Q2 2023 – Supplemental Information

July 25, 2023

Forward-Looking Statements

BankUnited

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 external circumstances outside the Company's direct control, such as adverse events 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, 2022 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

Topics of Current Interest

BankUnited

Robust Capital Position[1] [2]

- CET1 ratios of **11.2%** at the holding company and **13.0%** at the bank
- Pro-forma holding company CET1 of 9.7% including AOCI
- Book value and tangible book value per share grew to $33.94 and $32.90
- CET 1 ratio trough of 11.8% at the Bank in CCAR severely adverse scenario stress test

Stable Core Deposit Base

- Total deposits grew by $116 million for the quarter
- **66%** of our deposits are insured or collateralized
- Non-interest bearing DDA 28% of total deposits at June 30
- Total deposit beta through the cycle of 45%; non-maturity interest bearing deposit beta 70%
- Cost of total deposits 2.46% for Q2 2023

High Quality CRE Portfolio [3]

- High quality CRE portfolio; wtd average DSCR 1.88; wtd average LTV 57.1%; 60% Florida
- CRE office wtd average DSCR 1.61; wtd average LTV 66.2%; 59% Florida
- Substantially all CRE loans are performing
- CRE to total loans 23% compared to peer median 34%
- CRE to total risk based capital 169% compared to peer median 223%

Asset Quality [2]

- NPA ratio of 0.34% at June 30; **0.24%** excluding guaranteed portion of non-accrual SBA loans
- Annualized net charge-off rate of 0.09%
- CCAR severely adverse scenario projected lifetime loan portfolio losses of 2.2%
- CCAR severely adverse scenario projected lifetime CRE losses of 3.3%

Ample Liquidity

- Same day available liquidity of **$14.7 billion** at June 30, up from $9.4 billion at March 31
- Available liquidity to uninsured, uncollateralized deposit ratio of **167%** at June 30, up from 95% at March 31
- Outstanding FHLB advances reduced by $1.6 billion quarter-over-quarter

1. Tangible book value per share is a non-GAAP financial measure. See section entitled “Non-GAAP Financial Measures” on page 32.
2. See page 17 for summary of stress testing results
3. CRE peer information based on latest available Call Report data for banks with total assets between $10 billion and $100 billion

Highlights from Second Quarter Earnings

BankUnited

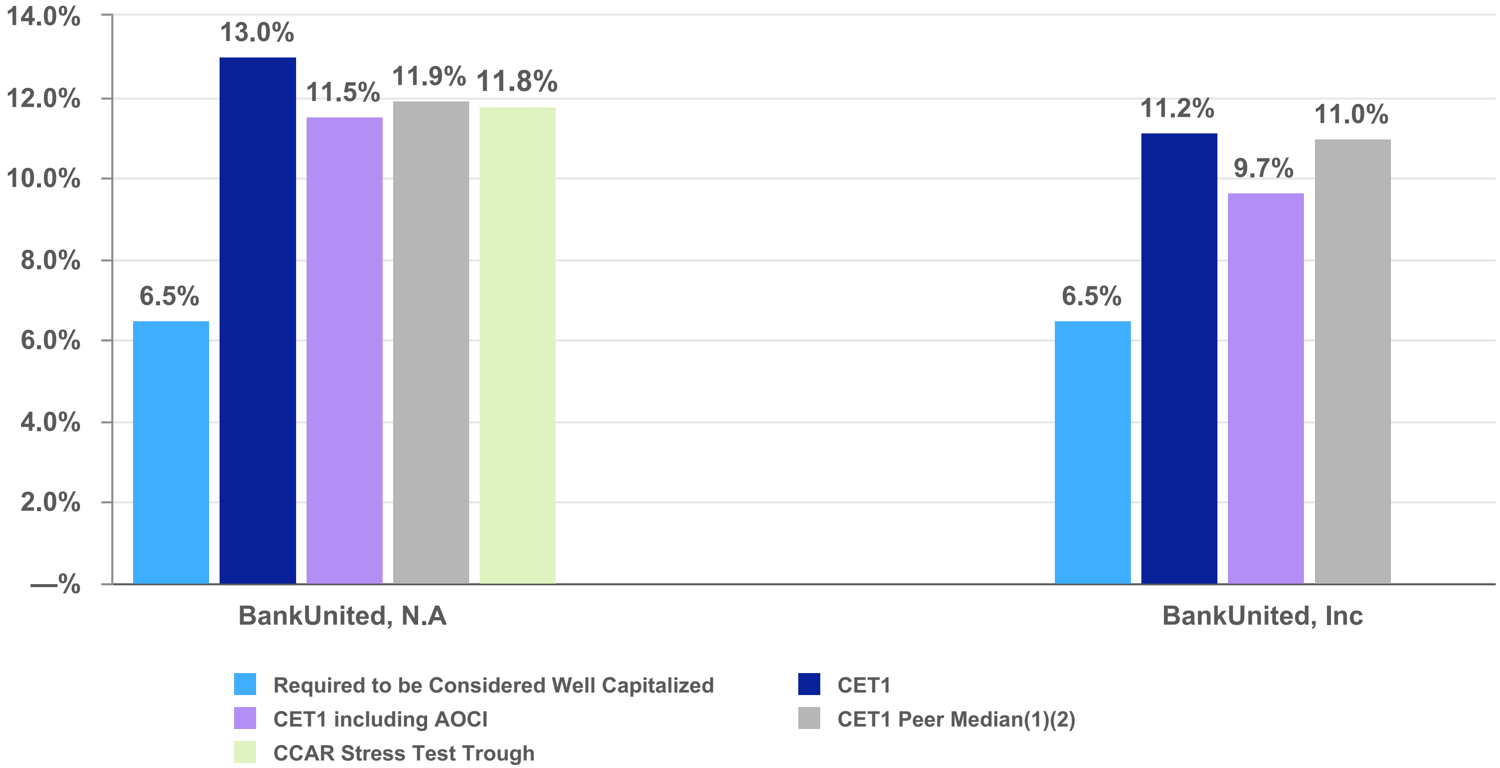
($ in millions, except per share data)	Q2'23	Q1'23	Q2'22	Change From Q1'23	Change From Q2'22	Key Highlights
Net Interest Income	$214	$228	$225	$(14)	$(11)	Impacted by mix shift in funding sources and higher liquidity
Provision for Credit Losses	$16	$20	$24	$(4)	$(8)	
Total Non-interest income	$25	$17	$13	$8	$12	Q1 2023 includes $13.3 million loss on preferred equity investments
Total Non-interest Expense	$145	$153	$127	$(8)	$18	
Net Income	$58	$53	$66	$5	$(8)	
EPS	$0.78	$0.70	$0.82	$0.08	$(0.04)	
Period-end Loans	$24,630	$24,893	$24,100	$(263)	$530	Strategic runoff in residential and equipment/franchise lending
Period-end Non-interest DDA	$7,305	$7,367	$9,645	$(62)	$(2,340)	YoY impacted by cyclicality in residential real estate sector
Period-end Deposits	$25,839	$25,723	$28,461	$116	$(2,622)	
CET1	11.2%	10.8%	11.3%	0.4%	(0.1)%	
Total Capital	13.0%	12.6%	13.0%	0.4%	—%	
Yield on Loans	5.35%	5.10%	3.59%	0.25%	1.76%	
Yield on Securities	5.19%	4.95%	2.12%	0.24%	3.07%	
Cost of Deposits	2.46%	2.05%	0.30%	0.41%	2.16%	
Net Interest Margin	2.47%	2.62%	2.63%	(0.15)%	(0.16)%	
Non-performing Assets to Total Assets[1]	0.34%	0.32%	0.41%	0.02%	(0.07)%	
Allowance for Credit Losses to Total Loans	0.68%	0.64%	0.54%	0.04%	0.14%	Less favorable economic forecast; weighting of downside scenario
Net Charge-offs to Average Loans[2]	0.09%	0.08%	0.23%	0.01%	(0.14)%	

1. Includes guaranteed portion of non-accrual SBA loans.
2. Annualized for the periods ended June 30, 2023 and March 31, 2023.

Strong Capital Position Relative to Peers and Regulatory Requirements

BankUnited

At June 30, 2023

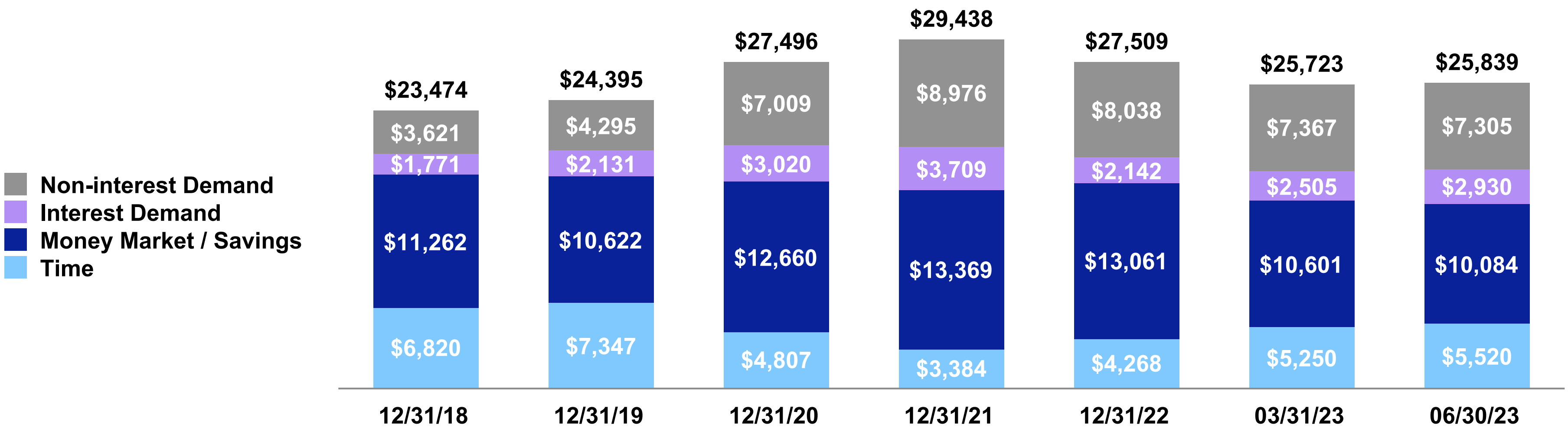


1. Peer information based on March 31 Call Report data for banks with total assets between $20 billion and $100 billion
2. Peer information for comparison to BankUnited, Inc. is based on March 31 data for publicly traded companies between $20 billion and $100 billion.

Deposits

Deposit Mix and Cost of Deposits Impacted by Current Rate Environment ($ in millions)

BankUnited



Quarterly Cost of Deposits	1.52%	1.48%	0.43%	0.19%	1.42%	2.05%	2.46%
Non-interest bearing as a % of Total Deposits	15.4%	17.6%	25.5%	30.5%	29.2%	28.6%	28.3%

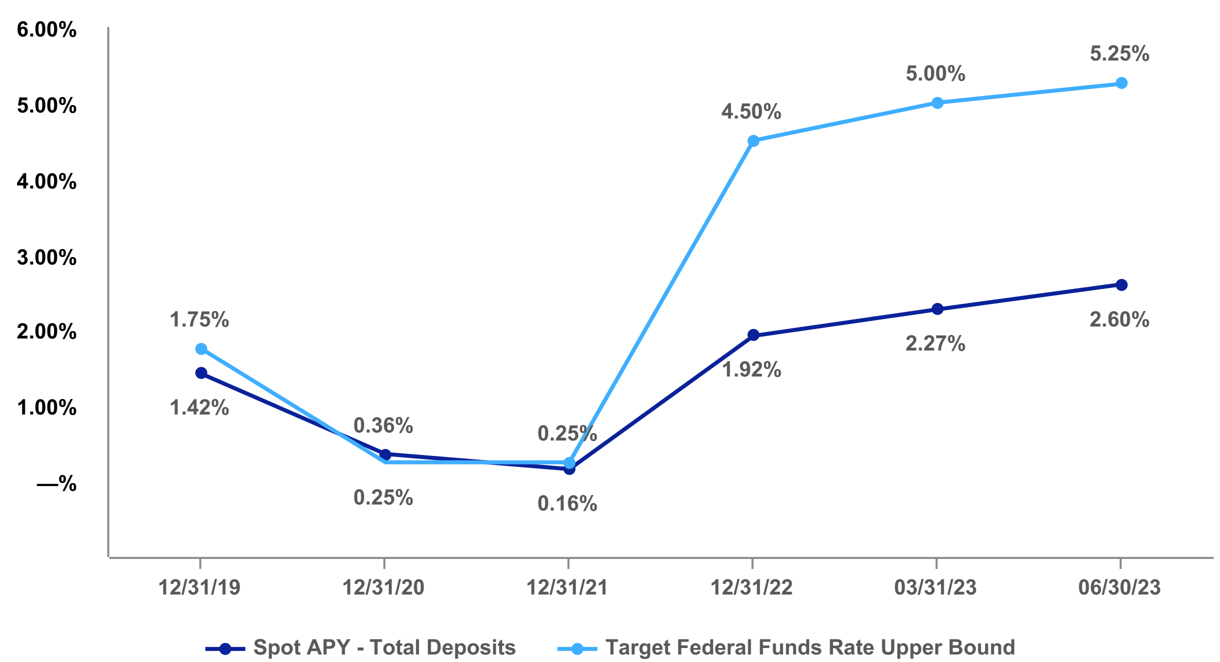
- 60% of deposits commercial or municipal
- Approximately 80% of commercial deposits considered relationship deposits
- Diverse deposit book by industry sector; largest segment title solutions at $2.7 billion - no other sectors exceeding $1 billion
  - Over 80% of deposits in this segment are in operating accounts
- Decline in NIDDA and total deposits over 2022 reflects slowdown in residential real estate sector activity
- Deposits in the ICS program increased from $286 million at 3/31 to $764 million at 6/30

Cost of Funds Trend

BankUnited

Spot Average Annual Percentage Yield ("APY")	At December 31, 2019	At December 31, 2020	At December 31, 2021	At December 31, 2022	At March 31, 2023	At June 30, 2023
Total non-maturity deposits	1.11%	0.29%	0.14%	1.83%	2.00%	2.30%
Total interest-bearing deposits	1.71%	0.48%	0.23%	2.66%	3.11%	3.53%
Total deposits	1.42%	0.36%	0.16%	1.92%	2.27%	2.60%

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

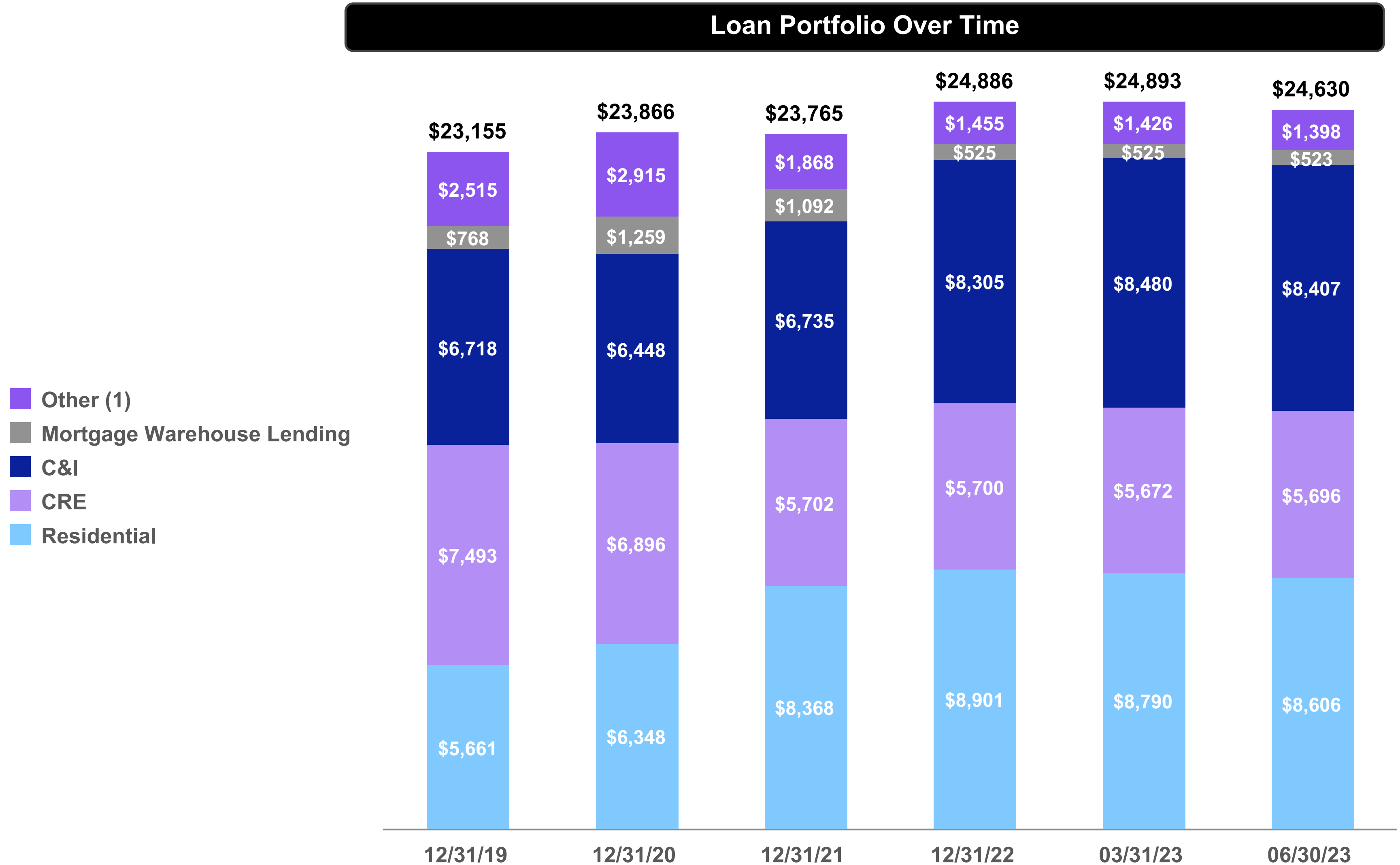


Loans and the Allowance for Credit Losses

Prudently Underwritten and Well-Diversified Loan Portfolio

At June 30, 2023 ($ in millions)

BankUnited



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

High Quality CRE Portfolio
At June 30, 2023 ($ in millions)

BankUnited

Insignificant amount of non-performing CRE loans (other than non-accrual SBA guaranteed loans of $14 million)

Property Type	Balance	% of Total CRE	FL	NY Tri State	Other	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	$ 1,852	32 %	59 %	24 %	17 %	1.61	66.2 %
Warehouse/Industrial	1,221	21 %	61 %	10 %	29 %	1.99	52.0 %
Multifamily	842	15 %	48 %	52 %	— %	2.18	45.4 %
Retail	893	16 %	60 %	25 %	15 %	1.81	59.9 %
Hotel	399	7 %	86 %	1 %	13 %	2.27	51.1 %
Construction and Land	393	7 %	52 %	46 %	2 %	N/A	N/A
Other	96	2 %	77 %	8 %	15 %	2.11	48.2 %
	$ 5,696	**100 %**	**60 %**	**25 %**	**15 %**	**1.88**	**57.1 %**

	Florida		NY Tri State	
Property Type	Wtd. Avg. DSCR	Wtd. Avg. LTV	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	1.70	66.5 %	1.54	60.2 %
Warehouse/Industrial	2.16	50.9 %	1.72	39.3 %
Multifamily	2.95	42.4 %	1.49	48.0 %
Retail	2.00	59.2 %	1.22	65.1 %
Hotel	2.37	48.0 %	1.29	68.6 %
Other	2.34	45.6 %	1.16	70.6 %
	2.07	**56.1 %**	**1.56**	**53.6 %**

Manageable CRE Maturity Risk

At June 30, 2023 ($ in millions)

BankUnited

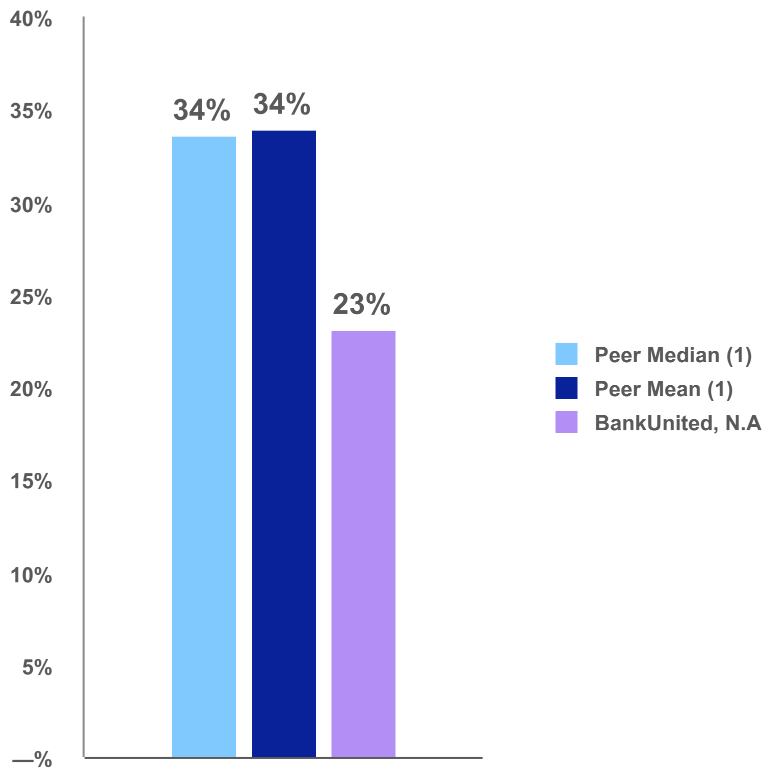
Just 7% of total CRE portfolio fixed and maturing in the next 12 months

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	$ 417	23 %	$ 228	12 %
Warehouse/Industrial	95	8 %	50	4 %
Multifamily	109	13 %	29	3 %
Retail	159	18 %	86	10 %
Hotel	25	6 %	—	— %
Construction and Land	103	26 %	3	1 %
Other	26	27 %	26	27 %
	$ 934	**16 %**	**$ 422**	**7 %**

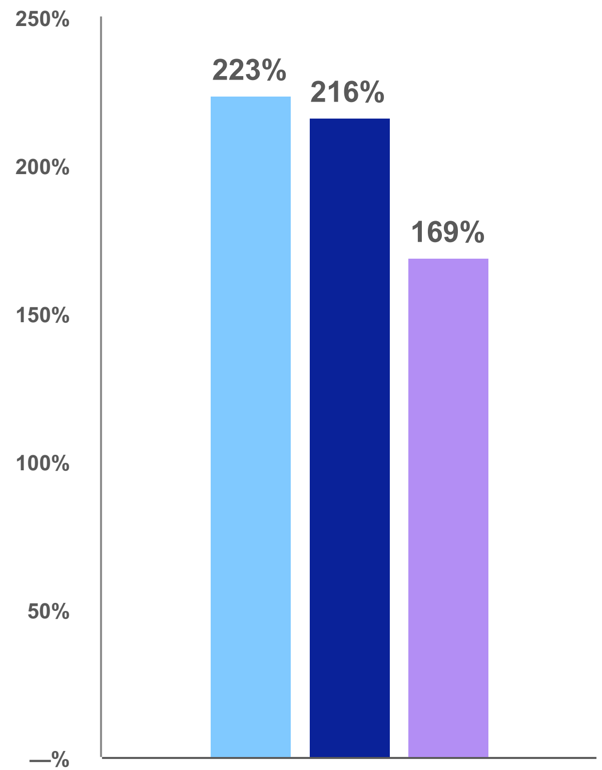
Property Type	2023	2024	2025	2026	Thereafter	Total
Office	$ 289	$ 230	$ 367	$ 336	$ 630	$ 1,852
Warehouse/Industrial	58	115	157	370	521	1,221
Multifamily	44	78	80	190	450	842
Retail	88	115	135	214	341	893
Hotel	25	18	45	202	109	399
Construction and Land	2	170	88	42	91	393
Other	13	13	7	28	35	96
	$ 519	**$ 739**	**$ 879**	**$ 1,382**	**$ 2,177**	**$ 5,696**

CRE Peer Benchmarking

CRE / Total Loans



CRE / Total Risk Based Capital



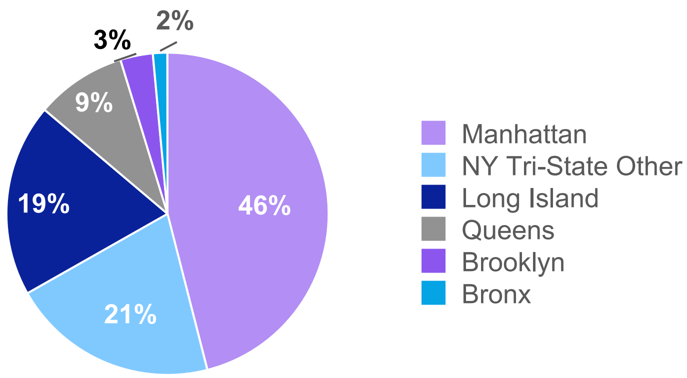
1. CRE peer median information based on March 31 Call Report data for banks with total assets between $10 billion and $100 billion

CRE Office Portfolio - Additional Information

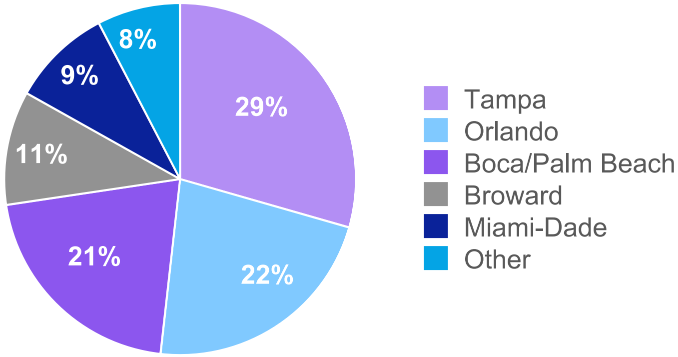
At June 30, 2023

BankUnited

NY Tri-State by Sub-Market



Florida by Sub-Market



- Rent rollover in next 12 months approximately 11% of the total office portfolio; 14% for FL and 6% in NY Tri State
- Manhattan portfolio has approximately 94% occupancy and rent rollover in the next 12 months of 5%
- Substantially all of the Florida portfolio is suburban
- 16% of the total office portfolio is medical office

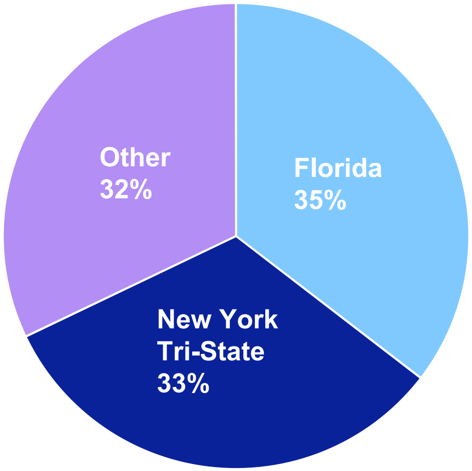
Granular, Diversified Commercial & Industrial Portfolio

At June 30, 2023 ($ in millions)

BankUnited

Industry		Balance[1]	% of Portfolio
Finance and Insurance	$	1,753	20.9 %
Manufacturing		781	9.3 %
Educational Services		708	8.4 %
Utilities		625	7.4 %
Information		589	7.0 %
Wholesale Trade		587	7.0 %
Real Estate and Rental and Leasing		501	6.0 %
Health Care and Social Assistance		495	5.9 %
Construction		389	4.6 %
Transportation and Warehousing		375	4.5 %
Retail Trade		304	3.6 %
Professional, Scientific, and Technical Services		267	3.2 %
Other Services (except Public Administration)		231	2.7 %
Public Administration		219	2.6 %
Administrative and Support and Waste Management		196	2.3 %
Arts, Entertainment, and Recreation		172	2.0 %
Accommodation and Food Services		150	1.8 %
Other		66	0.8 %
	$	**8,408**	**100.0 %**

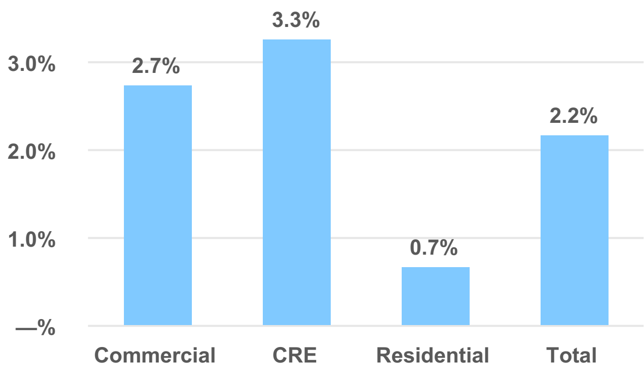
Geographic Distribution



1. Includes $1.8 billion of owner-occupied real estate

Stress Testing Results
($ in millions)

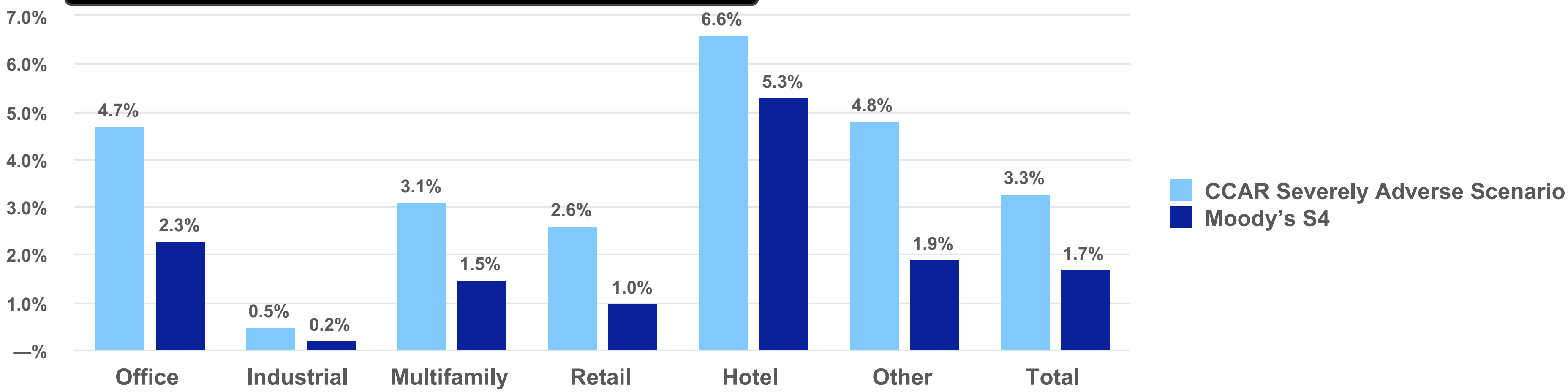
Loan Portfolio Stress Test Results[1]



$237	$187	$49	$473	**Lifetime expected losses in the CCAR severely adverse scenario**

- Bank remains well above well capitalized threshold under hypothetical severe stress
- CET 1 ratio trough of 11.8% at the Bank level in CCAR severely adverse scenario

CRE Portfolio Stress Test Results[2]

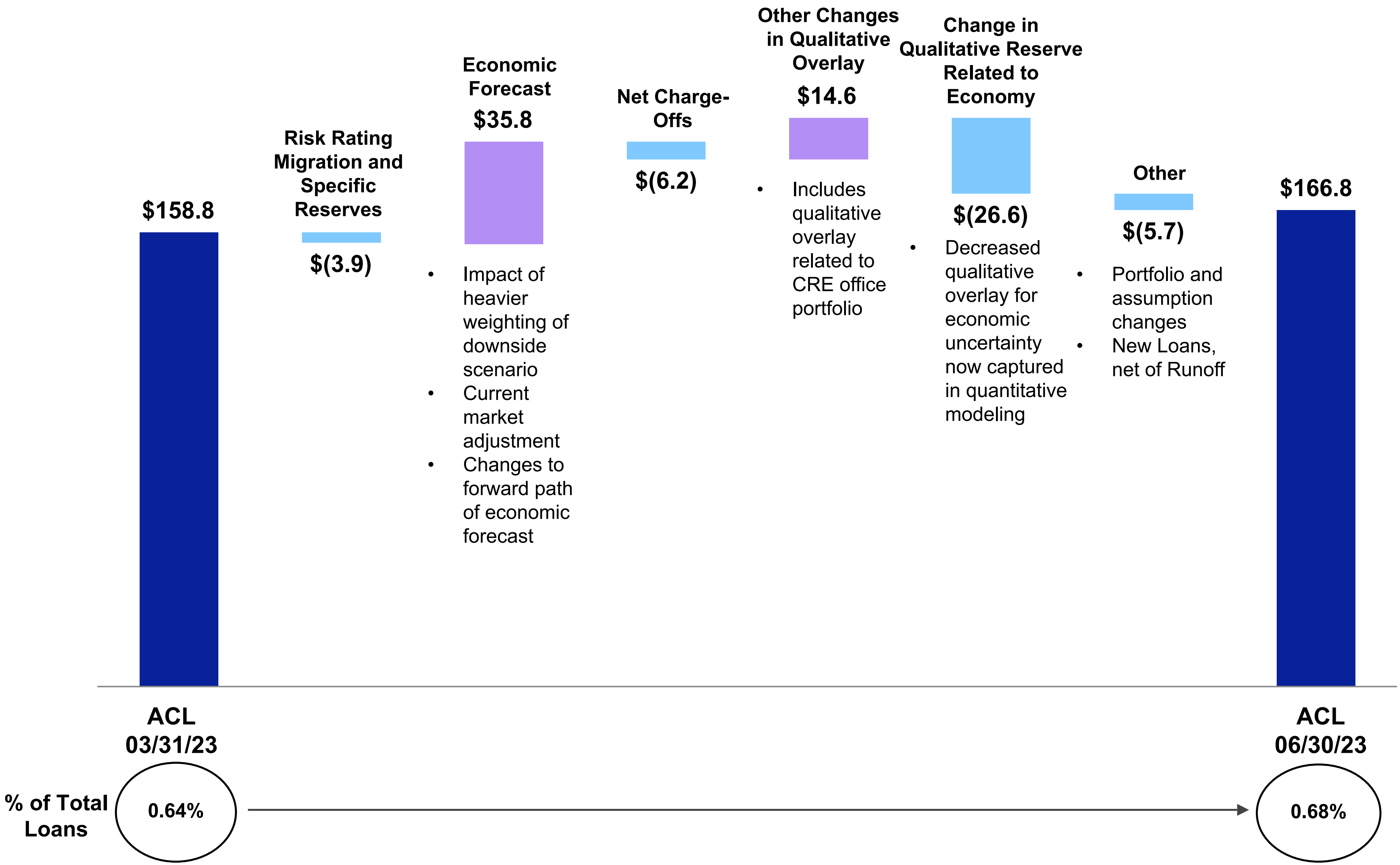


$90	$6	$36	$23	$28	$4	$187	**Lifetime expected losses in the CCAR severely adverse scenario**

1. Excludes Pinnacle municipal finance and mortgage warehouse lending.
2. Construction loans are included in the chart by their applicable property type.

Drivers of Change in the ACL - Current Quarter
($ in millions)

BankUnited



Allocation of the ACL
($ in millions)

BankUnited

	December 31, 2022		March 31, 2023		June 30, 2023	
	Balance	% of Loans	Balance	% of Loans	Balance	% of Loans
Residential	$ 11.7	0.13 %	$ 11.8	0.13 %	$ 8.9	0.10 %
Commerical:						
Commercial real estate	24.8	0.43 %	26.0	0.46 %	29.7	0.52 %
Commercial and industrial	97.2	1.10 %	113.0	1.25 %	121.0	1.35 %
Pinnacle - municipal finance	0.2	0.02 %	0.2	0.02 %	0.2	0.02 %
Franchise finance	11.7	4.63 %	5.6	2.33 %	4.3	2.07 %
Equipment finance	2.3	0.82 %	2.2	0.83 %	2.7	1.16 %
Total commercial	136.2	0.85 %	147.0	0.91 %	157.9	0.99 %
Allowance for credit losses	**$ 147.9**	0.59 %	**$ 158.8**	0.64 %	**$ 166.8**	0.68 %

Office Portfolio ACL: 0.83% at June 30, 2023

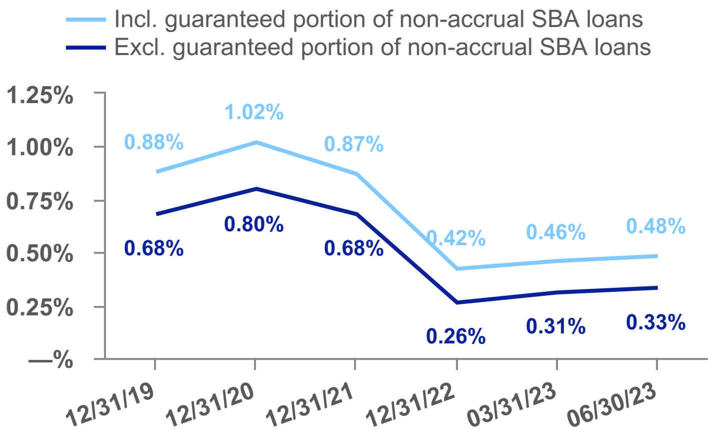
Asset Quality Ratios	December 31, 2022	March 31, 2023	June 30, 2023
Non-performing loans to total loans(1)	0.42 %	0.46 %	0.48 %
Non-performing assets to total assets(1)	0.29 %	0.32 %	0.34 %
Allowance for credit losses to non-performing loans(1)	140.88 %	139.01 %	140.52 %
Net charge-offs to average loans(2)	0.22 %	0.08 %	0.09 %

1. Non-performing loans and assets include the guaranteed portion of non-accrual SBA loans totaling $35.9 million, $36.9 million and $40.3 million or 0.15%, 0.15% and 0.16% of total loans and 0.10%, 0.10% and 0.11% of total assets at June 30, 2023, March 31, 2023 and December 31, 2022, respectively.
2. Annualized for the periods ended March 31, 2023 and June 30, 2023.

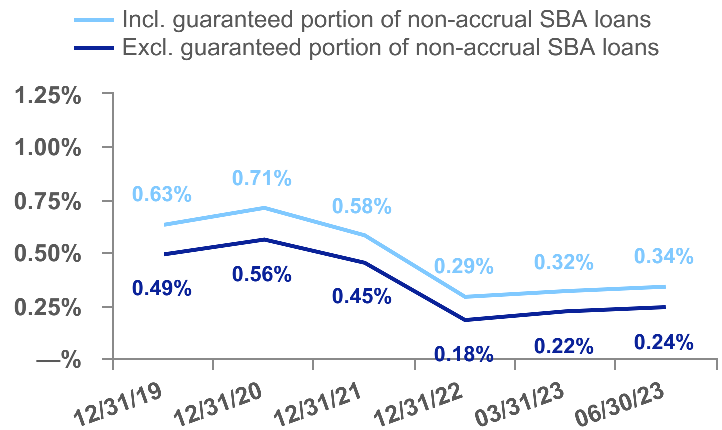
Asset Quality Metrics

BankUnited

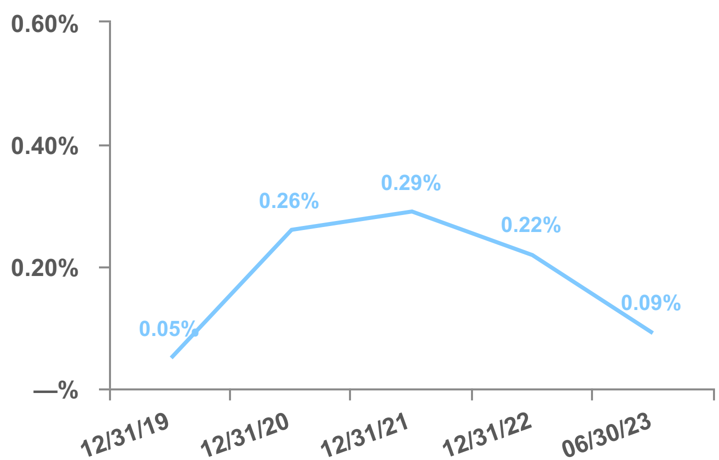
Non-Performing Loans to Total Loans



Non-Performing Assets to Total Assets

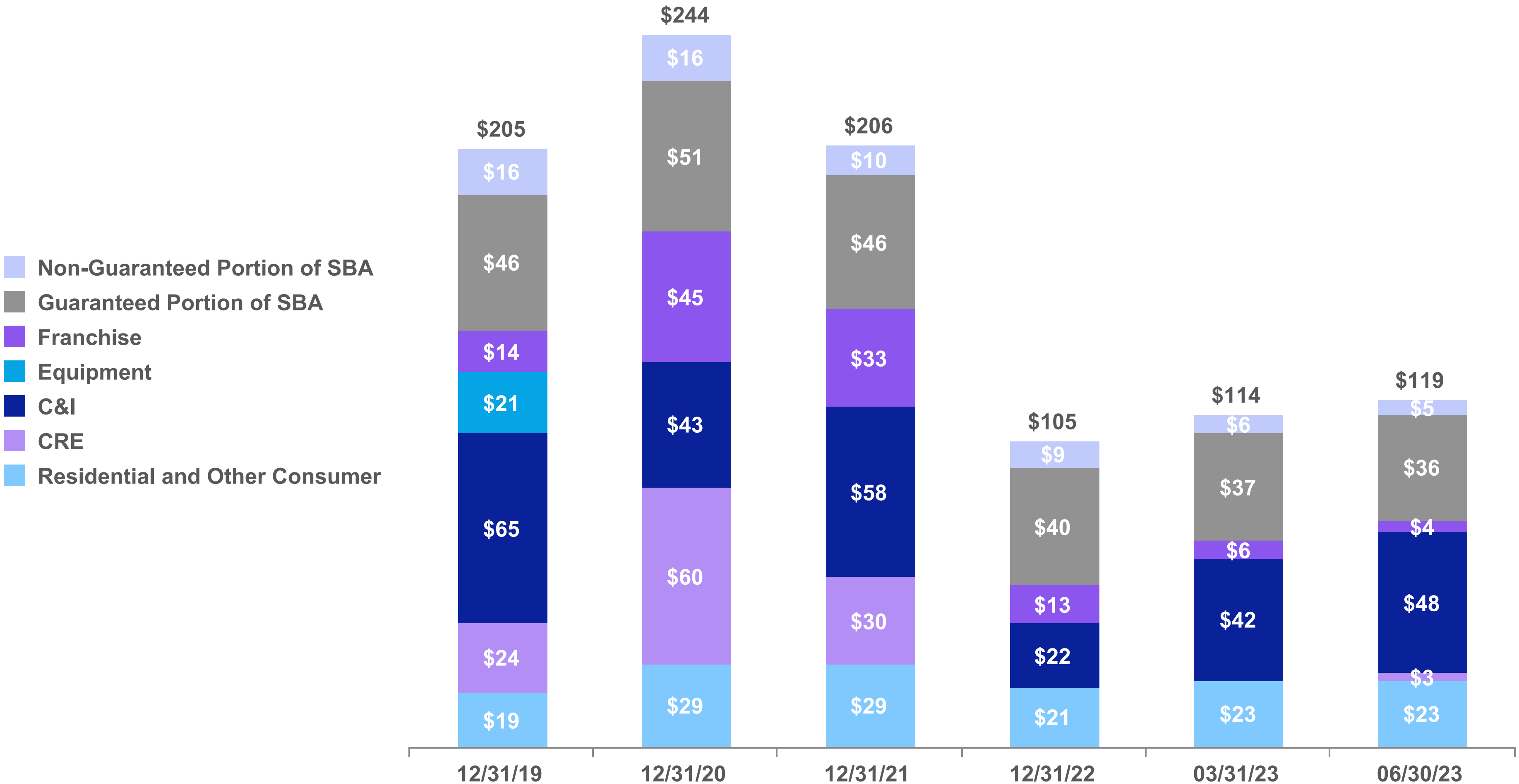


Net Charge-offs to Average Loans



Non-Performing Loans by Portfolio Segment
($ in millions)

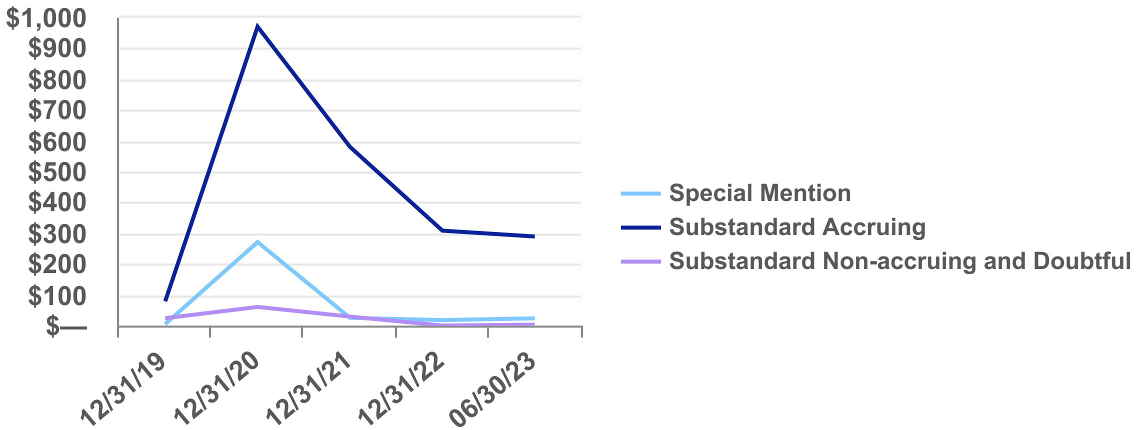
BankUnited



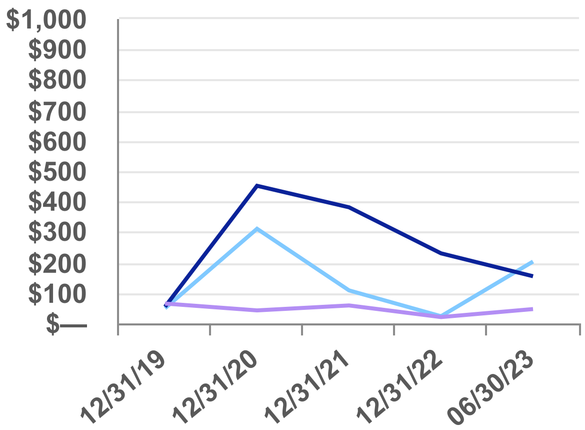
Criticized and Classified Loans
($ in millions)

BankUnited

Commercial Real Estate[1]

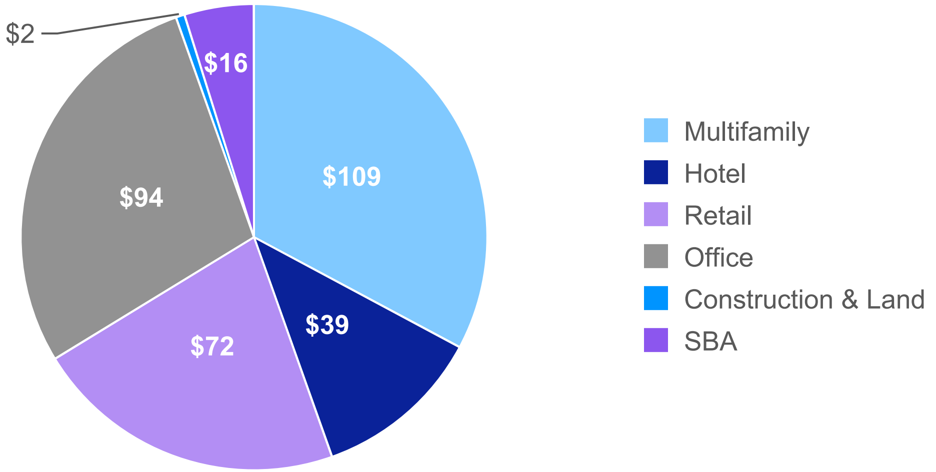


Commercial & Industrial[1]



1. Excludes SBA

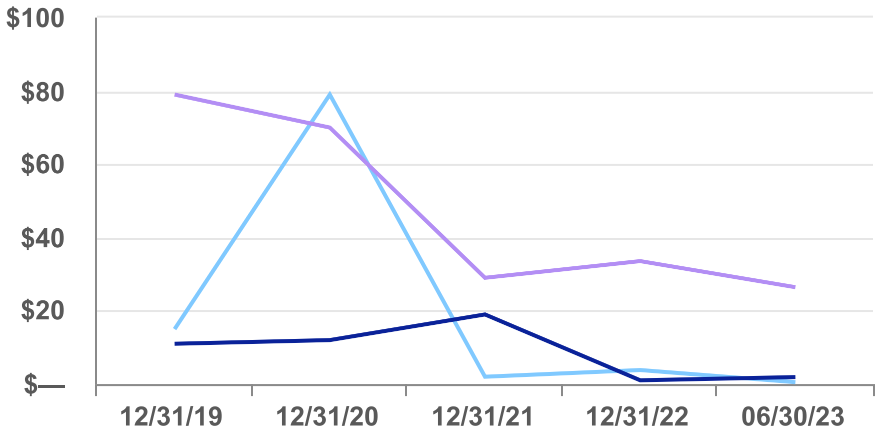
Criticized and Classified CRE by Property Type at June 30, 2023



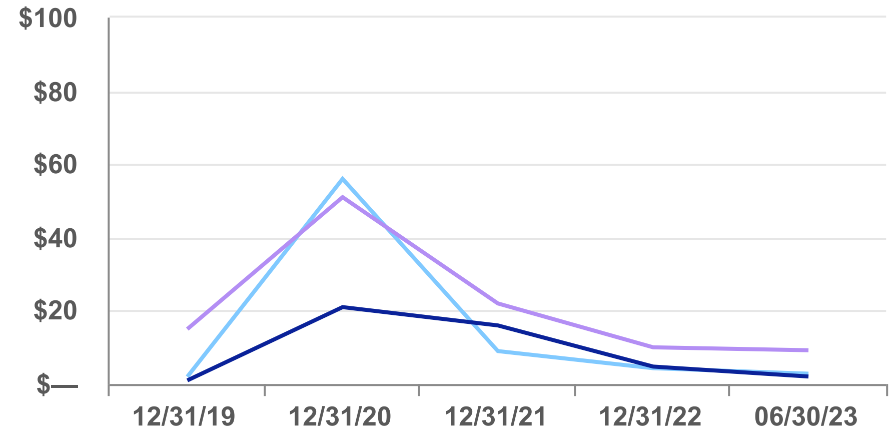
Asset Quality - Delinquencies
($ in millions)

BankUnited

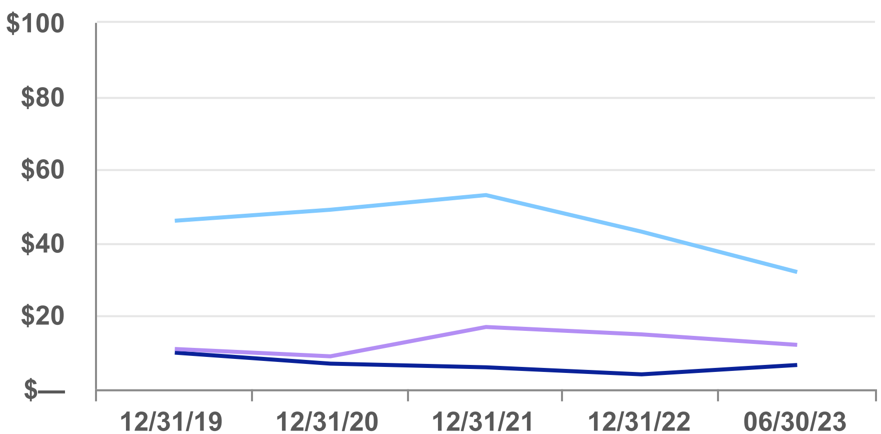
Commercial[1]



CRE



Residential[2]



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

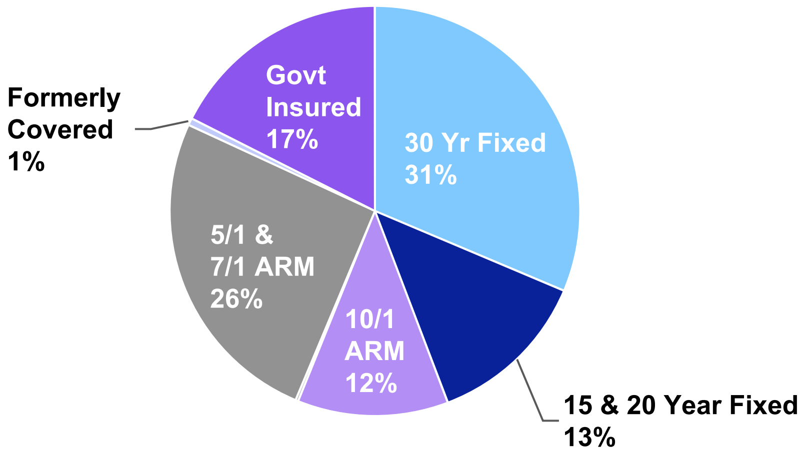
1. Includes Pinnacle, franchise finance and equipment finance
2. Excludes government insured residential loans

Residential Portfolio Overview

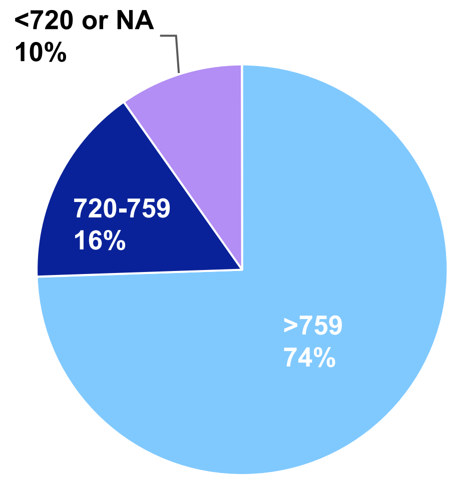
At June 30, 2023

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

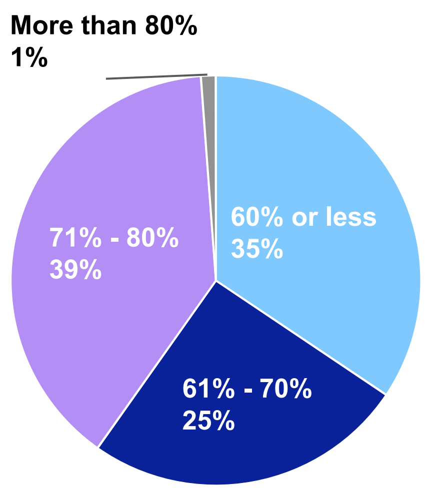
Residential Loan Product Type



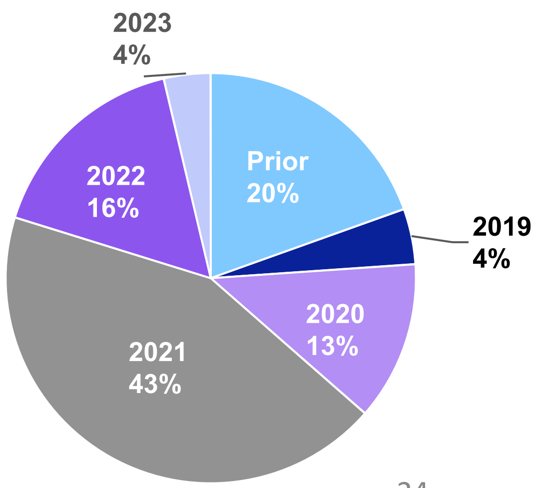
FICO Distribution[1]



Breakdown by LTV



Breakdown by Vintage[1]



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

BankUnited
Go for more™

Investment Portfolio

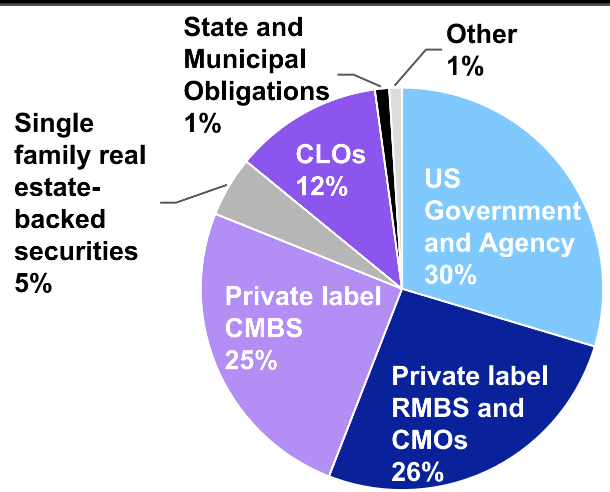
High Quality, Short-Duration Securities Portfolio
($ in millions)

BankUnited

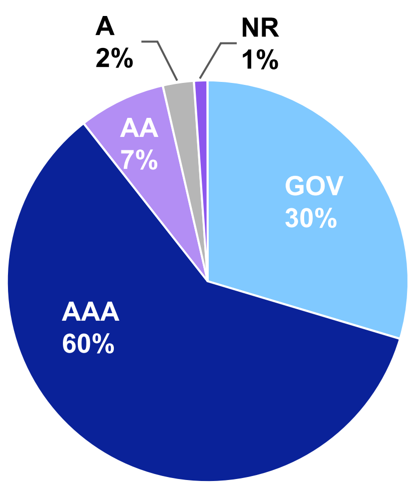
- **No expected credit losses on AFS securities**
- **AFS portfolio duration of 1.94; approximately 68% of the portfolio floating rate**
- **HTM securities totaling $10 million with unrealized loss of $0.1 million**

Portfolio	December 31, 2022 Net Unrealized Loss	December 31, 2022 Fair Value	March 31, 2023 Net Unrealized Loss	March 31, 2023 Fair Value	June 30, 2023 Net Unrealized Loss	June 30, 2023 Fair Value
US Government and Agency	$ (146)	$ 2,780	$ (128)	$ 2,742	$ (132)	$ 2,686
Private label RMBS and CMOs	(334)	2,531	(300)	2,525	(318)	2,384
Private label CMBS	(121)	2,524	(98)	2,435	(98)	2,282
Single family real estate-backed securities	(32)	470	(20)	449	(23)	438
CLOs	(30)	1,136	(20)	1,106	(19)	1,081
State and Municipal Obligations	(5)	117	(3)	104	(5)	104
Other	(6)	96	(5)	94	(4)	92
	$ (674)	**$ 9,654**	**$ (574)**	**$ 9,455**	**$ (599)**	**$ 9,067**

Portfolio Composition



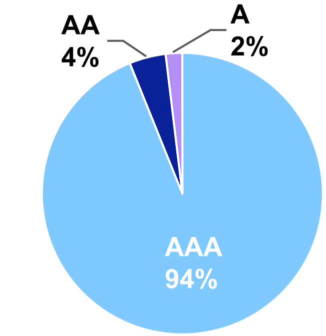
Rating Distribution



High Quality, Short-Duration Securities Portfolio
At June 30, 2023

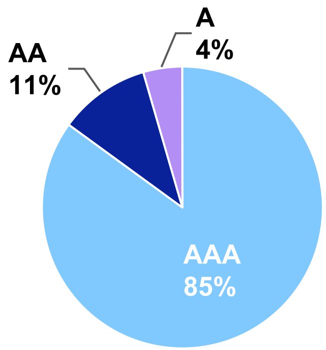
BankUnited

Strong credit enhancement levels



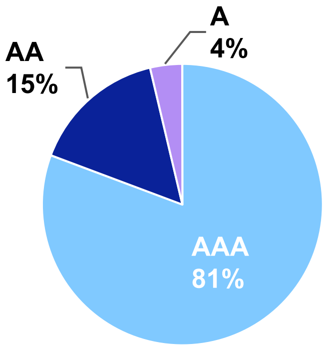
Private Label RMBS

Rating	Subordination Min	Subordination Max	Subordination Avg.	Wtd. Avg. Stress Scenario Loss
AAA	3.0	88.9	17.6	2.3
AA	19.5	33.7	23.9	5.3
A	24.9	26.6	25.7	5.4
Wtd. Avg.	**4.1**	**85.3**	**18.0**	**2.5**



Private Label CMBS

Rating	Subordination Min	Subordination Max	Subordination Avg.	Wtd. Avg. Stress Scenario Loss
AAA	30.0	97.3	43.9	7.0
AA	29.4	95.1	38.5	7.8
A	25.1	75.2	41.8	9.1
Wtd. Avg.	**29.7**	**96.1**	**43.2**	**7.2**



CLOs

Rating	Subordination Min	Subordination Max	Subordination Avg.	Wtd. Avg. Stress Scenario Loss
AAA	37.6	66.9	46.6	11.4
AA	31.1	42.4	35.6	9.9
A	28.8	31.6	29.9	10.4
Wtd. Avg.	**36.3**	**61.8**	**44.3**	**11.2**

Liquidity

Ample Liquidity Coverage of Uninsured Deposits
($ in millions)

BankUnited

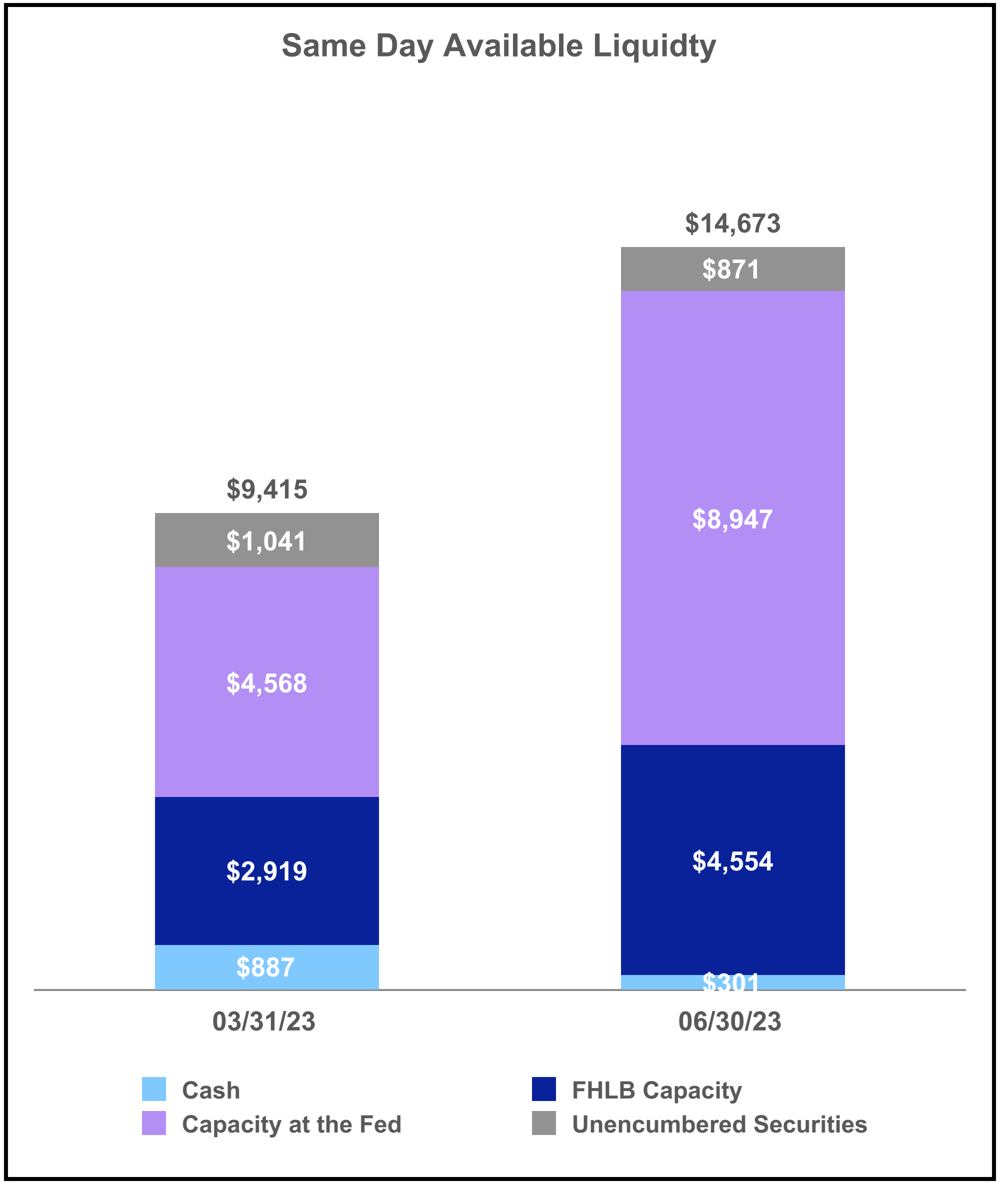
Insured Deposits

Total Deposits at June 30, 2023	$	25,839
Estimated Uninsured Deposits	$	11,841
Less: Collateralized deposits		(2,830)
Less: Affiliate deposits		(239)
Adjusted Uninsured Deposits	$	8,772
Estimated Insured and Collateralized Deposits	$	17,067
Insured and Collateralized Deposits to Total Deposits at June 30, 2023		**66%**

	March 31, 2023	June 30, 2023
Available Liquidity[1]	$ 9,415	$ 14,673
Available Liquidity to Uninsured, Uncollateralized Deposits Ratio	95 %	**167%**

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

Available Liquidity
($ in millions)



Non-GAAP Financial Measures

Non-GAAP Financial Measures

BankUnited

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 June 30, 2023 (in thousands except share and per share data):

	June 30, 2023
Total stockholders' equity (GAAP)	$ 2,526,310
Less: goodwill	77,637
Tangible stockholders' equity (non-GAAP)	$ 2,448,673
Common shares issued and outstanding	74,429,948
Book value per common share (GAAP)	$ 33.94
Tangible book value per common share (non-GAAP)	$ 32.90