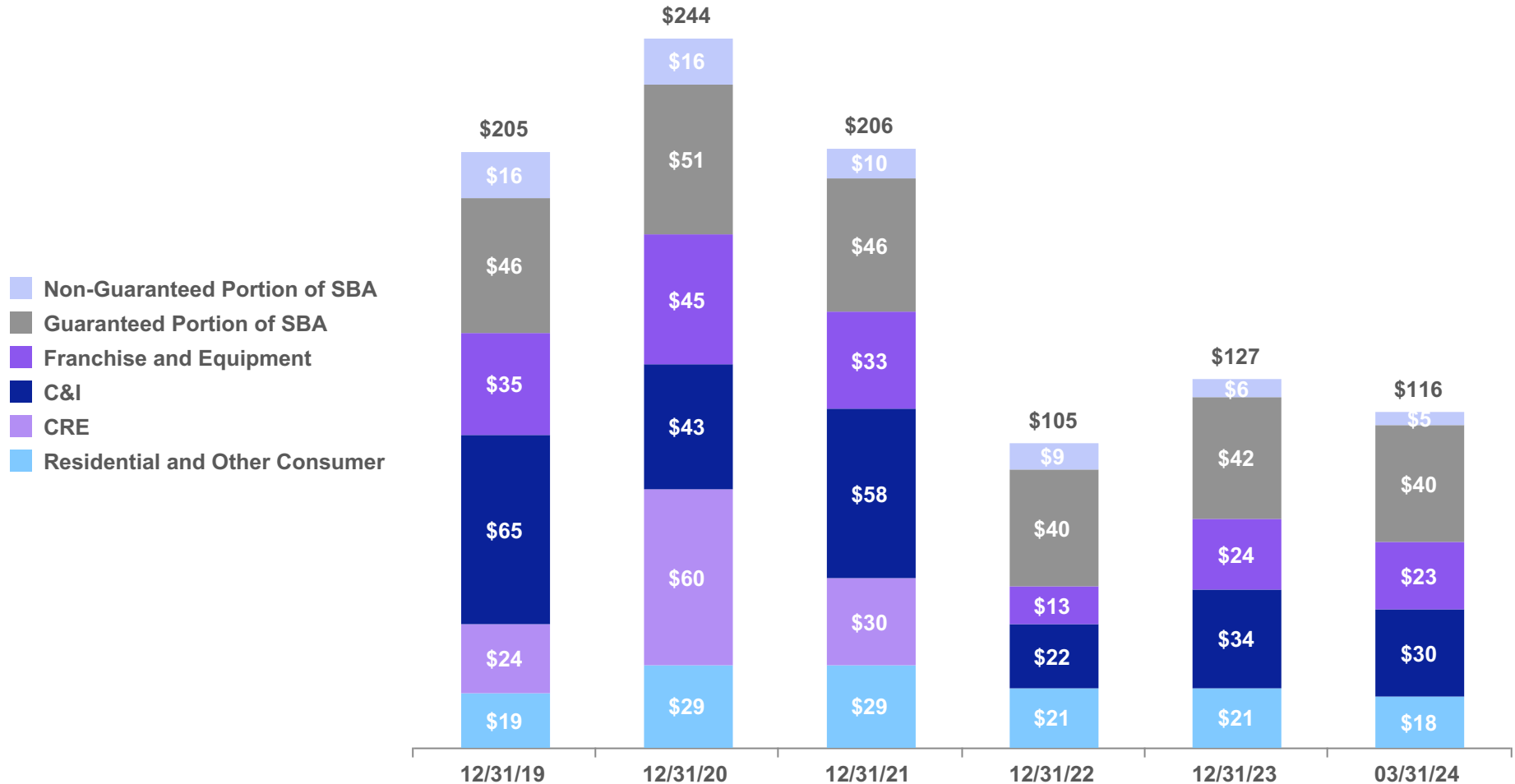
1. Annualized for the period ended March 31, 2024.

# Non-Performing Loans by Portfolio Segment

(\$ in millions)



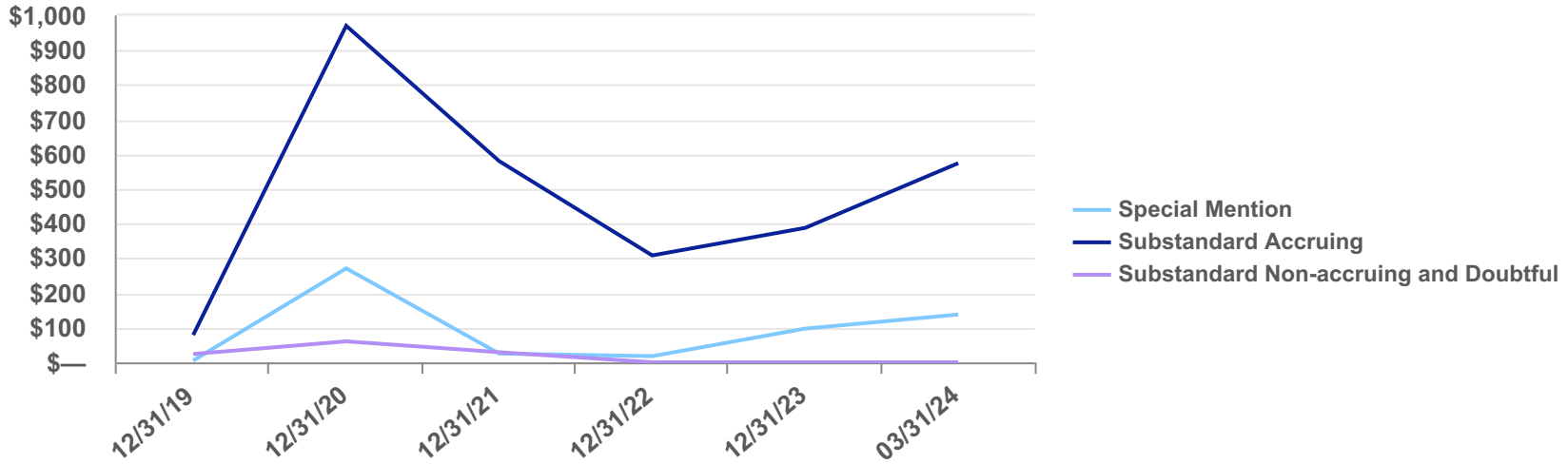
NPLs Declined This Quarter - Remain Below Pre-Pandemic Levels



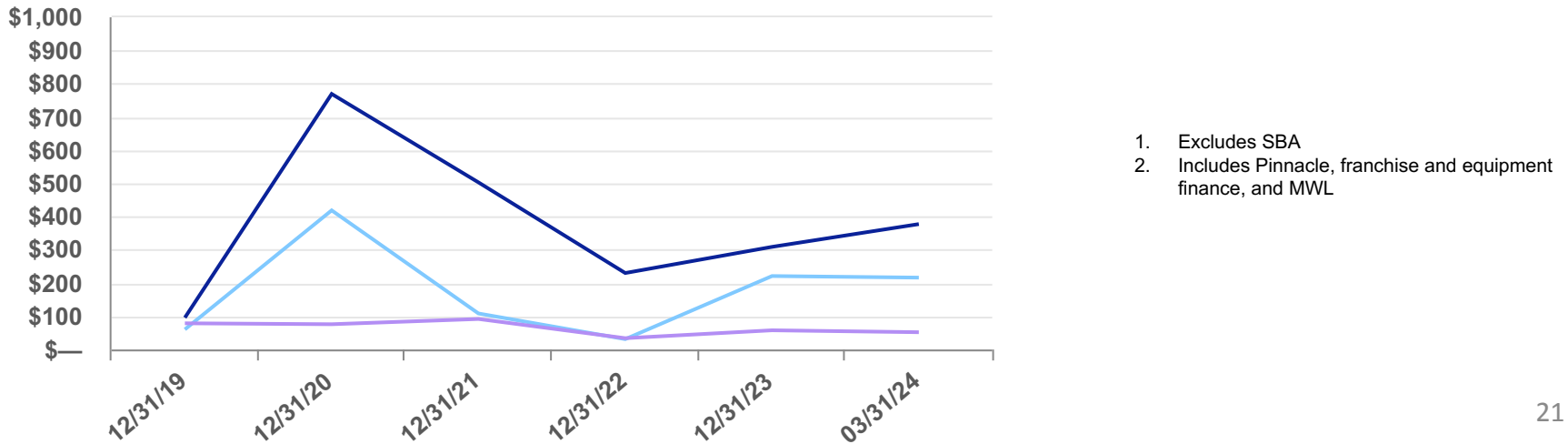
# Criticized and Classified Loans (\$ in millions)



## Commercial Real Estate<sup>(1)</sup>



## Commercial<sup>(1)(2)</sup>



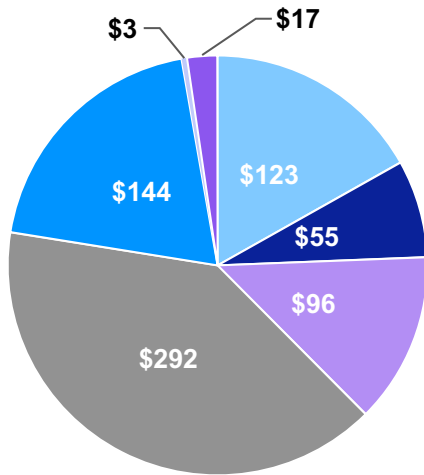
1. Excludes SBA
2. Includes Pinnacle, franchise and equipment finance, and MWL

# Criticized and Classified CRE Loans by Property Type

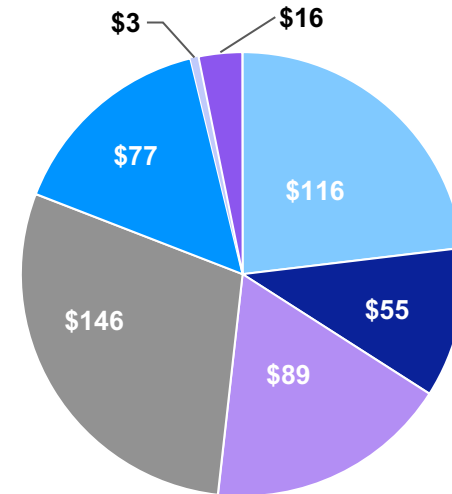
(\$ in millions)



March 31, 2024



December 31, 2023



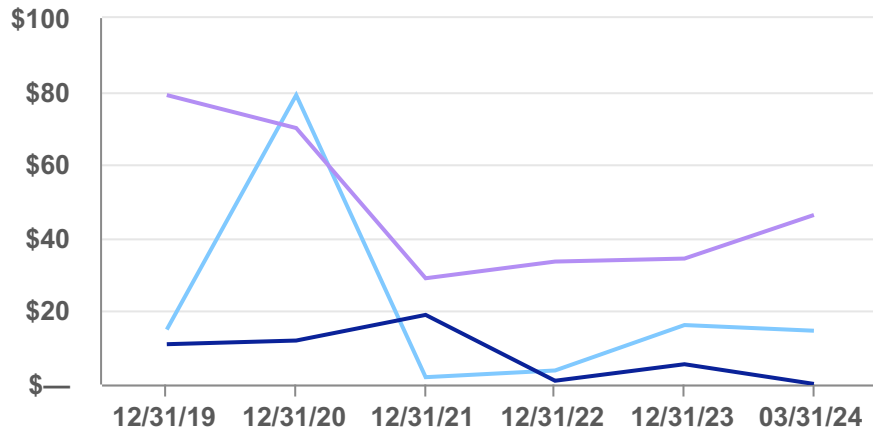
- Multifamily
- Hotel
- Retail
- Office
- Construction & Land
- Other
- SBA

# Asset Quality - Delinquencies

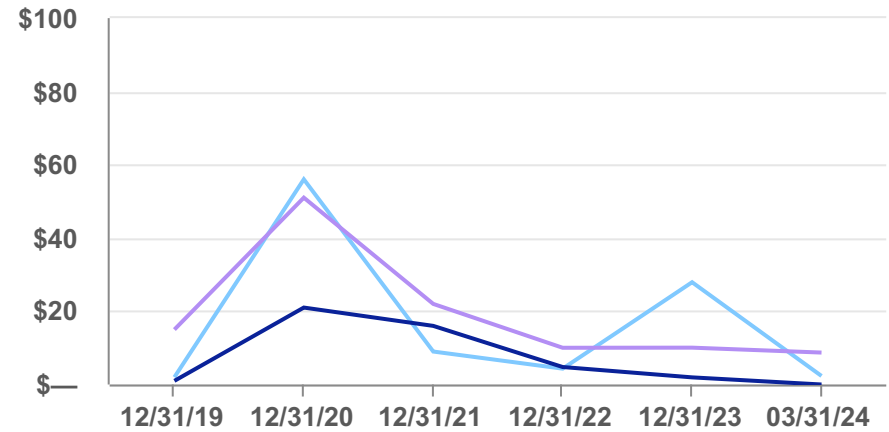
(\$ in millions)



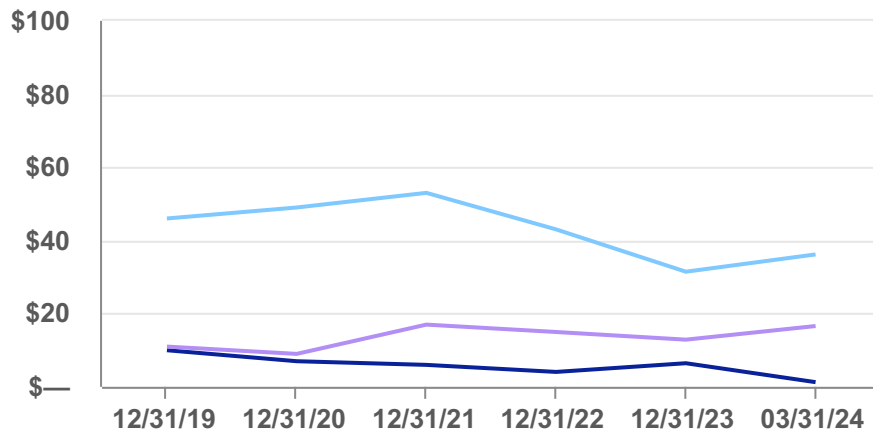
## Commercial<sup>(1)</sup>



## CRE



## Residential<sup>(2)</sup>



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

1. Includes Pinnacle, franchise finance and equipment finance
2. Excludes government insured residential loans

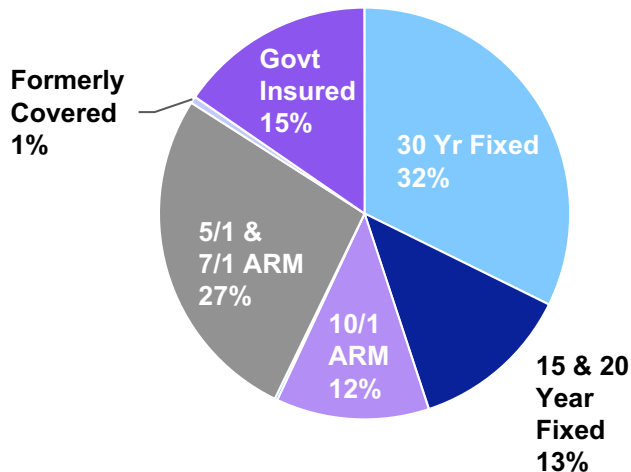
# Residential Portfolio Overview

At March 31, 2024

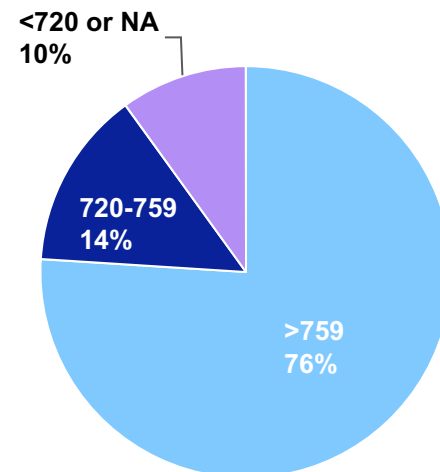


High quality residential portfolio consists primarily of high FICO, low LTV, prime jumbo mortgages with de-minimis charge-offs since inception as well as government insured loans

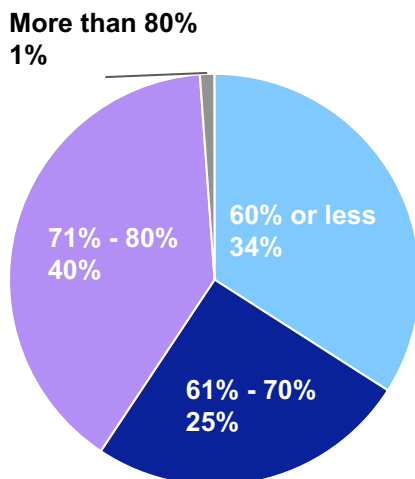
### Residential Loan Product Type



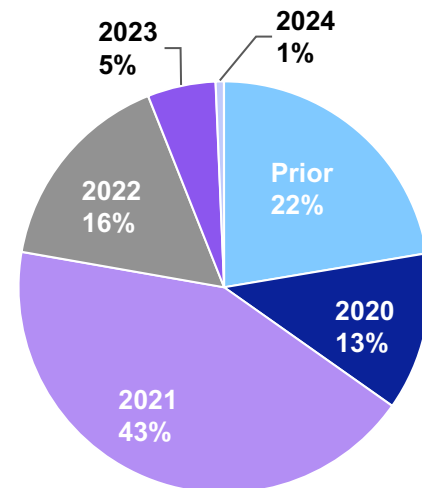
### FICO Distribution<sup>(1)</sup>



### Breakdown by LTV



### Breakdown by Vintage<sup>(1)</sup>



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





# Investment Portfolio

# High Quality, Short-Duration Securities Portfolio

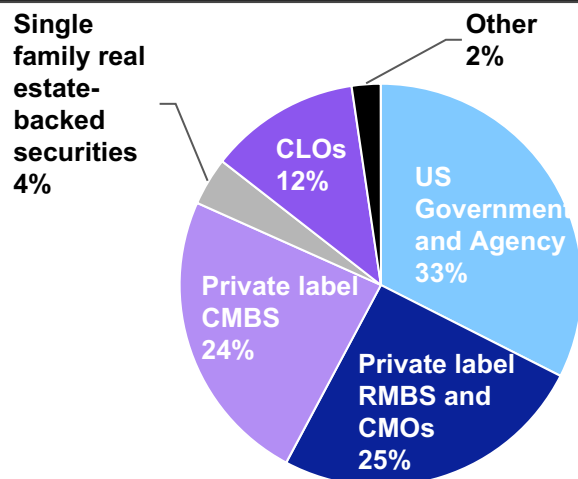
(\$ in millions)



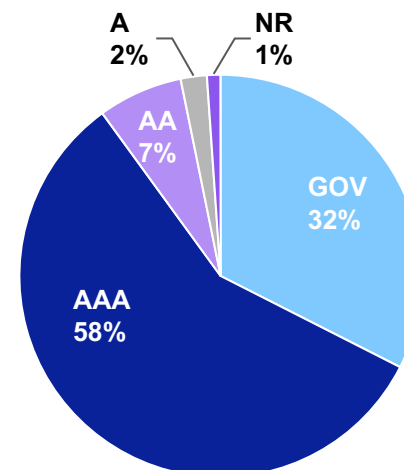
- Unrealized losses continue to decline
- No expected credit losses on AFS securities
- AFS portfolio duration of 1.85; approximately 69% of the portfolio floating rate
- HTM securities total \$10 million

Portfolio	December 31, 2022		December 31, 2023		March 31, 2024	
	Net Unrealized Loss	Fair Value	Net Unrealized Loss	Fair Value	Net Unrealized Loss	Fair Value
US Government and Agency	\$ (146)	\$ 2,780	\$ (115)	\$ 2,656	\$ (110)	\$ 2,884
Private label RMBS and CMOs	(334)	2,531	(301)	2,296	(294)	2,250
Private label CMBS	(121)	2,524	(84)	2,199	(69)	2,122
Single family real estate-backed securities	(32)	470	(18)	366	(15)	341
CLOs	(30)	1,136	(10)	1,113	(1)	1,077
Other	(11)	213	(7)	205	(9)	207
	<u>\$ (674)</u>	<u>\$ 9,654</u>	<u>\$ (535)</u>	<u>\$ 8,835</u>	<u>\$ (498)</u>	<u>\$ 8,881</u>

**Portfolio Composition**



**Rating Distribution**

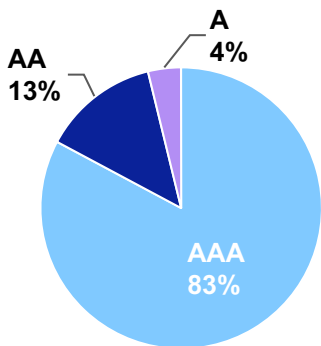
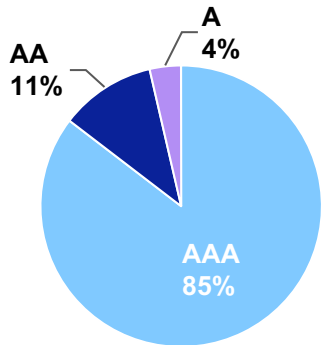
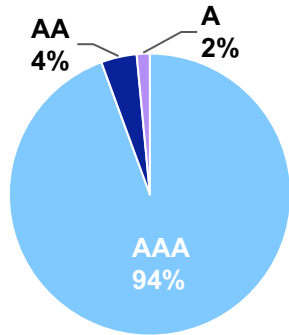


# High Quality, Short-Duration Securities Portfolio

At March 31, 2024



## Strong credit enhancement levels



### Private Label RMBS

Rating	Subordination			Wtd. Avg. Stress Scenario Loss
	Min	Max	Avg.	
AAA	1.2	92.2	17.8	2.2
AA	20.4	34.5	25.3	5.3
A	28.5	30.5	29.2	5.4
<b>Wtd. Avg.</b>	<b>2.4</b>	<b>88.9</b>	<b>18.3</b>	<b>2.4</b>

### Private Label CMBS

Rating	Subordination			Wtd. Avg. Stress Scenario Loss
	Min	Max	Avg.	
AAA	30.3	97.9	44.8	6.1
AA	30.5	74.3	37.8	6.7
A	25.1	51.6	38.0	8.6
<b>Wtd. Avg.</b>	<b>30.1</b>	<b>93.7</b>	<b>43.8</b>	<b>6.3</b>

### CLOs

Rating	Subordination			Wtd. Avg. Stress Scenario Loss
	Min	Max	Avg.	
AAA	41.3	89.3	47.7	10.9
AA	30.8	42.8	35.8	8.4
A	34.0	34.3	34.1	9.7
<b>Wtd. Avg.</b>	<b>39.6</b>	<b>81.0</b>	<b>45.6</b>	<b>10.5</b>



# Appendix - Additional Information

# Ample Liquidity Coverage of Uninsured Deposits (\$ in millions)



At March 31, 2024

## Insured Deposits

Total Deposits	\$	27,027
Estimated Uninsured Deposits	\$	12,777
Less: Collateralized deposits		(3,048)
Less: Affiliate deposits		(286)
Adjusted Uninsured Deposits	\$	9,443
Estimated Insured and Collateralized Deposits	\$	17,584

Insured and Collateralized Deposits to Total Deposits

**65%**

Available Liquidity<sup>(1)</sup>

\$ 14,766

Available Liquidity to Uninsured, Uncollateralized Deposits Ratio

**156%**

1. Cash + Capacity at FHLB + Capacity at FRB + Unencumbered securities

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 basis for comparison to other financial institutions as it is a metric commonly used in the banking industry. 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 March 31, 2024 (in thousands except share and per share data):

	<b>March 31, 2024</b>
Total stockholders' equity (GAAP)	\$ 2,640,392
Less: goodwill	77,637
Tangible stockholders' equity (non-GAAP)	\$ 2,562,755
Common shares issued and outstanding	74,772,706
Book value per common share (GAAP)	\$ 35.31
Tangible book value per common share (non-GAAP)	\$ 34.27