

Q2 2025 – Supplemental Information

July 23, 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).



BankUnited

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Quarterly Highlights

Driving Earnings Growth

- Net income \$68.8 million, 18% quarter-over-quarter increase
- NIM expanded by 0.12% to 2.93% from 2.81%
- ROE improved to 9.4%

Improved Funding Profile

- NIDDA grew 13% or \$1.0 billion to 32% of total deposits
- Average NIDDA up \$581 million
- Non-brokered deposits up \$1.2 billion
- Wholesale funding down \$749 million
- Cost of deposits down 0.11% to 2.47% from 2.58%; spot APY 2.37% at June 30

Improved Asset Mix

- Yield on loans increased to 5.55% from 5.48%
- Core C&I and CRE loans grew by a net \$68 million
- Lower yielding and non-core resi, franchise, equipment and municipal finance declined an aggregate \$171 million

Robust Capital

- CET 1 ratio 12.2%; 11.3% pro-forma CET1 including AOCI
- TCE/TA 8.1%
- Tangible book value per share now \$38.23, 9% year-over-year growth
- \$100 million new share repurchase authorization

Expansion Opportunities

- Wholesale banking offices launched in Morristown NJ and Charlotte NC

Highlights from Second Quarter Earnings



(\$ in millions, except per share data)	Change From					
	Q2'25	Q1'25	Q2'24	Q1'25	Q2'24	
Net Interest Income	\$246	\$233	\$226	\$13	\$20	6% quarter-over-quarter growth
Provision for Credit Losses	\$16	\$15	\$20	\$1	(\$4)	
Total Non-interest Income	\$28	\$22	\$24	\$6	\$4	Fee businesses gaining traction
Total Non-interest Expense	\$164	\$160	\$158	\$4	\$6	
Net Income	\$69	\$58	\$54	\$11	\$15	18% quarter-over-quarter growth
EPS	\$0.91	\$0.78	\$0.72	\$0.13	\$0.19	
Period-end Core C&I and CRE loans	\$15,159	\$15,091	\$15,090	\$68	\$69	Impacted by strategic exits and unscheduled payoffs
Period-end Loans	\$23,934	\$23,990	\$24,628	(\$56)	(\$694)	Strategic resi runoff
NIDDA to total deposits	32%	29%	29%	3%	3%	
Non-interest DDA	\$9,113	\$8,069	\$8,065	\$1,044	\$1,048	
Period-end Deposits	\$28,646	\$28,058	\$27,764	\$588	\$882	
Loans to Deposits	83.6%	85.5%	88.7%	(1.9%)	(5.1%)	
CET1	12.2%	12.2%	11.6%	—%	0.6%	
Total Capital	14.3%	14.3%	13.6%	—%	0.7%	
Yield on Loans	5.55%	5.48%	5.85%	0.07%	(0.30%)	
Yield on Securities	5.06%	5.07%	5.60%	(0.01%)	(0.54%)	
Cost of Deposits	2.47%	2.58%	3.09%	(0.11%)	(0.62%)	
Net Interest Margin	2.93%	2.81%	2.72%	0.12%	0.21%	Organic transformation strategy leading to margin expansion
Non-performing Assets to Total Assets ⁽¹⁾	1.08%	0.76%	0.50%	0.32%	0.58%	Increase mainly attributable to office exposure
ACL to Total Loans	0.93%	0.92%	0.92%	0.01%	0.01%	
Commercial ACL to Total Commercial Loans ⁽³⁾	1.36%	1.34%	1.42%	0.02%	(0.06)%	
Net Charge-offs to Average Loans ⁽²⁾	0.27%	0.33%	0.12%	(0.06)%	0.15%	

1. Includes guaranteed portion of non-accrual SBA loans.
2. Annualized for the six months ended June 30, 2025 and the three months ended March 31, 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.

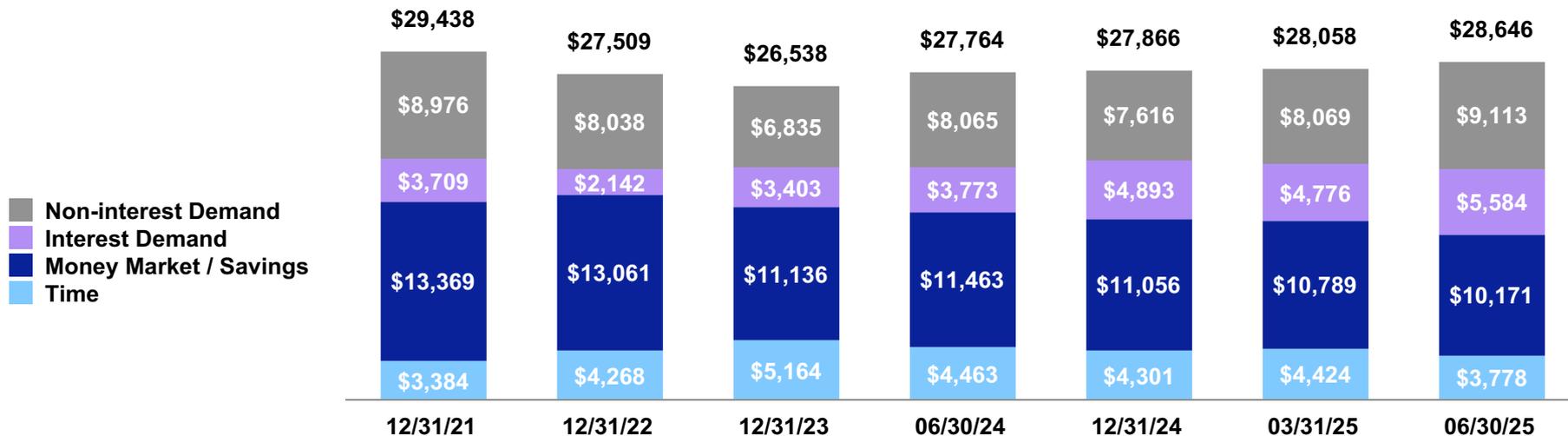


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Deposits

Deposit Trends (\$ in millions)



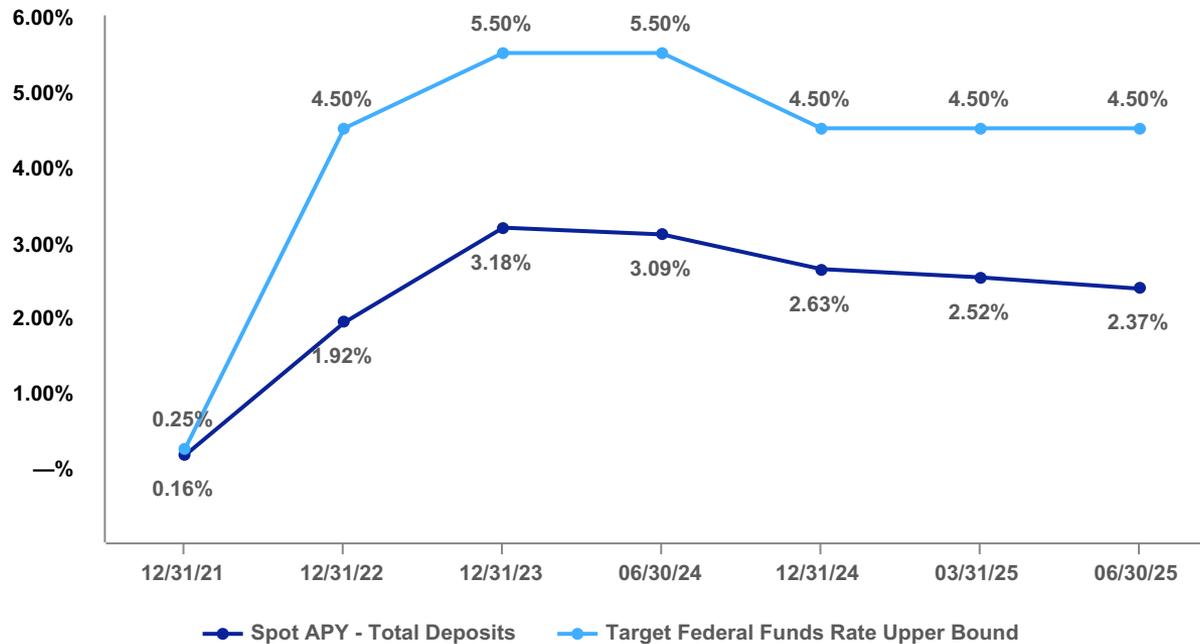
Quarterly Cost of Deposits	0.19%	1.42%	2.96%	3.09%	2.72%	2.58%	2.47%
Non-interest bearing as a % of Total Deposits	30.5%	29.2%	25.8%	29.1%	27.3%	28.8%	31.8%

Cost of Funds Trend



Spot Average Annual Percentage Yield ("APY")	At December 31, 2021	At December 31, 2022	At December 31, 2023	At June 30, 2024	At December 31, 2024	At March 31, 2025	At June 30, 2025
Total non-maturity deposits	0.14%	1.83%	2.87%	2.80%	2.37%	2.25%	2.16%
Total interest-bearing deposits	0.23%	2.66%	4.20%	4.29%	3.58%	3.47%	3.41%
Total deposits	0.16%	1.92%	3.18%	3.09%	2.63%	2.52%	2.37%

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





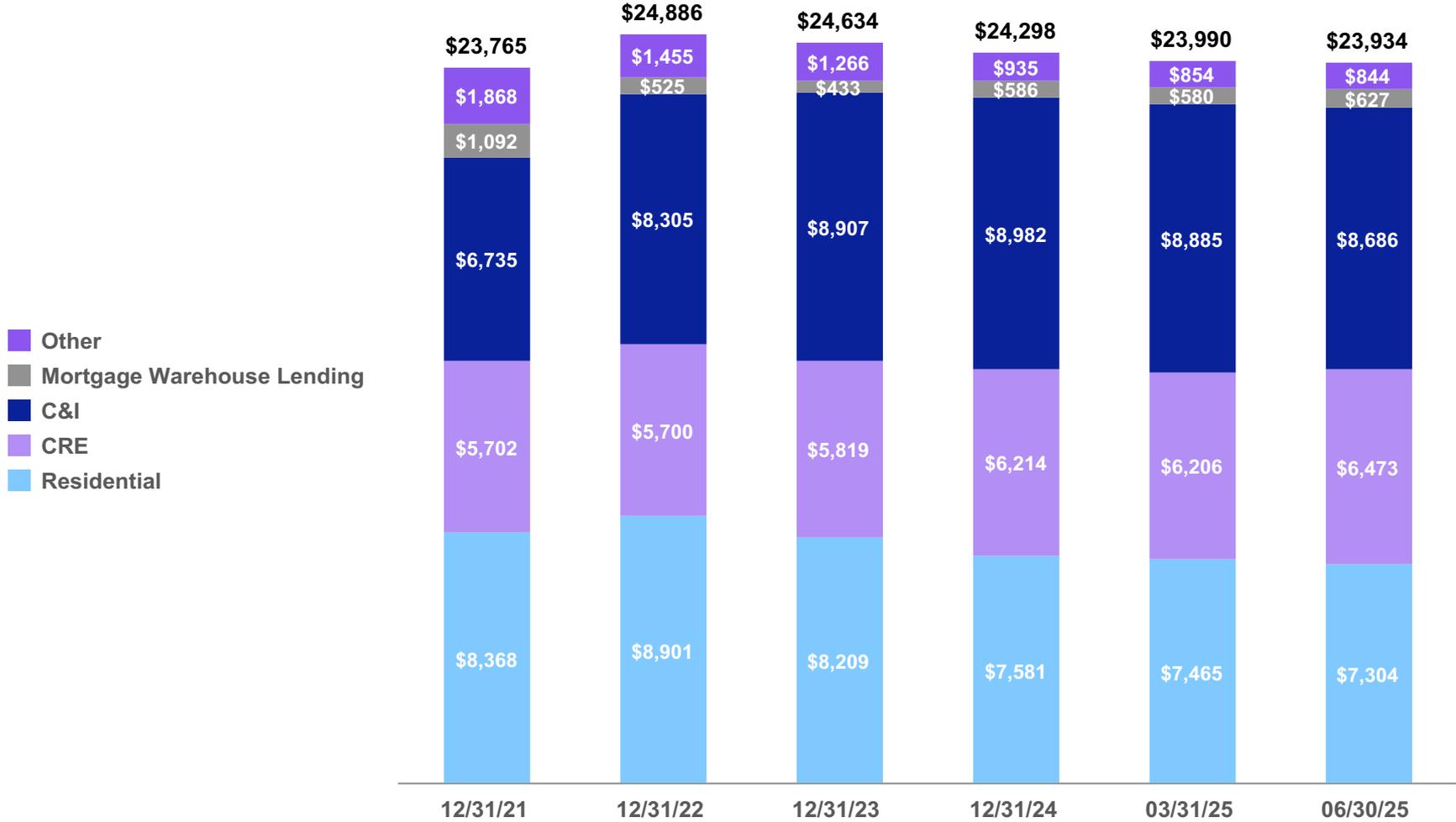
Loans and the Allowance for Credit Losses

Prudently Underwritten and Well-Diversified Loan Portfolio

At June 30, 2025 (\$ in millions)



Loan Portfolio Over Time



High Quality CRE Portfolio

At June 30, 2025 (\$ in millions)



Property Type	Balance	% of Total CRE	FL	NY Tri State	Other	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	\$ 1,647	26 %	59 %	22 %	19 %	1.52	63.3 %
Warehouse/Industrial	1,368	21 %	49 %	8 %	43 %	1.88	47.4 %
Multifamily	887	14 %	53 %	45 %	2 %	1.94	49.5 %
Retail	1,294	20 %	46 %	26 %	28 %	1.80	57.3 %
Hotel	484	7 %	78 %	10 %	12 %	1.66	44.0 %
Construction and Land	644	10 %	27 %	45 %	28 %	NA	NA
Other	149	2 %	49 %	6 %	45 %	2.60	47.3 %
	\$ 6,473	100 %	51 %	24 %	25 %	1.76	54.2 %

Property Type	Florida		NY Tri State	
	Wtd. Avg. DSCR	Wtd. Avg. LTV	Wtd. Avg. DSCR	Wtd. Avg. LTV
Office	1.51	62.3 %	1.56	58.9 %
Warehouse/Industrial	2.06	44.9 %	1.86	33.3 %
Multifamily	2.46	44.4 %	1.32	55.6 %
Retail	1.93	54.2 %	1.47	58.9 %
Hotel	1.66	44.6 %	1.80	30.8 %
Other	3.26	39.8 %	1.20	63.8 %
	1.90	51.7 %	1.48	55.2 %

Construction and land includes \$88 million of office exposure, \$84 million in NY

New York rent regulated multi-family exposure \$110 million

Manageable CRE Maturity Risk

At June 30, 2025 (\$ in millions)



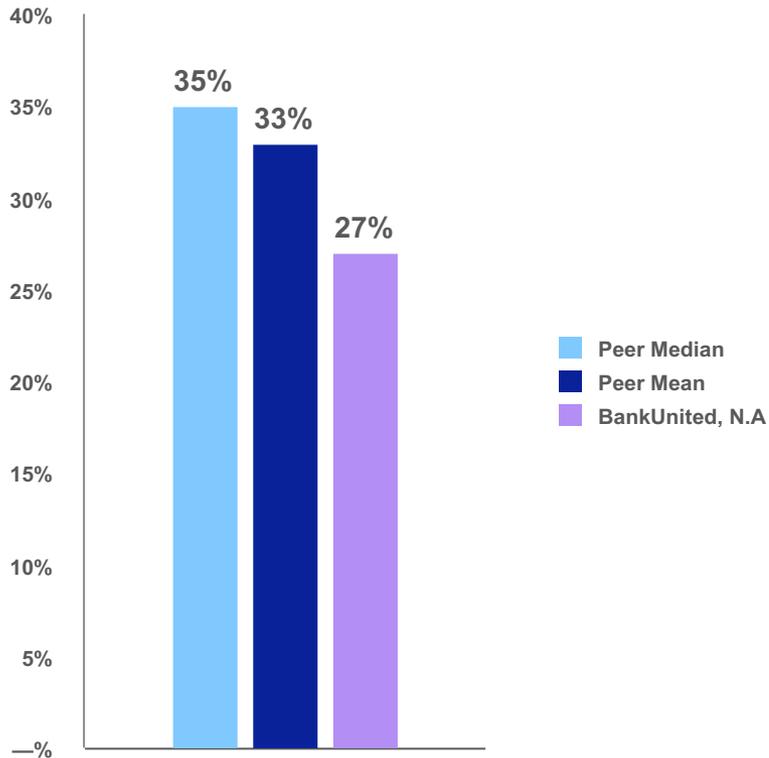
16% of total CRE portfolio fixed and maturing in the next 12 months

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	\$ 636	39 %	\$ 369	22 %
Warehouse/Industrial	246	18 %	158	12 %
Multifamily	266	30 %	118	13 %
Retail	247	19 %	202	16 %
Hotel	97	20 %	90	19 %
Construction and Land	181	28 %	42	7 %
Other	32	22 %	32	22 %
	\$ 1,705	26 %	\$ 1,011	16 %

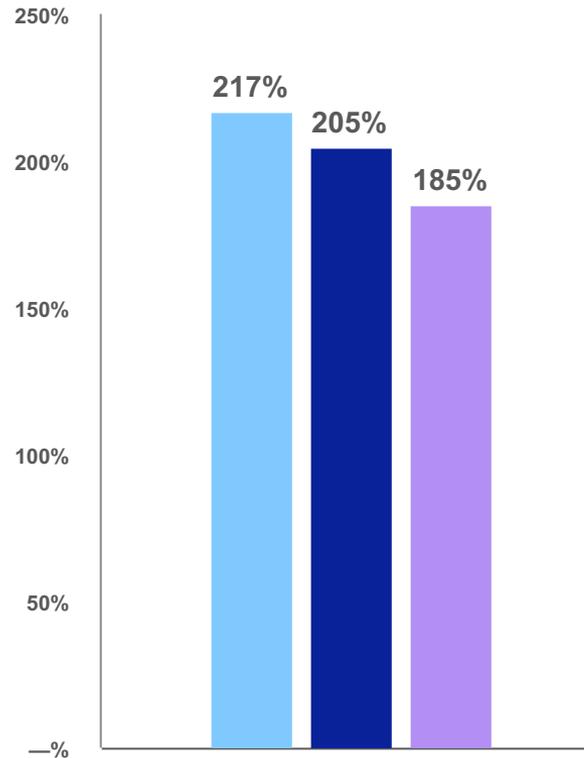
Maturity Distribution of CRE Loans

Property Type	2025	2026	2027	2028	2029	Thereafter	Total
Office	\$ 365	\$ 481	\$ 297	\$ 196	\$ 247	\$ 61	\$ 1,647
Warehouse/Industrial	150	401	335	163	164	155	1,368
Multifamily	196	149	145	167	138	92	887
Retail	165	280	199	292	125	233	1,294
Hotel	43	237	30	62	59	53	484
Construction and Land	86	215	256	7	25	55	644
Other	6	27	19	29	15	53	149
	\$ 1,011	\$ 1,790	\$ 1,281	\$ 916	\$ 773	\$ 702	\$ 6,473

CRE / Total Loans⁽¹⁾⁽²⁾



CRE / Total Risk Based Capital⁽¹⁾⁽²⁾



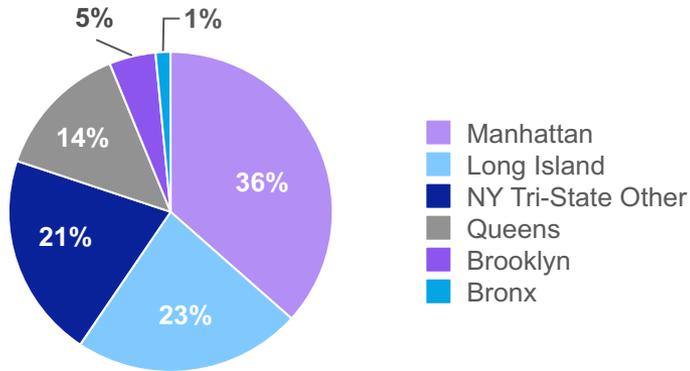
1. BKU information as of June 30, 2025
2. CRE peer median information based on March 31, 2025 Call Report data (most recent date available) for banks with total assets between \$10 billion and \$100 billion

CRE Office Portfolio - Additional Information

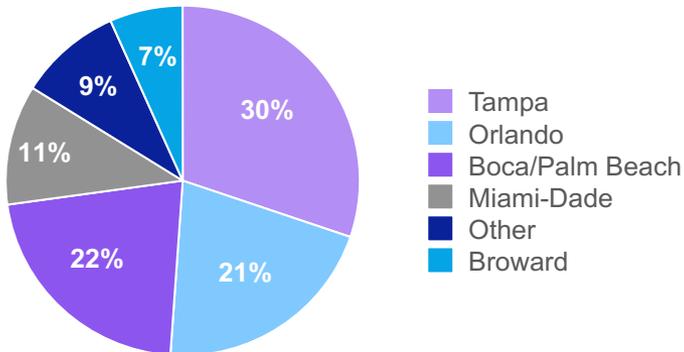
At June 30, 2025



NY Tri-State by Sub-Market



Florida by Sub-Market



- 20% or \$337 million of the total office portfolio is medical office
- Rent rollover in next 12 months approximately 9% of the total office portfolio; 10% for FL and 7% in NY Tri State
- Manhattan stabilized portfolio has approximately 96% occupancy and rent rollover in the next 12 months of 6%
- The Florida portfolio is predominantly suburban

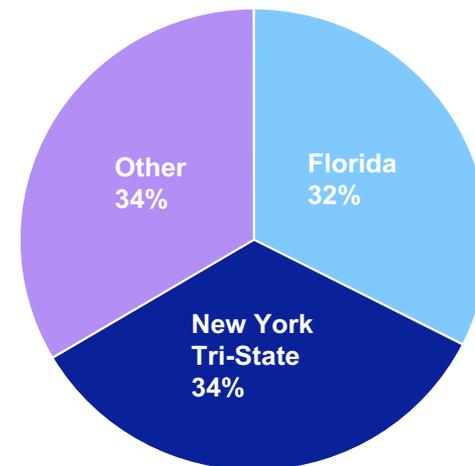
Granular, Diversified Commercial & Industrial Portfolio

At June 30, 2025 (\$ in millions)



Industry	Balance ⁽¹⁾	% of Portfolio
Finance and Insurance	\$ 1,466	16.9 %
Health Care and Social Assistance	824	9.5 %
Manufacturing	733	8.4 %
Utilities	704	8.1 %
Educational Services	645	7.4 %
Wholesale Trade	629	7.2 %
Information	575	6.6 %
Real Estate and Rental and Leasing	489	5.6 %
Transportation and Warehousing	488	5.6 %
Construction	467	5.4 %
Retail Trade	347	4.0 %
Professional, Scientific, and Technical Services	331	3.8 %
Other Services (except Public Administration)	261	3.0 %
Public Administration	234	2.7 %
Accommodation and Food Services	144	1.7 %
Arts, Entertainment, and Recreation	139	1.6 %
Administrative and Support and Waste Management	92	1.1 %
Other	118	1.4 %
	\$ 8,686	100.0 %

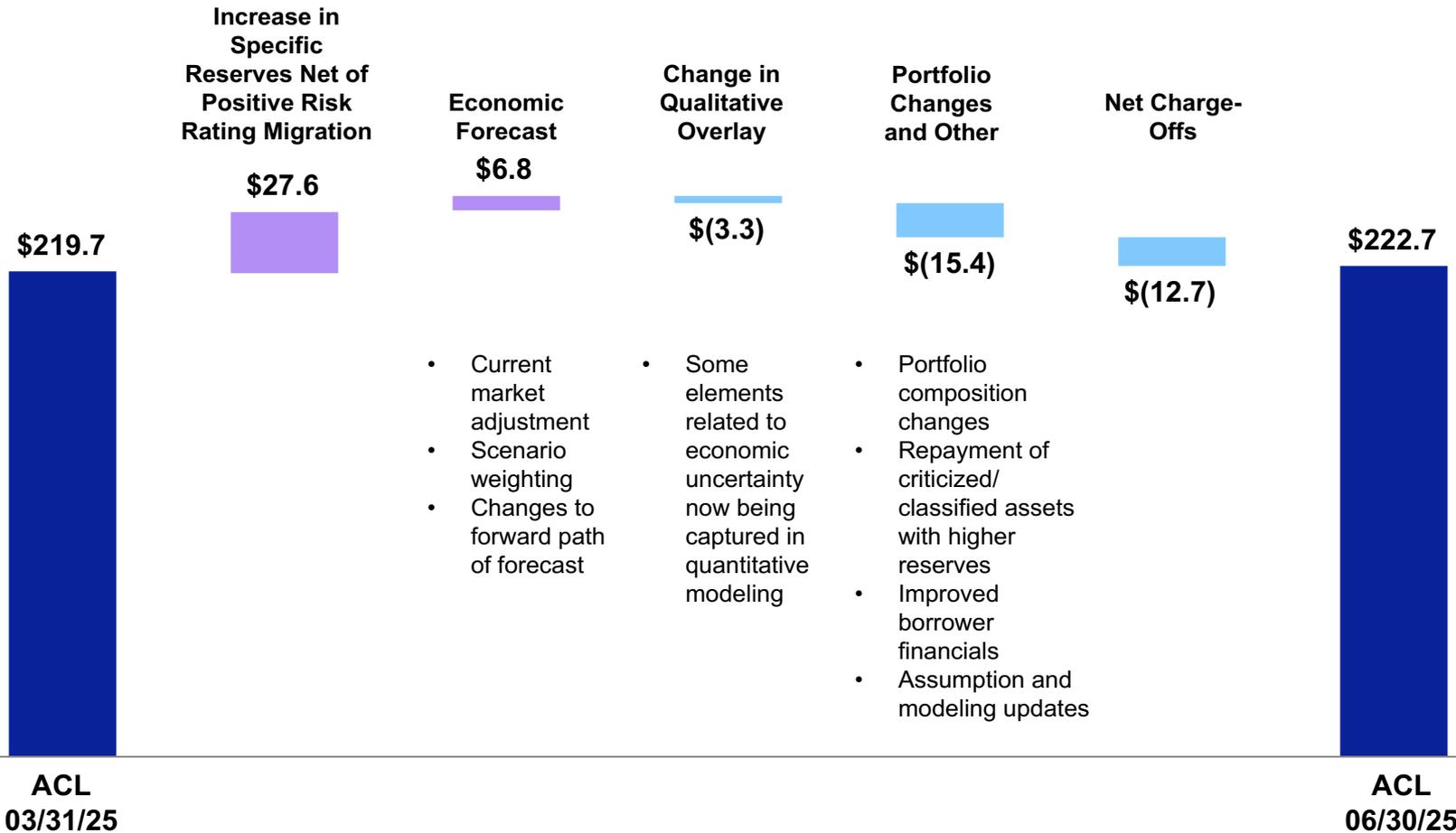
Geographic Distribution



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

Drivers of Change in the ACL - Current Quarter

(\$ in millions)



- Current market adjustment
- Scenario weighting
- Changes to forward path of forecast

- Some elements related to economic uncertainty now being captured in quantitative modeling

- Portfolio composition changes
- Repayment of criticized/classified assets with higher reserves
- Improved borrower financials
- Assumption and modeling updates

% of Total Loans

0.92%

0.93%

Allocation of the ACL

(\$ in millions)



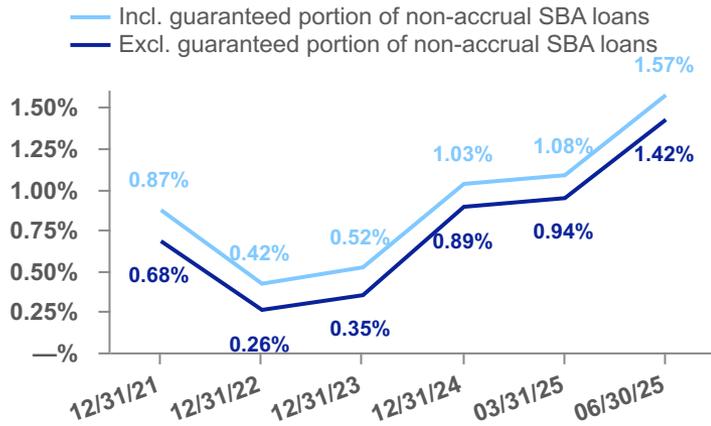
	December 31, 2024		March 31, 2025		June 30, 2025	
	Balance	% of Loans	Balance	% of Loans	Balance	% of Loans
Commercial:						
Commercial real estate	\$ 70.5	1.13 %	\$ 65.6	1.06 %	\$ 58.4	0.90 %
Commercial and industrial	138.0	1.54 %	136.6	1.54 %	149.0	1.72 %
Franchise and equipment finance	2.3	1.12 %	1.6	0.96 %	1.1	0.73 %
Total commercial	210.8	1.37 %	203.8	1.34 %	208.5	1.36 %
Pinnacle - municipal finance	0.1	0.02 %	0.1	0.02 %	0.1	0.01 %
Residential and mortgage warehouse lending	12.3	0.15 %	15.8	0.20 %	14.1	0.18 %
Allowance for credit losses	<u>\$ 223.2</u>	<u>0.92 %</u>	<u>\$ 219.7</u>	<u>0.92 %</u>	<u>\$ 222.7</u>	<u>0.93 %</u>

Office Portfolio ACL: 1.92% at June 30, 2025, 1.99% at March 31, 2025

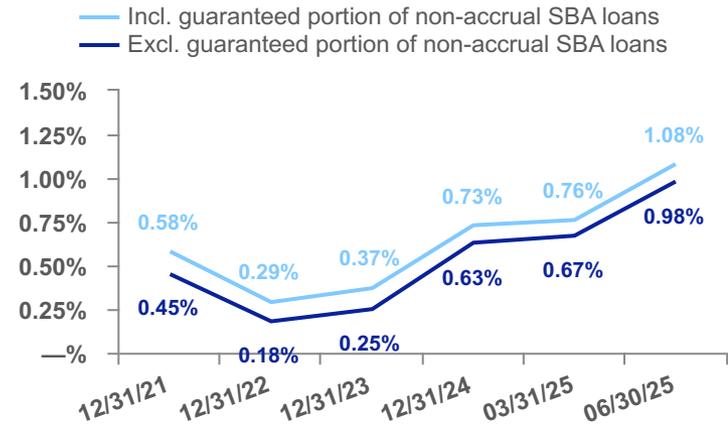
Asset Quality Ratios	December 31, 2024	March 31, 2025	June 30, 2025
Non-performing loans to total loans ⁽¹⁾	1.03 %	1.08 %	1.57 %
Non-performing loans, excluding the guaranteed portion of non-accrual SBA loans, to total loans	0.89 %	0.94 %	1.42 %
Non-performing assets to total assets ⁽¹⁾	0.73 %	0.76 %	1.08 %
Non-performing assets, excluding the guaranteed portion of non-accrual SBA loans, to total assets	0.63 %	0.67 %	0.98 %
Allowance for credit losses to non-performing loans ⁽¹⁾	89.01 %	84.58 %	59.18 %
Net charge-offs to average loans ⁽²⁾	0.16 %	0.33 %	0.27 %

1. Non-performing loans and assets include the guaranteed portion of non-accrual SBA loans totaling \$35.9 million, \$33.0 million and \$34.3 million at June 30, 2025, March 31, 2025 and December 31, 2024, respectively.
2. Annualized for the three months ended March 31, 2025 and the six months ended June 30, 2025. For the trailing 12 months, the net charge-off ratio was 0.23%.

Non-Performing Loans to Total Loans



Non-Performing Assets to Total Assets



Net Charge-offs to Average Loans⁽¹⁾



1. Annualized for the three months ended March 31, 2025 and the six months ended June 30, 2025.

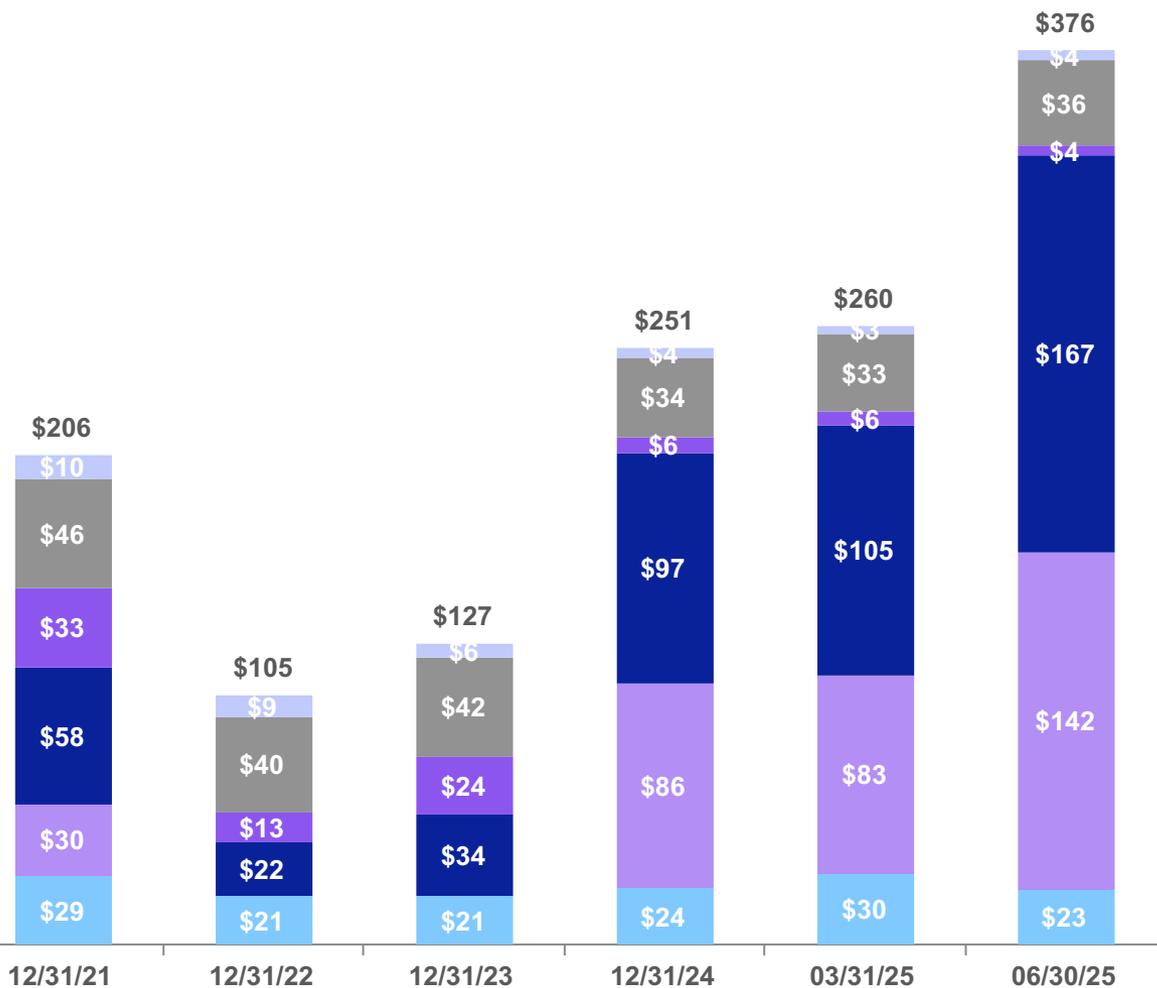
Non-Accrual Loans by Portfolio Segment

(\$ in millions)

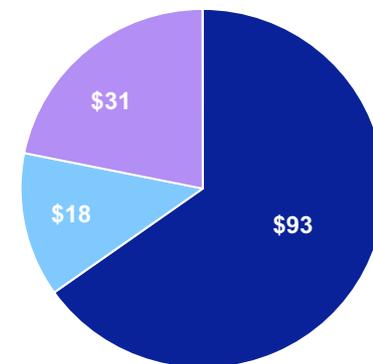


Non-performing loans by Portfolio Segment

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



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

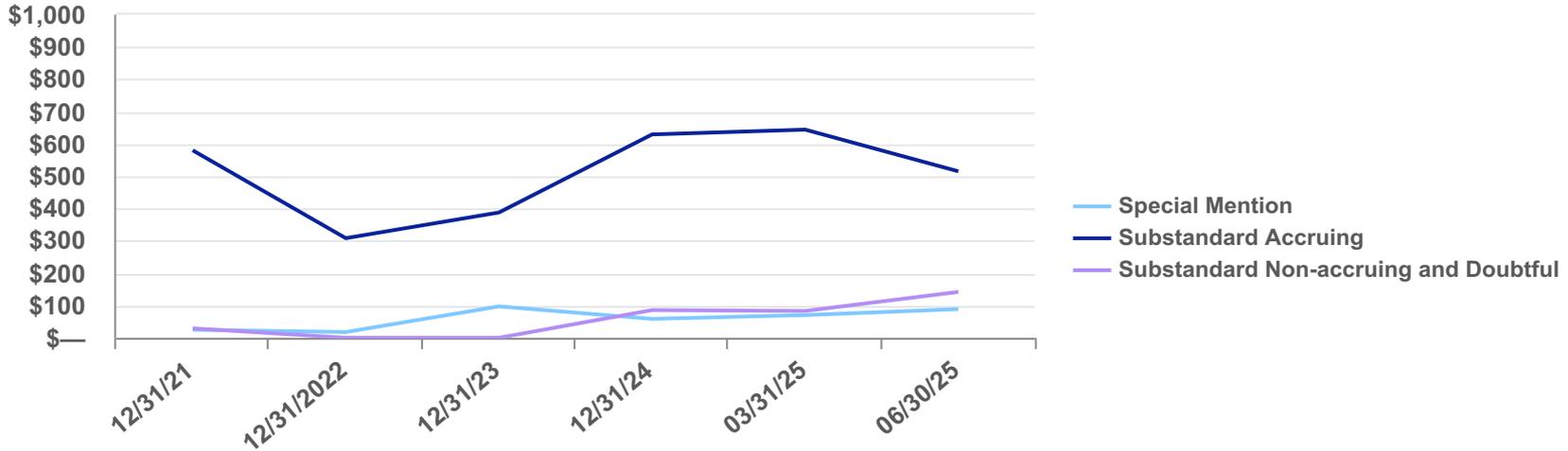


- Office
- Multifamily - NY Rent Regulated
- Construction and Land - Office

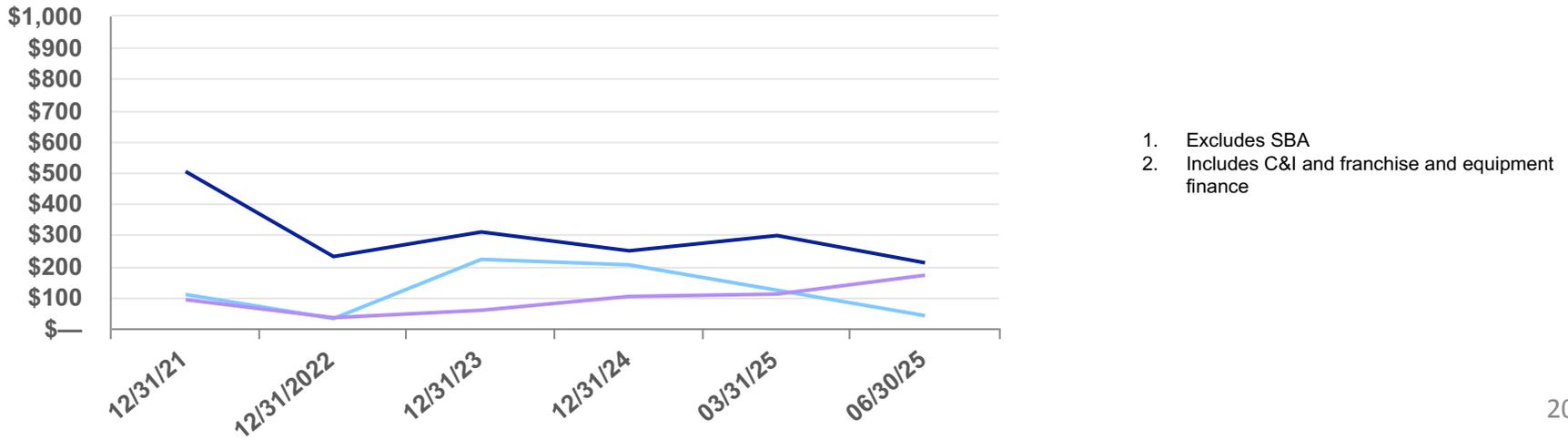
Criticized and Classified Loans (\$ in millions)



Commercial Real Estate⁽¹⁾



Commercial⁽¹⁾⁽²⁾



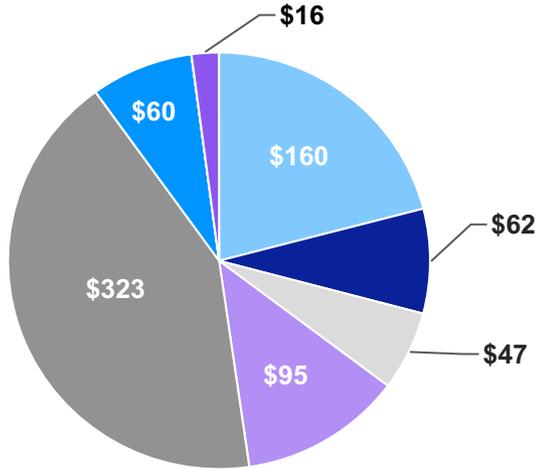
- 1. Excludes SBA
- 2. Includes C&I and franchise and equipment finance

Criticized and Classified CRE Loans by Property Type

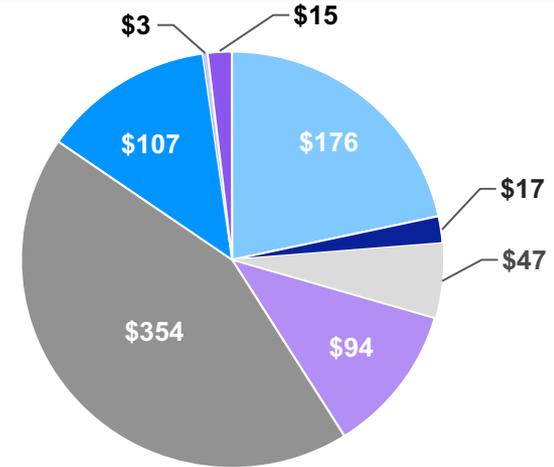
(\$ in millions)



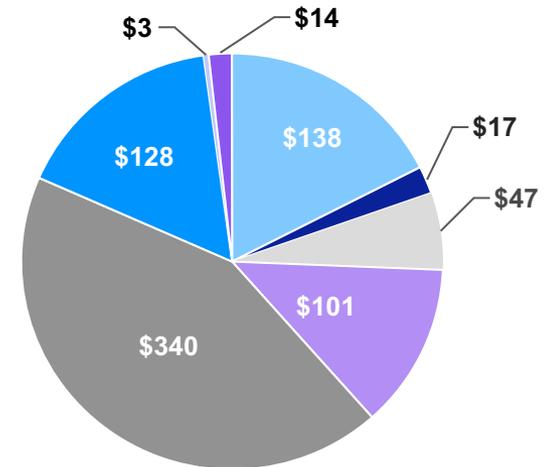
June 30, 2025



March 31, 2025



December 31, 2024



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

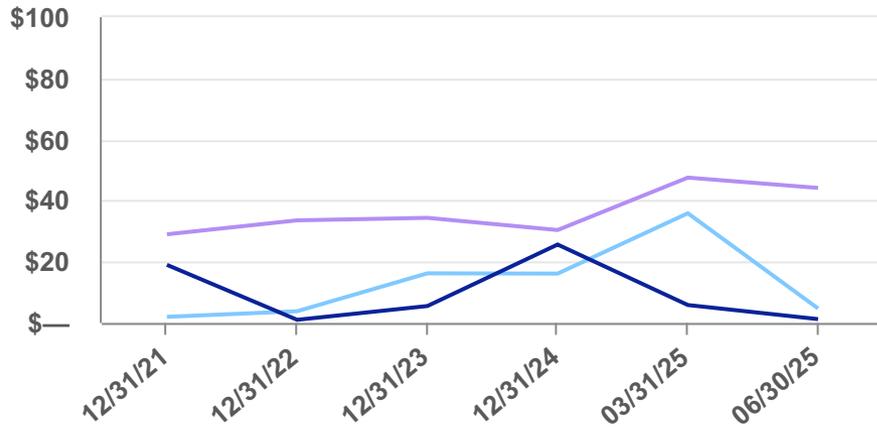
(1) office exposure at 6/30/2025

Asset Quality - Delinquencies

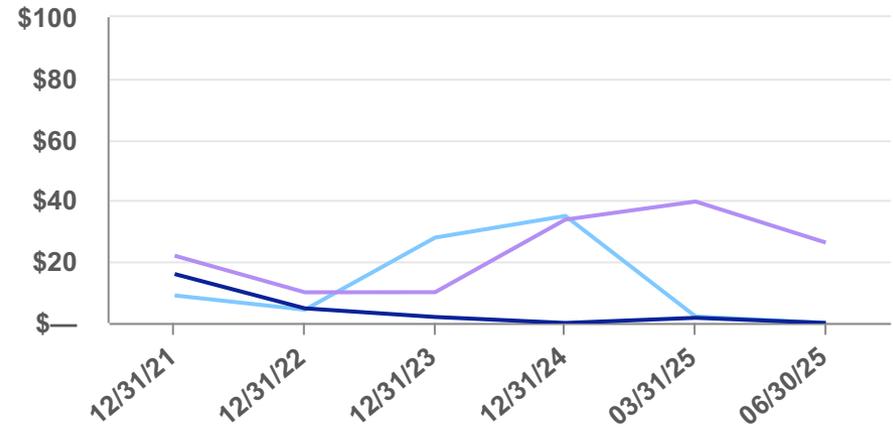
(\$ in millions)



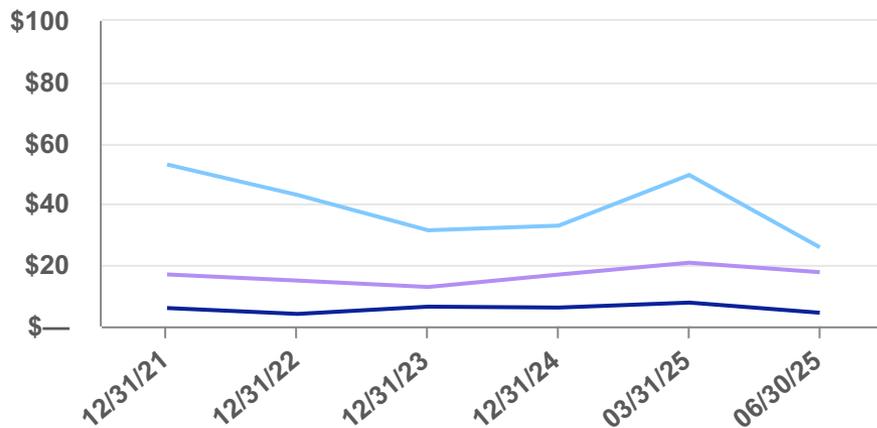
Commercial⁽¹⁾



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

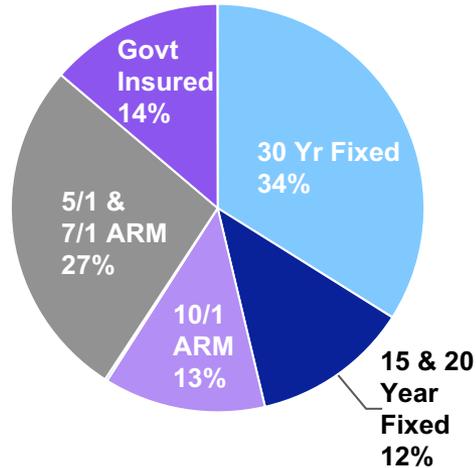
Residential Portfolio Overview

At June 30, 2025

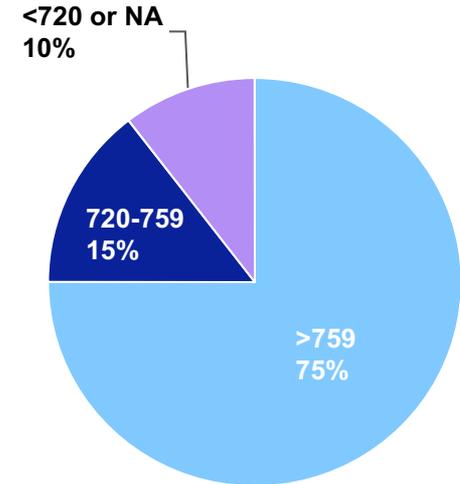


High quality residential portfolio consists primarily of high FICO, low LTV, prime jumbo mortgages with de-minimis charge-offs since inception as well as government insured loans

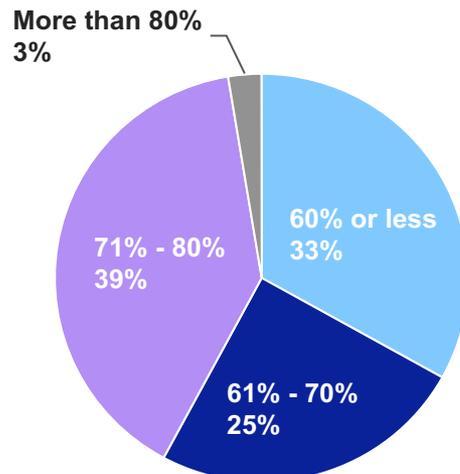
Residential Loan Product Type



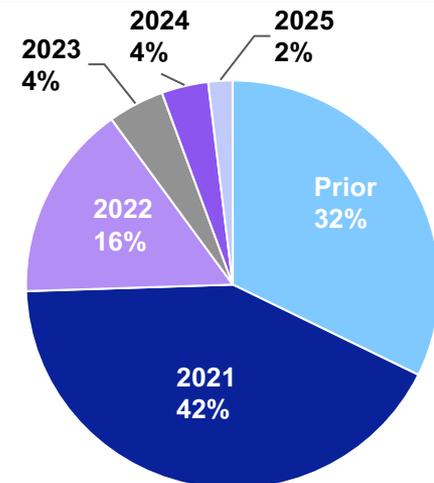
FICO Distribution⁽¹⁾



Breakdown by LTV⁽¹⁾



Breakdown by Vintage⁽¹⁾



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



Investment Portfolio

High Quality, Short-Duration Securities Portfolio

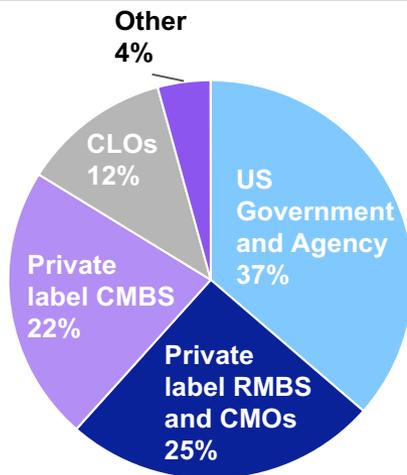
(\$ in millions)



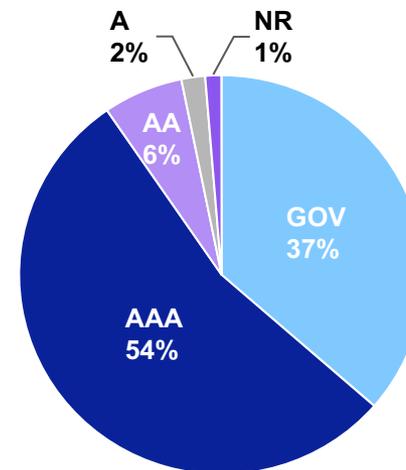
- No expected credit losses on AFS securities
- Unrealized losses just 4% of amortized cost
- AFS portfolio duration of 1.66; approximately 71% of the portfolio floating rate

Portfolio	December 31, 2024		March 31, 2025		June 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	\$ (74)	\$ 3,503	\$ (66)	\$ 3,420
Private label RMBS and CMOs	(253)	2,238	(224)	2,286	(225)	2,361
Private label CMBS	(39)	1,784	(29)	1,770	(25)	2,095
CLOs	2	1,133	2	1,058	—	1,119
Other	(17)	525	(13)	474	(14)	397
	\$ (406)	\$ 9,101	\$ (338)	\$ 9,091	\$ (330)	\$ 9,392

Portfolio Composition



Rating Distribution

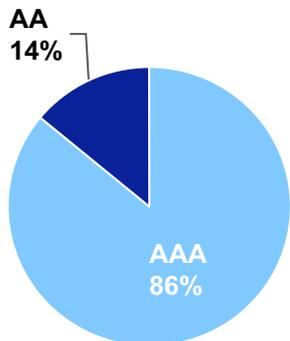
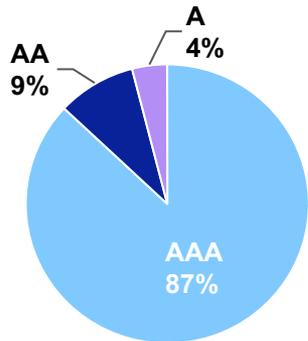
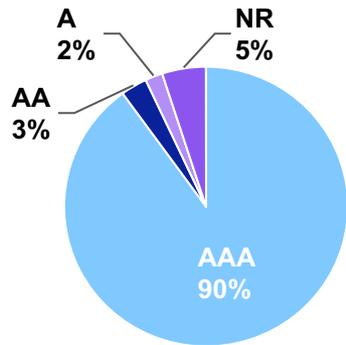


High Quality, Short-Duration Securities Portfolio

At June 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	82.0	18.1	2.1	
AA	21.7	45.4	28.4	6.8	
A	21.3	25.4	22.9	15.5	
NR	19.7	20.0	19.9	12.9	
Wtd. Avg.	4.6	76.6	18.6	3.1	

Private Label CMBS					
Rating	Subordination			Wtd. Avg. Stress Scenario Loss	
	Min	Max	Avg.		
AAA	23.1	98.9	46.3	8.2	
AA	34.9	84.9	48.3	7.4	
A	29.0	79.6	37.9	10.7	
Wtd. Avg.	24.4	96.9	46.1	8.2	

CLOs					
Rating	Subordination			Wtd. Avg. Stress Scenario Loss	
	Min	Max	Avg.		
AAA	39.2	76.5	43.7	15.2	
AA	30.8	34.3	32.3	14.9	
Wtd. Avg.	38.0	70.7	42.2	15.2	

1. Single-asset, single-borrower