



PACIFIC PREMIER
BANCORP, INC.

Investor Presentation

Second Quarter 2018

Steve Gardner

Chairman, President & Chief Executive Officer

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Forward-Looking Statements

The statements contained in this presentation that are not historical facts are forward-looking statements based on management's current expectations and beliefs concerning future developments and their potential effects on Pacific Premier Bancorp, Inc. (the "Company" or "Pacific Premier") including, without limitation, plans, strategies and goals, and statements about the Company's expectations regarding revenue and asset growth, financial performance and profitability, loan and deposit growth, yields and returns, loan diversification and credit management, shareholder value creation and the impact of the acquisition of Grandpoint Capital, Inc. ("Grandpoint") and its wholly owned subsidiary, Grandpoint Bank, and other acquisitions.

Such statements involve inherent risks and uncertainties, many of which are difficult to predict and are generally beyond the control of the Company. There can be no assurance that future developments affecting the Company will be the same as those anticipated by management. The Company cautions readers that a number of important factors could cause actual results to differ materially from those expressed in, or implied or projected by, such forward-looking statements. These risks and uncertainties include, but are not limited to, the following: the expected cost savings, synergies and other financial benefits from the Grandpoint acquisition or any other acquisition the Company has made or may make might not be realized within the expected time frames or at all; the strength of the United States economy in general and the strength of the local economies in which the Company conducts operations; the effects of, and changes in, trade, monetary and fiscal policies and laws, including interest rate policies of the Board of Governors of the Federal Reserve System; inflation, interest rate, market and monetary fluctuations; the timely development of competitive new products and services and the acceptance of these products and services by new and existing customers; the willingness of users to substitute competitors' products and services for the Company's products and services; the impact of changes in financial services policies, laws and regulations (including the Dodd-Frank Wall Street Reform and Consumer Protection Act) and of governmental efforts to restructure the U.S. financial regulatory system; technological changes; changes in the level of the Company's nonperforming assets and charge offs; any oversupply of inventory and deterioration in values of California real estate, both residential and commercial; the effect of changes in accounting policies and practices, as may be adopted from time-to-time by bank regulatory agencies, the Securities and Exchange Commission ("SEC"), the Public Company Accounting Oversight Board, the Financial Accounting Standards Board or other accounting standards setters; possible other-than-temporary impairment of securities held by us; changes in consumer spending, borrowing and savings habits; the effects of the Company's lack of a diversified loan portfolio, including the risks of geographic and industry concentrations; ability to attract deposits and other sources of liquidity; changes in the financial performance and/or condition of our borrowers; changes in the competitive environment among financial and bank holding companies and other financial service providers; unanticipated regulatory or judicial proceedings; and the Company's ability to manage the risks involved in the foregoing. Additional factors that could cause actual results to differ materially from those expressed in the forward-looking statements are discussed in the 2017 Annual Report on Form 10-K of Pacific Premier Bancorp, Inc. filed with the SEC and available at the SEC's Internet site (<http://www.sec.gov>).

Annualized, pro forma, projected and estimated numbers in this investor presentation are used for illustrative purposes only, are not forecasts and may not reflect actual results.

Pacific Premier undertakes no obligation to revise or publicly release any revision or update to these forward-looking statements to reflect events or circumstances that occur after the date on which such statements were made.

Corporate Overview

Headquarters	Irvine, CA
Exchange / Listing	NASDAQ: PPBI
Market Cap	\$2.43 Billion⁽¹⁾
Avg. Daily Volume	374,803 Shares⁽²⁾
Outstanding Shares	62,474,587⁽¹⁾
# of Research Analysts	7 Analysts
Focus	Small & Mid-Market Businesses
Total Assets	\$11.6 Billion⁽³⁾
Branch Network	47 Full-Service Branch Locations⁽³⁾

(1) Market data as of 9/14/2018

(2) 3-month average as of 9/14/2018

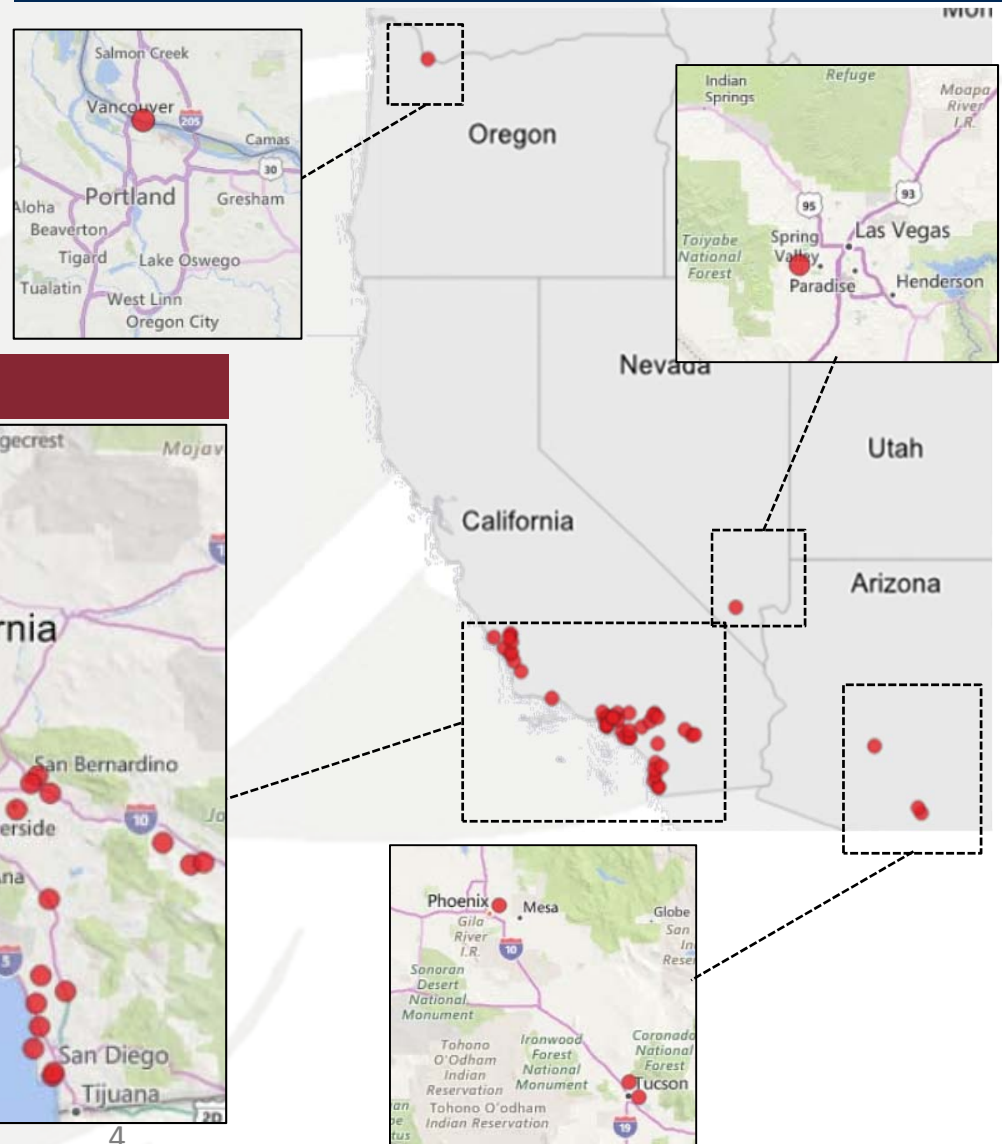
(3) Includes Grandpoint Capital, Inc. acquisition on 7/1/2018

Geographic Footprint

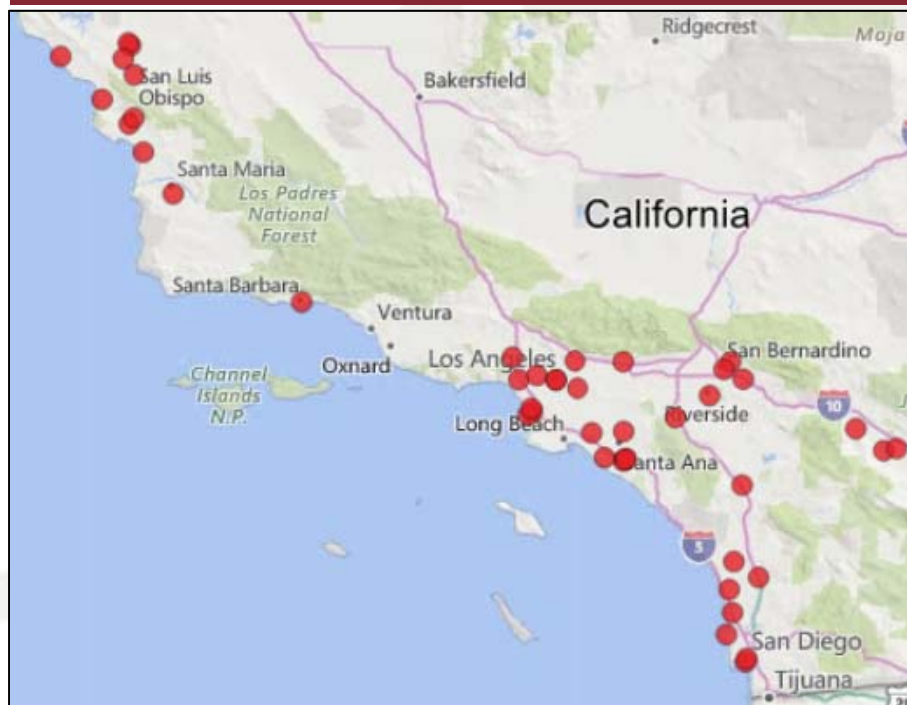
Well positioned for further expansion throughout the western United States

- 42 branch offices in Southern California
- 3 branch offices in Arizona (Phoenix and Tucson)
- 1 branch in Las Vegas, Nevada
- 1 branch in Vancouver, Washington

Franchise Footprint



California Footprint



Seasoned Leadership Team

<u>Name</u>	<u>Title</u>	<u>PPBI Tenure (Years)</u>	<u>Overall Experience (Years)</u>	<u>Age</u>
Steven R. Gardner	Chairman, President and Chief Executive Officer	18	30	57
Edward Wilcox	President of the Bank	15	30	51
Ronald J. Nicolas, Jr.	SEVP/Chief Financial Officer	2	35	59
Michael S. Karr	SEVP/Chief Risk Officer	12	28	49
Thomas Rice	SEVP/Chief Operating Officer	10	25	46
Steve Arnold	SEVP/General Counsel	2	20	47
Teresa Dawson	SEVP/Chief Retail Banking Officer	7	25	48
Ernest Hwang	SEVP/Chief Banking Officer	2	30	54

Highlights – Q2 2018

Strong financial returns while executing on a number of strategic projects

Earnings	<ul style="list-style-type: none">▪ Net income of \$27.3 million, which included \$943,000 in merger-related expense▪ Operating net income of \$28.0⁽¹⁾ million or \$0.60⁽¹⁾ per diluted share▪ Adjusted ROAA of 1.38%⁽¹⁾, and Adjusted ROATCE of 15.81%⁽¹⁾
Loans and Asset Quality	<ul style="list-style-type: none">▪ New loan commitments of \$530 million, 5.35% weighted average rate▪ Net interest margin of 4.41%, core net interest margin of 4.29% excluding accretion▪ Nonperforming assets as a percent of total assets of 0.08%▪ Delinquencies as a percent of total loans of 0.12%
Deposits	<ul style="list-style-type: none">▪ Deposits totaled \$6.3 billion, an increase of \$116 million, or 7.5%, from prior quarter▪ Noninterest-bearing deposits represent 37% of total deposits▪ Non-maturity deposits equal 81% of total deposits▪ Cost of Deposits of 0.50%
Key Ratios	<ul style="list-style-type: none">▪ Increasing operating leverage, with an efficiency ratio of 53.0%▪ Tangible book value per share of \$16.21⁽¹⁾, 14.8% higher than the first quarter of 2018
Acquisitions	<ul style="list-style-type: none">▪ Closed the acquisition of Grandpoint Capital, Inc. on July 1, 2018, which adds approximately \$3.1⁽²⁾ billion in assets▪ Completed the Plaza Bank acquisition system conversion in May 2018

(1) Please refer to non-GAAP reconciliation in appendix

(2) Please refer to 06/30/2018 pro forma balance sheet in appendix

Value Creation Strategy

Increase EPS and TBV by growing scale and operating leverage

Expand our market presence through both organic and acquisitive growth

- Target ROAA of 1.50%
- Target ROATCE of 17% - 20%

Organic Growth

Focus on small and middle market commercial businesses

- Revenues of \$5 - \$250 million
- Emphasis on depository relationships
- Specialized products and services target attractive niches
- Complementary nationwide lines of business
- Disciplined sales process utilizing our customized Salesforce technology

Acquisitive Growth

Target commercial banks and specialized lines of business

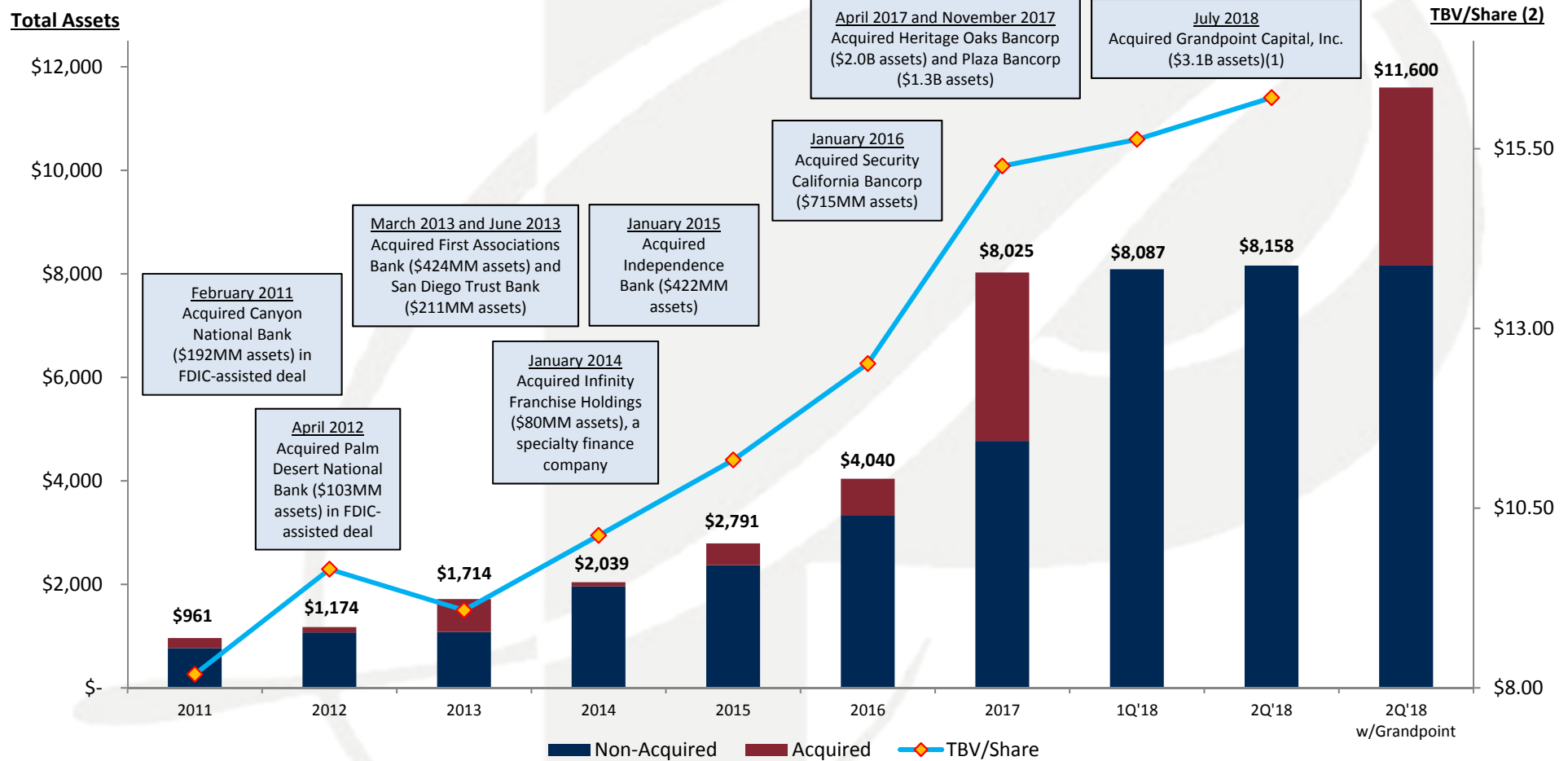
- Complementary geography / relationship focused / product expansion
- Attractive deposit profile with emphasis on non-maturity deposits
- Disciplined acquisition criteria:
 - Accretive 1st full year to earnings
 - < 4 years TBV dilution payback
 - +15% IRR

Acquisition History

PPBI acquisitions have consistently enhanced franchise value

- TBVPS has grown 11% compounded annually since 2011
- Assets have grown 39% compounded annually 2011

Acquisition Timeline



Note: All dollars in millions

(1) Please refer to 06/30/2018 pro forma balance sheet in appendix

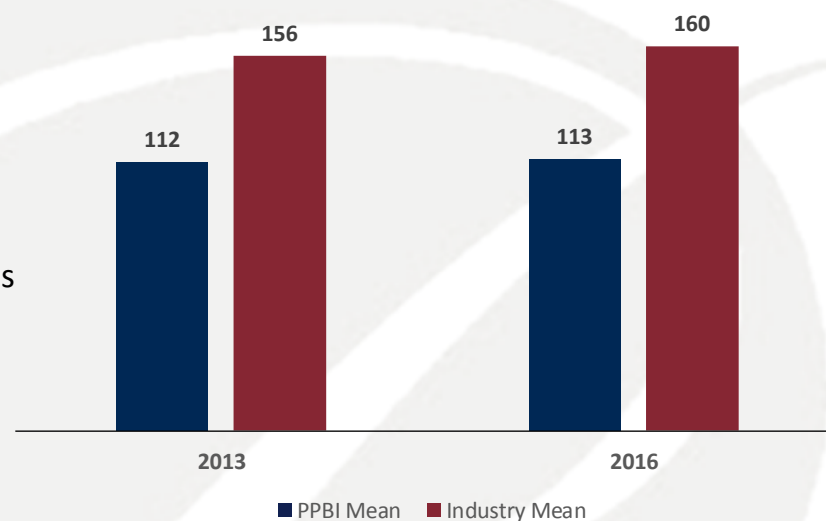
(2) Please refer to non-GAAP reconciliation in appendix

Proven Acquirer with a Track Record of Success

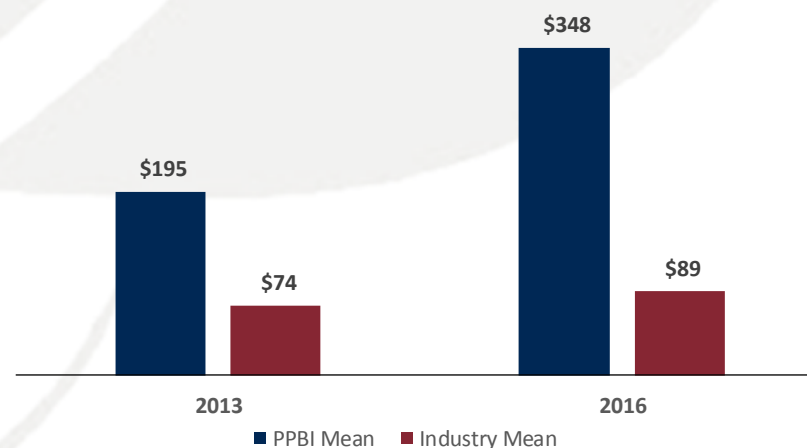
8th most active acquirer nationally and the most acquisitive California bank since 2012

- Grandpoint Capital, Inc. - 139 days between announcement and closing, Los Angeles based commercial business bank
- Plaza Bancorp – 84 days, Southern California business bank
- Heritage Oaks Bancorp - 109 days, California Central Coast community bank
- Security California Bancorp - 123 days, Inland Empire business bank
- Independence Bank - 96 days, CRE focused commercial bank
- Infinity Franchise Holdings, LLC - 73 days, national lender to franchisees in the QSR industry
- San Diego Trust Bank - 111 days, San Diego business bank
- First Associations Bank - 151 days, Texas Bank, nationwide focused on HOA Management banking
- Palm Desert National Bank - Federal Deposit Insurance Corporation receivership
- Canyon National Bank - Federal Deposit Insurance Corporation receivership

Days to Close (1)



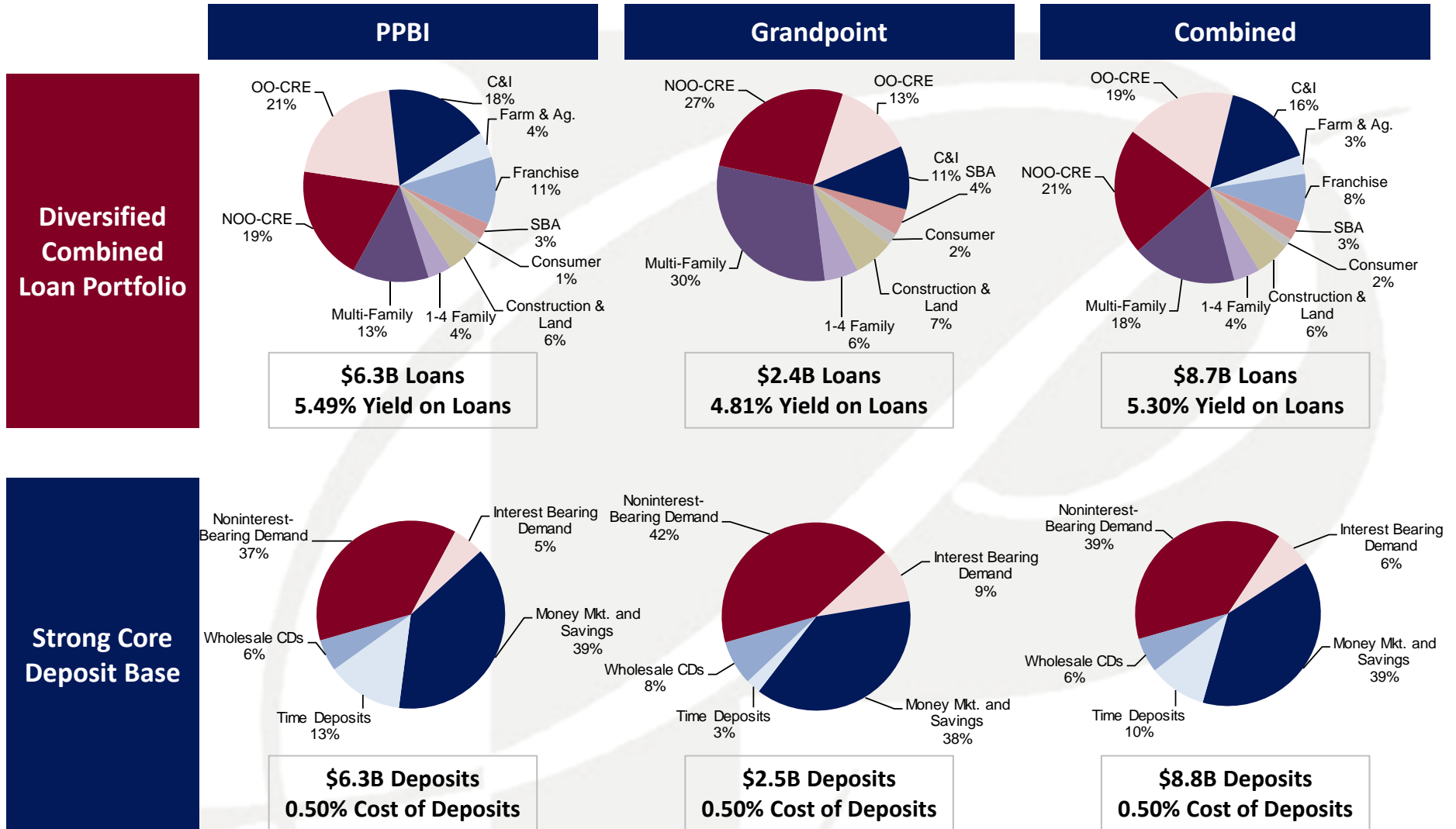
Deal Size (\$MM) (1)



(1) Based upon acquisitions for banks nationally less than \$10 Billion in assets since 2013 and 2016, to date

Pro Forma Loans & Deposits

Grandpoint's low-cost deposit base is an excellent fit with PPBI's asset origination strength

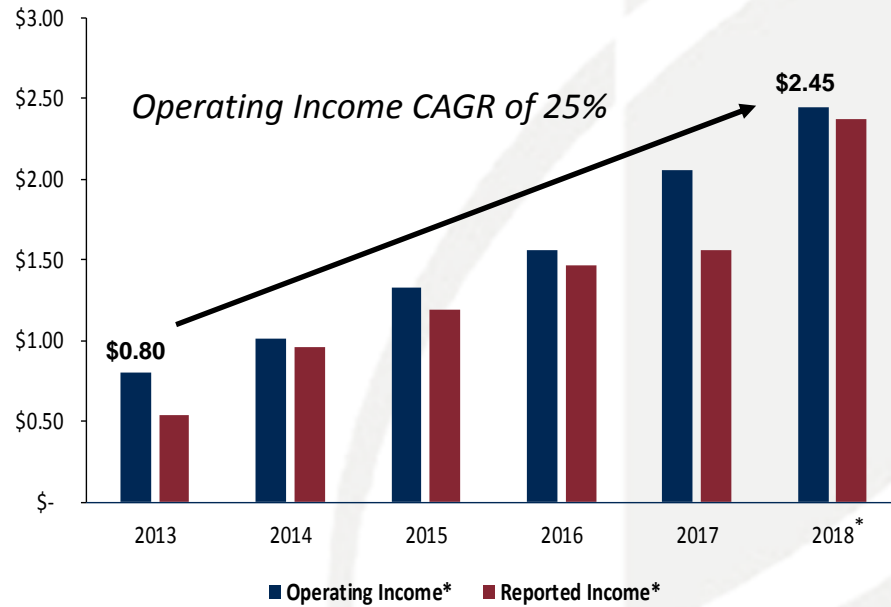


As of June 30, 2018
Source: Based on data from management for both PPBI and Grandpoint

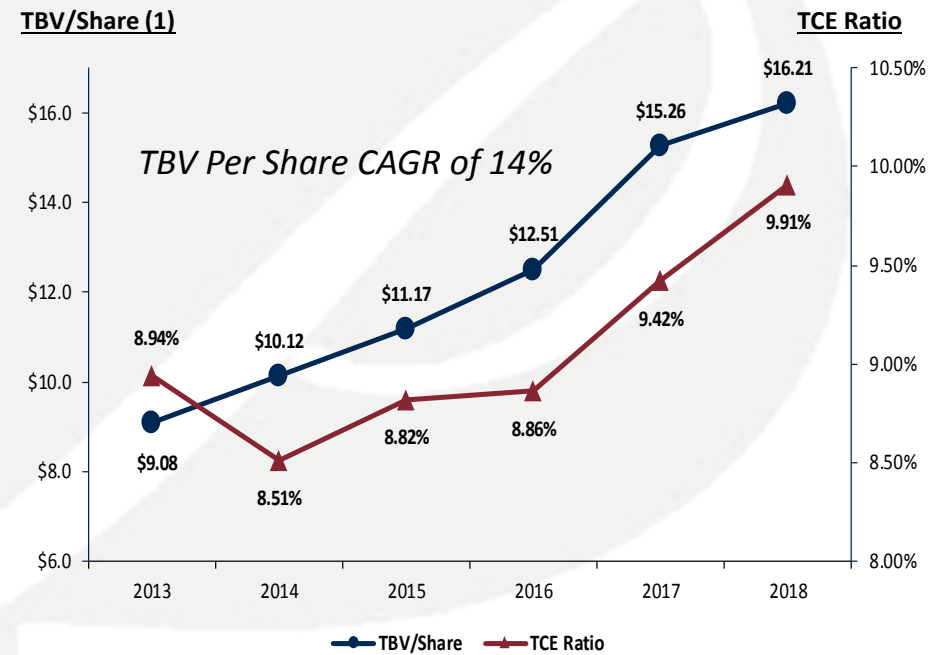
Industry Leading Growth

The Company has consistently delivered industry leading earnings growth and shareholder value

Operating Income on a Per Share Basis (1)



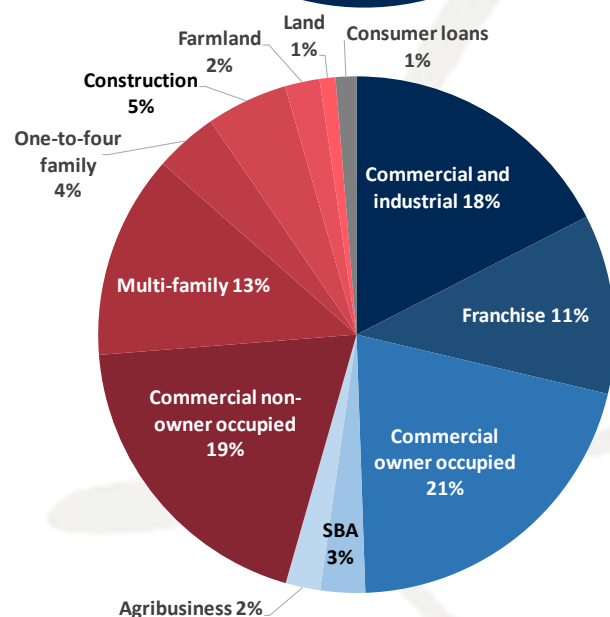
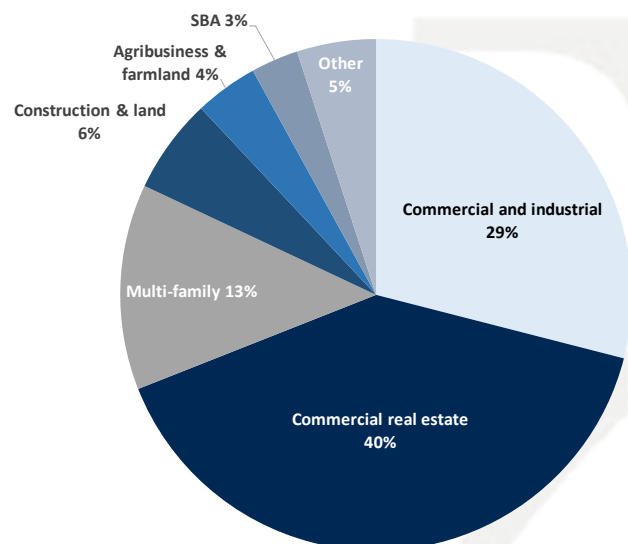
Strong TBV Per Share (2)



- Annualized
- (1) Fully Diluted Per Share
- (2) Please refer to non-GAAP reconciliation in appendix

Well Diversified Loan Portfolio

High quality and well diversified commercial loan portfolio



(dollars in thousands)

Business loans

	For the Period Ended				
	6/30/2018	% of Total	6/30/2017	% of Total	YoY Growth %
Commercial and industrial	\$ 1,102,586	18%	\$ 733,852	15%	50%
Franchise	708,957	11%	565,415	12%	25%
Commercial owner occupied	1,310,722	21%	729,476	15%	80%
SBA	176,696	3%	101,384	2%	74%
Agribusiness	136,962	2%	98,842	2%	39%
Total business loans	3,435,923	55%	2,228,969	46%	54%

Real estate loans

Commercial non-owner occupied	1,219,747	19%	1,095,184	22%	11%
Multi-family	805,494	13%	746,547	15%	8%
One-to-four family	249,495	4%	322,048	7%	-23%
Construction	321,423	5%	289,600	6%	11%
Farmland	136,548	2%	136,587	3%	NM
Land	30,246	1%	31,799	1%	-5%
Total real estate loans	2,762,953	44%	2,621,765	54%	5%

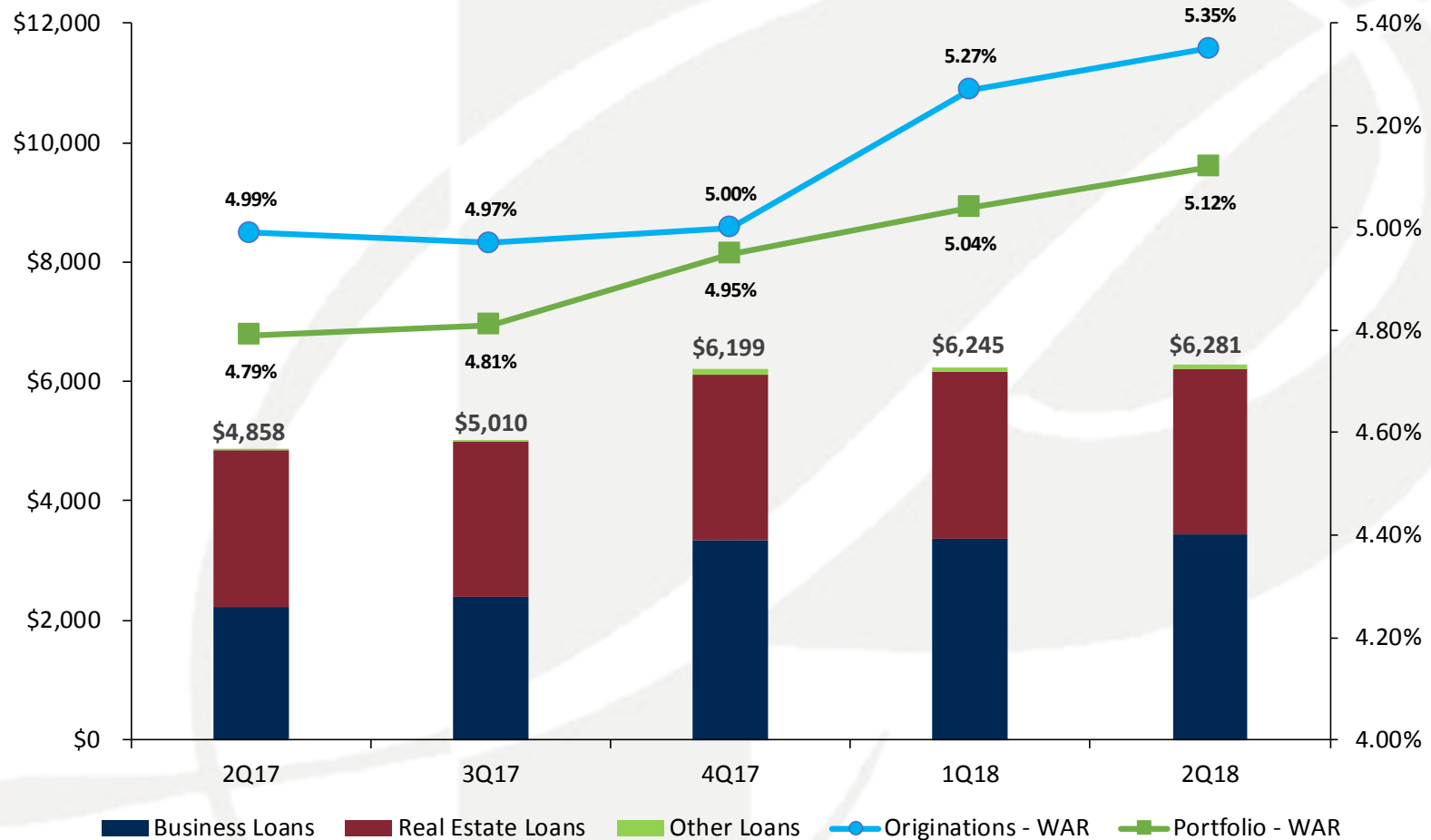
Consumer loans	81,973	1%	7,309	0%	NM
Gross loans held for investment	\$ 6,280,849	100%	\$ 4,858,043	100%	29%

Weighted average rate	5.12%	4.79%
Nonperforming loans as a % of LHFI	0.10%	0.01%

Quarterly Loan Portfolio Growth

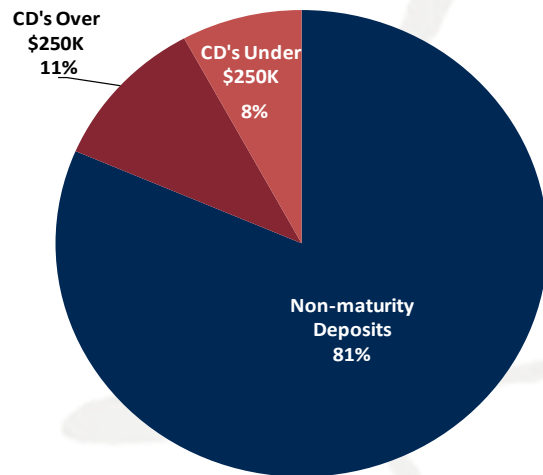
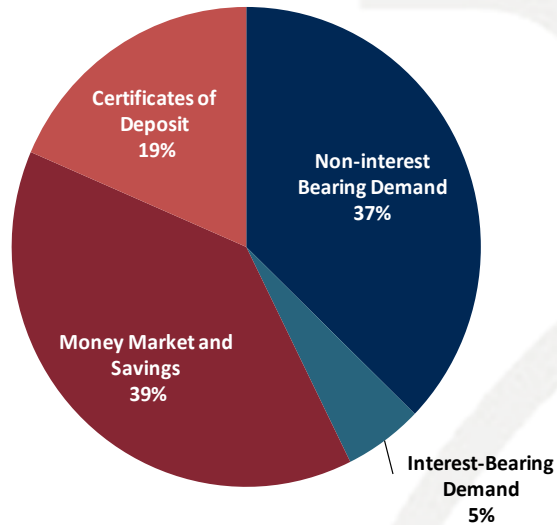
Consistent loan portfolio growth with increasing yields and pricing discipline

Loan Portfolio and Weighted Average Rates



Attractive Deposit Portfolio

81% non-maturity deposits reflect our relationship based business model



(dollars in thousands)

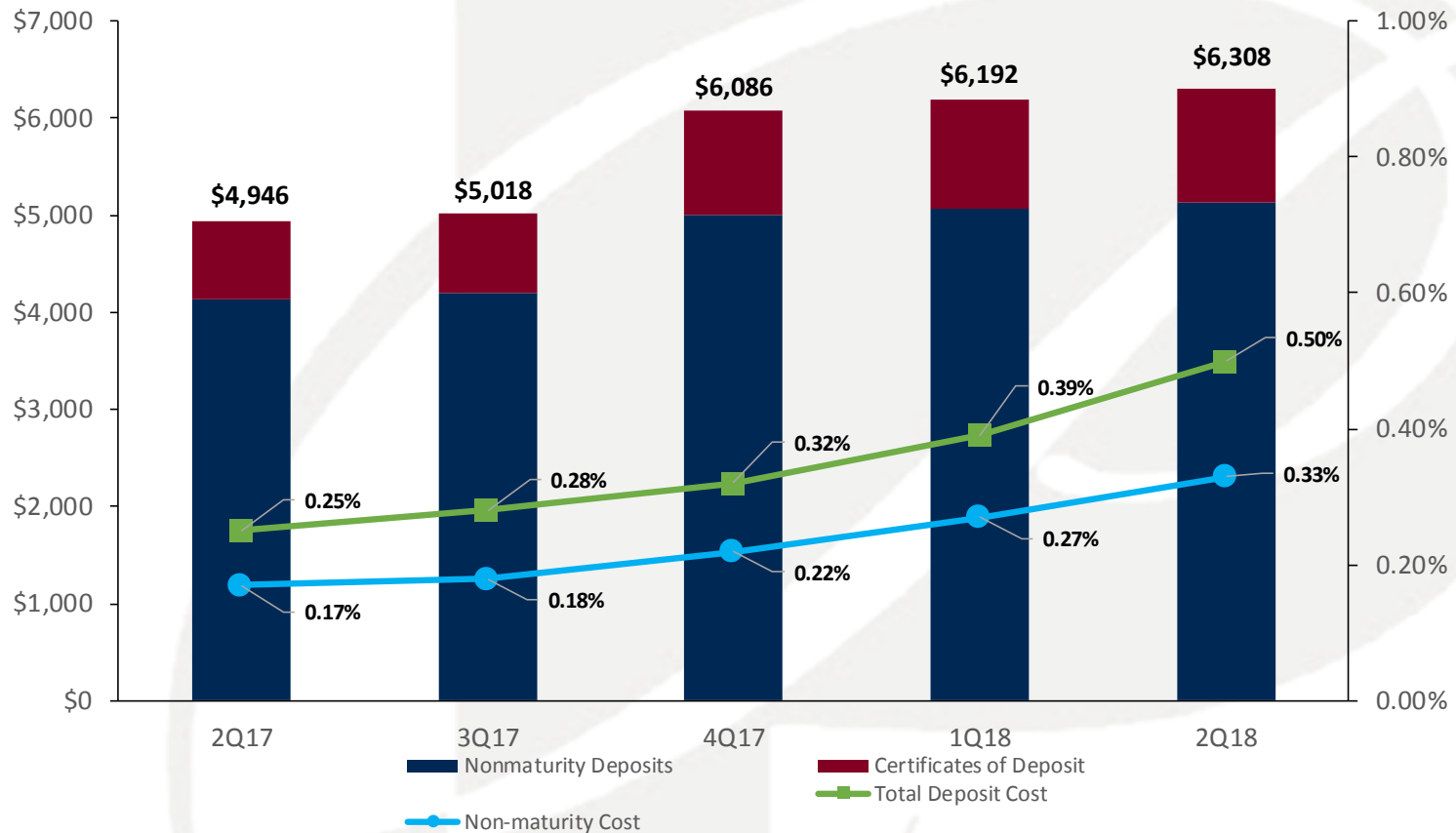
Deposits

	For the Period Ended				
	6/30/2018	% of Total	6/30/2017	% of Total	YoY Growth %
Non-interest bearing checking	\$ 2,349,464	37%	\$ 1,810,047	37%	30%
Interest-bearing checking	342,986	5%	323,818	7%	6%
Money market and savings	2,446,849	39%	2,006,131	40%	22%
<i>Total non-maturity deposits</i>	<i>5,139,299</i>	<i>81%</i>	<i>4,139,996</i>	<i>84%</i>	<i>24%</i>
Retail certificates of deposit	823,425	13%	572,531	11%	44%
Wholesale brokered certificates of deposit	345,626	6%	233,904	5%	48%
<i>Total certificates of deposit</i>	<i>1,169,051</i>	<i>19%</i>	<i>806,435</i>	<i>16%</i>	<i>45%</i>
Total deposits	\$ 6,308,350	100%	\$ 4,946,431	100%	28%

Deposit Cost Trends

81% of our deposit base is in low-cost, high value non-maturity deposits

Total Deposits and Weighted Average Cost at Quarter End

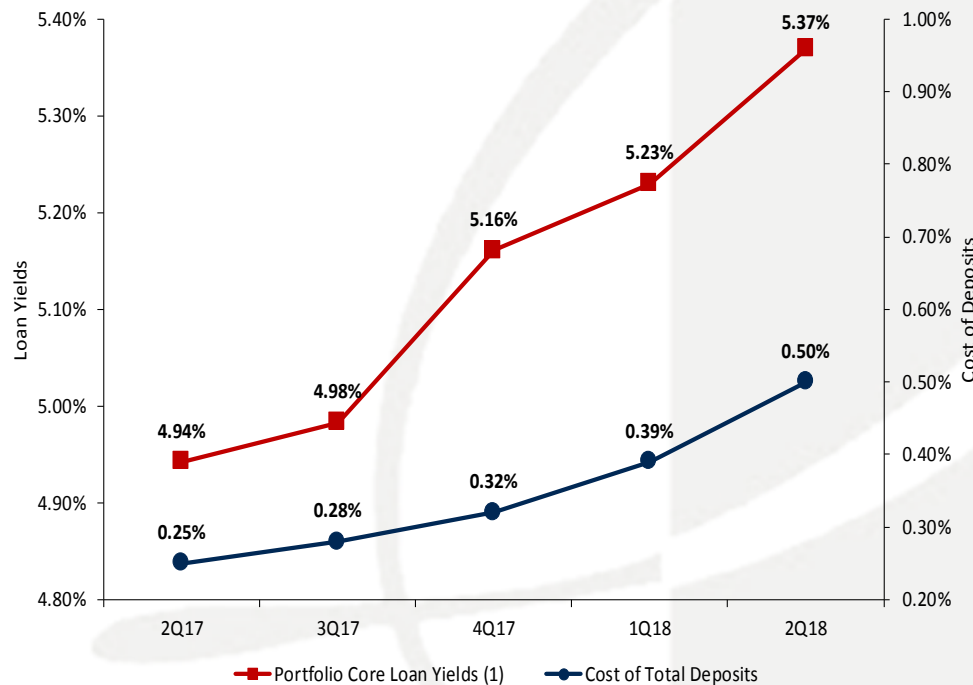


Industry Leading Net Interest Margin

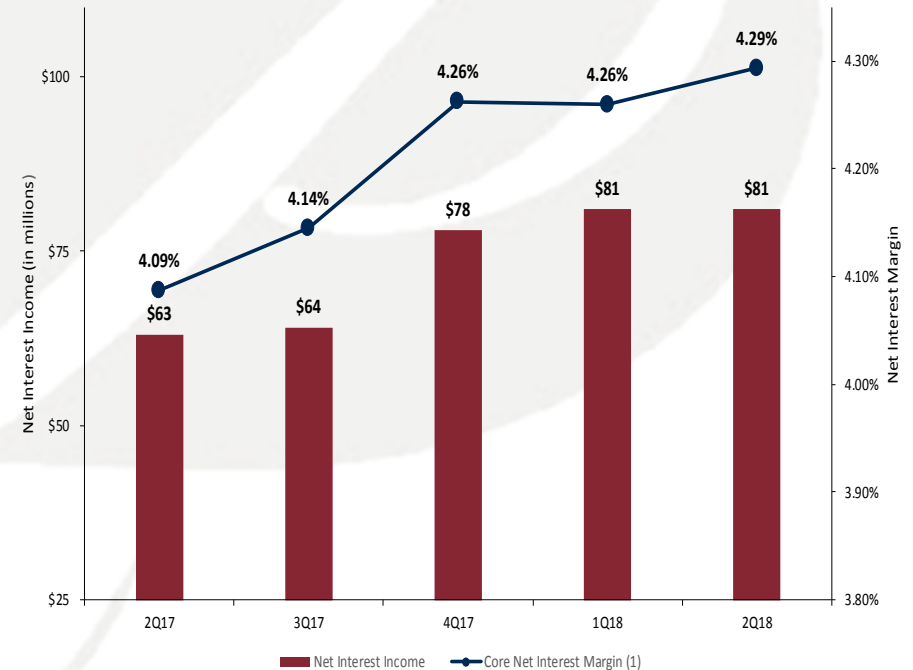
Strong asset yields and low cost deposits - NIM ranks in the top quartile industry wide

- Core loan portfolio yields have improved by 43 basis points over the past 12 months
- Total deposit costs have risen 25 basis points over the last 12 months
- 29% higher net interest income from 2Q17 to 2Q18, and a 20 basis points increase in Core NIM

**Loan Portfolio Core Yields ⁽¹⁾
and Total Deposit Costs**



Core Net Interest Margin ⁽¹⁾



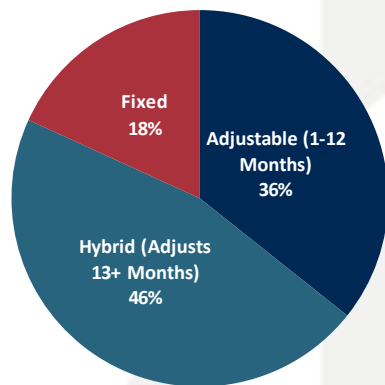
(1) Core loan yields and core net interest margin exclude accretion

Well Positioned for Rate Increases

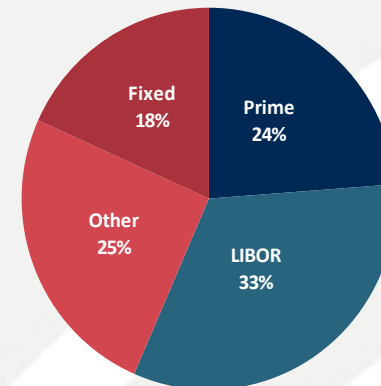
In a rising rate environment our NIM is expected to expand

- 82% of our loan portfolio is variable rate
- Currently more than 36% of our loan portfolio adjusts in less than one year

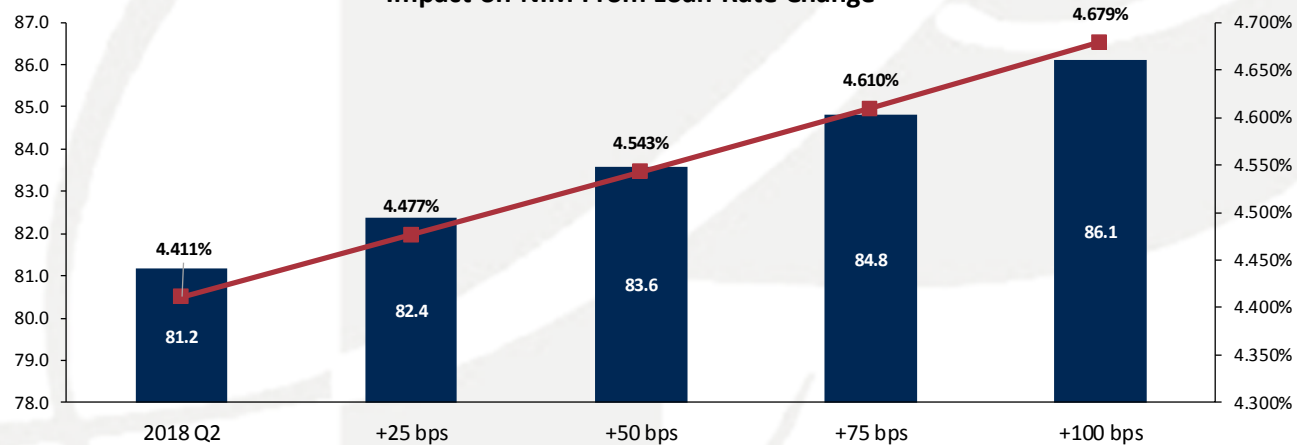
Loan Portfolio By Rate Type



Loan Portfolio By Index Type



Impact on NIM From Loan Rate Change

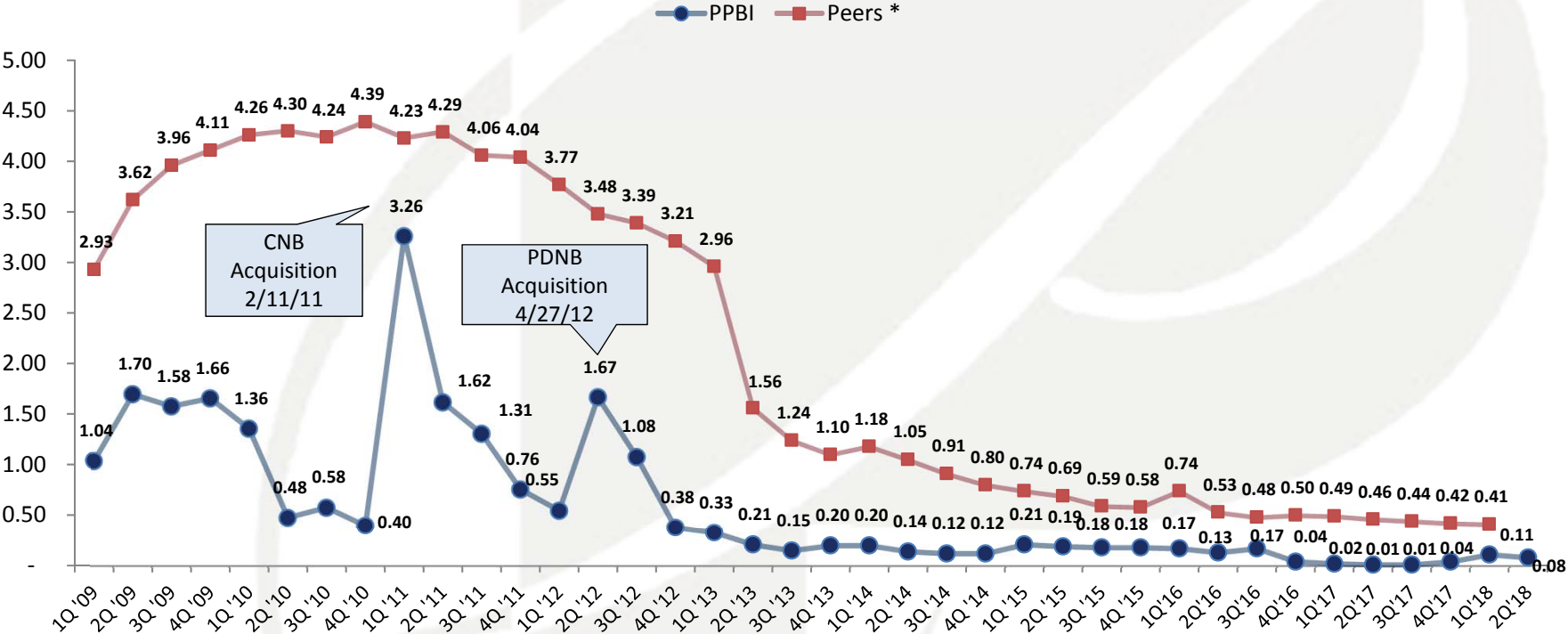


Effective Credit Risk Management

The Company has a long running history of outperforming peers

- Loan delinquencies to loans held for investment of 0.12% as of 6/30/2018
- Nonperforming assets to total assets of 0.08% at 6/30/2018

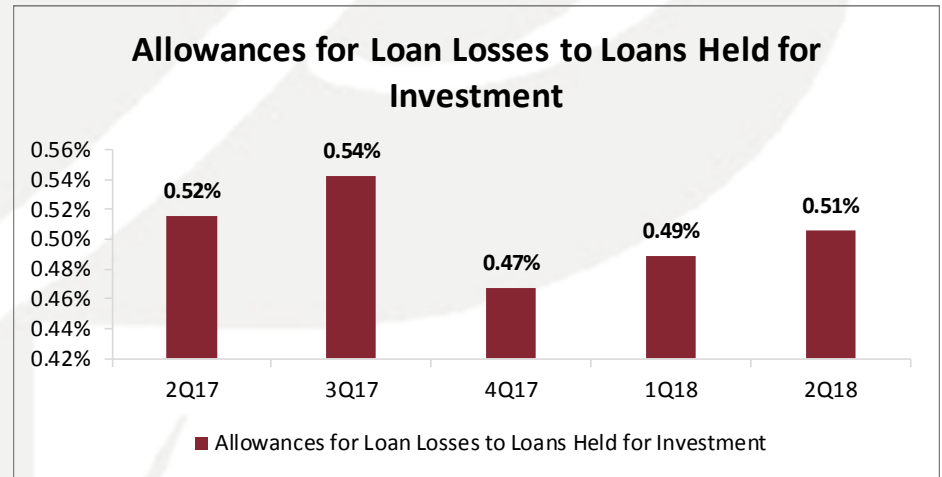
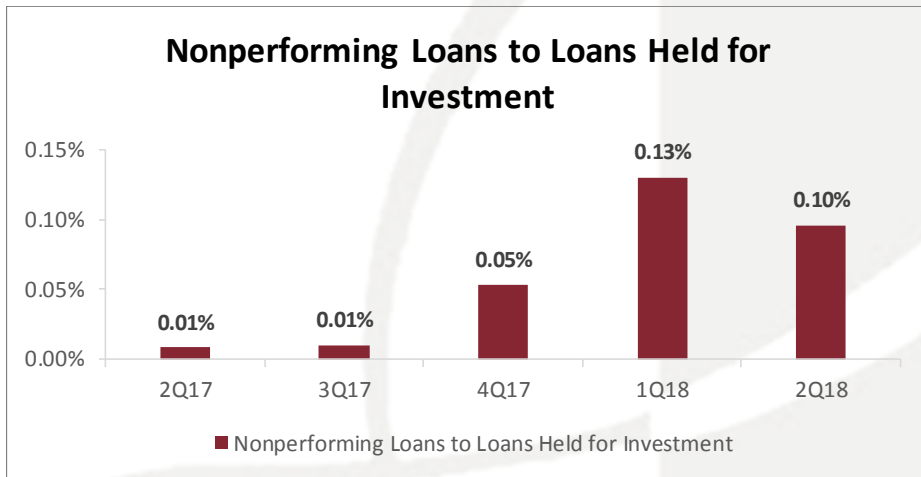
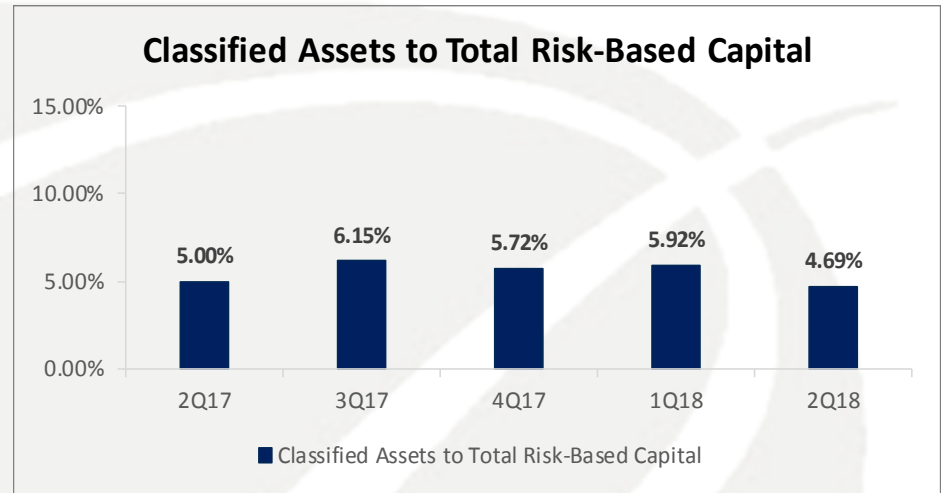
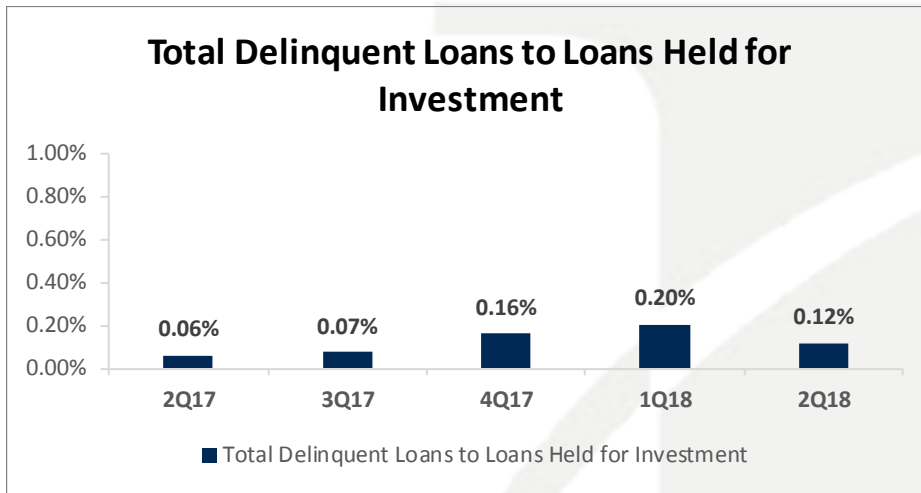
Nonperforming Assets to Total Assets Comparison



* California peer group consists of all insured California institutions, from SNL Financial.

Asset Quality

Highly disciplined credit risk management

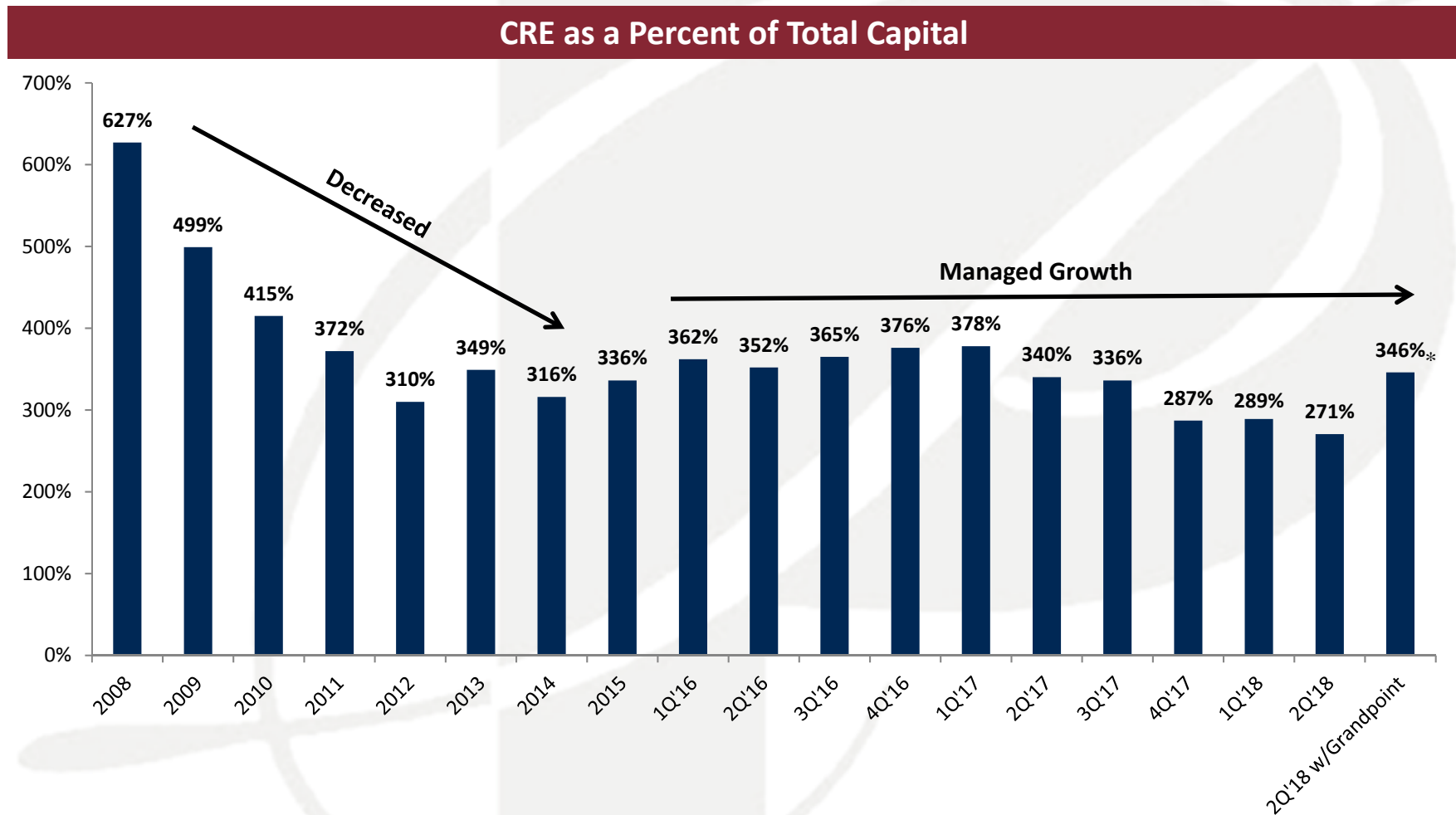


Note: 40% of loans held for investment include a fair value net discount of \$22.2 million.

CRE to Capital Concentration Ratio

Experience in managing CRE concentrations in excess of 300%

- CRE concentrations are well-managed across the organization, and are stress tested



* Pro forma estimate, excludes merger-related adjustments

Capital Ratios

Capital has historically been reinvested into the business and capital management is regularly analyzed and reassessed.

Consolidated Capital Ratios			
	PPBI	Grandpoint	Pro Forma ⁽¹⁾
Tangible Common Equity Ratio ⁽²⁾	9.9%	8.6%	9.0%
Leverage Ratio	10.4%	8.6%	9.5%
Common Equity Tier-1 Ratio (CET-1)	10.8%	10.0%	10.5%
Tier-1 Ratio	11.1%	10.2%	10.7%
Risk Based Capital Ratio	12.8%	10.9%	12.0%

Bank Capital Ratios			
	PPBI	Grandpoint	Pro Forma ⁽¹⁾
Leverage Ratio	11.3%	8.7%	10.2%
Common Equity Tier-1 Ratio (CET-1)	12.1%	10.2%	11.7%
Tier-1 Ratio	12.1%	10.2%	11.7%
Risk Based Capital Ratio	12.5%	11.0%	12.0%

Source: Public filings and company projections
As of June 30, 2018 for PPBI, PPB and Grandpoint

(1) As of June 30, 2018

(2) Please refer to non-GAAP reconciliation in appendix

High Performing Culture & Strong Internal Controls

Continue to Evolve and Strive for Superior Performance

PPBI's management team operates the Bank in a disciplined and dynamic fashion

- Our business model is always evolving, transforming, and improving
- On-going investments in technology and people
- Continuously strengthening our leadership team

Operational Integrity Leads to Strong Internal Controls and Risk Management

PPBI's operating environment and culture have been built over the years to be scalable

- Disciplined credit underwriting culture remains a fundamental underpinning
- Controls over, ERM, DFAST, Compliance, BSA/AML, and CRA are implemented ahead of our growth

Keen Focus on Creating Maximum Shareholder Value

Management consistently communicates and executes on its strategic plan

- Our Board regularly evaluates capital management, strategic direction, and the alternatives to maximize shareholder value
- Focused on increasing earnings and building TBV through growth strategies and improving efficiencies
- Our goal is to create a fundamentally sound franchise with strong earnings and risk management

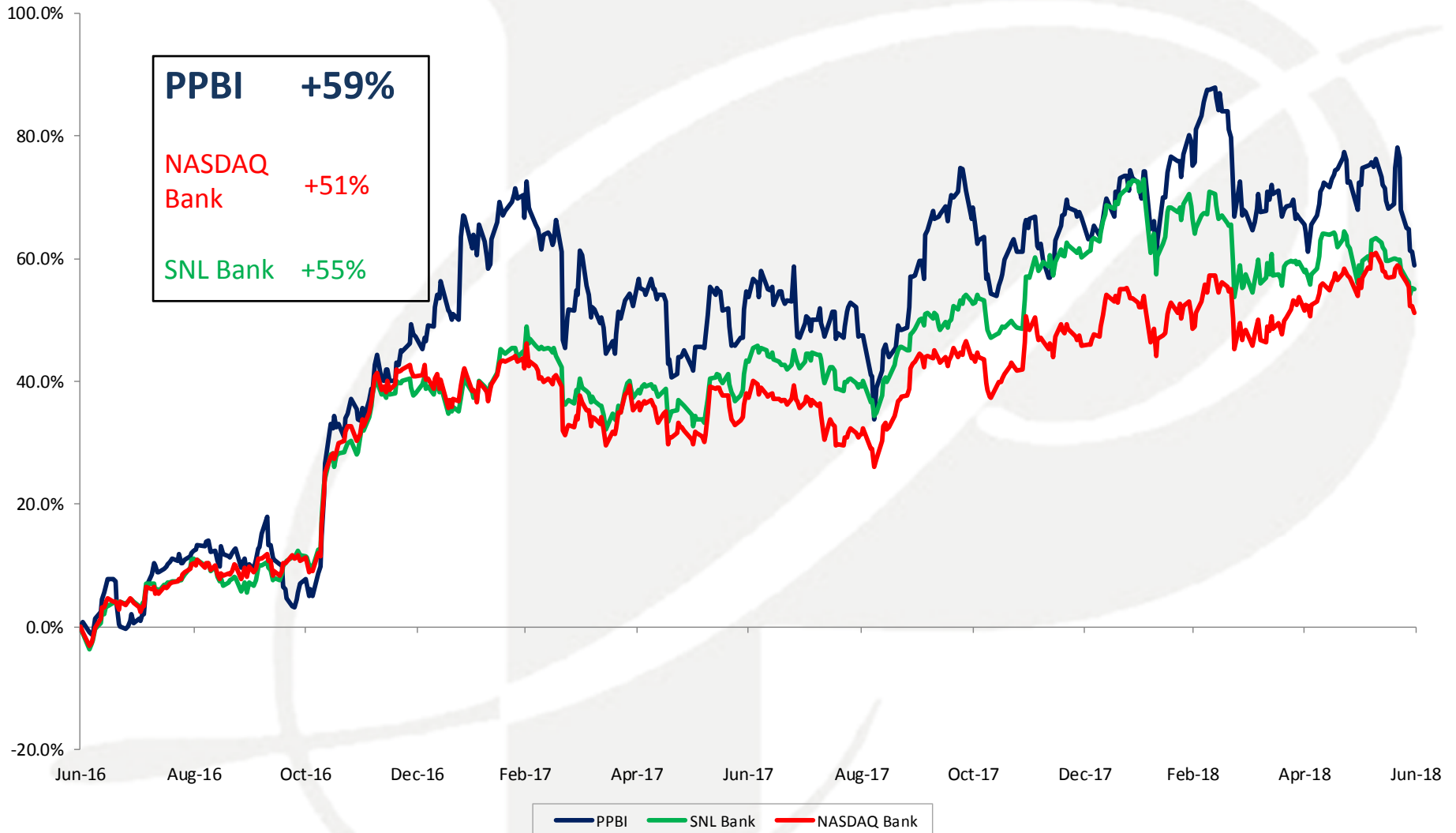
\$10 Billion Asset Threshold Strategy

Crossed the \$10 billion asset threshold July 1st with the closing of Grandpoint Bank

- Well-positioned from staffing, infrastructure, process, capital stress testing, and regulatory perspectives – preparation began in 2017
 - Preparatory costs (staff, software, consulting) have been built into our run rate and on-going
 - Currently anticipate no large, single-period investment requirement
 - Expanded organizational depth, breadth and expertise through key staffing enhancements and development over the past 2 years
 - Robust and scalable governance framework to accommodate continued expansion
 - Strong relationships with key community groups supportive of the Bank's growth strategies
 - Proactive outreach and dialog with regulatory agencies regarding enterprise risk, operations, performance and strategic direction

Superior Market Performance (PPBI)

Over the last 2 years, PPBI's stock price has significantly outperformed its publicly traded bank peers (SNL Bank Index / NASDAQ Bank Index)



Enhanced Scarcity Value in Southern California

PPBI is the 3rd largest publicly traded bank headquartered in Southern California⁽¹⁾

Listed below are banks and thrifts headquartered in Southern California with assets greater than \$1.0B ⁽¹⁾

Company Name	State	Ticker	Exchange	Total Assets (\$M)	Market Cap. (\$M)	Loans / Deposits (%)	Deposit Mix	
							Non-Int. Bearing (%)	Non-Maturity (%)
1 PacWest Bancorp	CA	PACW	NASDAQ	24,530	6,069	94.2	45.3	90.3
2 CVB Financial Corp. ⁽²⁾	CA	CVBF	NASDAQ	11,808	3,371	80.9	55.7	93.9
3 Pacific Premier Bancorp, Inc.⁽³⁾	CA	PPBI	NASDAQ	11,572	2,330	98.1	39.7	83.6
4 Banc of California, Inc.	CA	BANC	NYSE	10,319	943	98.6	14.1	71.4
5 BofI Holding, Inc.	CA	BOFI	NASDAQ	9,540	2,192	106.2	12.7	75.4
6 CVB Financial Corp.	CA	CVBF	NASDAQ	8,094	3,143	73.7	60.9	94.5
7 Farmers & Merchants Bank of Long Beach	CA	FMBL	OTCQB	7,274	1,106	71.6	38.4	86.4
8 Opus Bank	CA	OPB	NASDAQ	7,193	995	85.5	14.2	91.3
9 First Foundation Inc.	CA	FFWM	NASDAQ	5,966	694	92.5	31.9	66.5
10 American Business Bank	CA	AMBZ	OTC Pink	2,021	324	60.5	50.1	96.3
11 Pacific Mercantile Bancorp	CA	PMBC	NASDAQ	1,358	206	91.0	29.4	73.0
12 Provident Financial Holdings, Inc.	CA	PROV	NASDAQ	1,176	138	100.3	9.5	73.8
13 Malaga Financial Corporation	CA	MLGF	OTC Pink	1,063	196	130.8	0.0	64.4
Median				7,274	995	92.5	31.9	83.6

Market data as of September 26, 2018. Financial data for the most recently reported quarter

Source: SNL Financial

(1) Defined as banks with shares listed on the NYSE, NASDAQ or OTC exchanges, excludes ethnically focused banking institutions, sorted by total assets

(2) Total assets shown are pro forma on a combined basis for CVBF's acquisition of Community Bank and are not inclusive of merger adjustments

(3) Total assets shown are pro forma for PPBI's acquisition of Grandpoint and are inclusive of merger adjustments

Enhanced Scarcity Value in the Western U.S.

Listed below are banks headquartered in the West with assets between \$5B and \$25B ⁽¹⁾

- PPBI ranks 3rd when measured by total assets for banks headquartered in southern California...
- ...and 8th more broadly across the continental Western U.S.

Company Name	State	Ticker	Exchange	Total Assets (\$M)	Market Cap. (\$M)	Loans / Deposits (%)	Deposit Mix	
							Non-Int. Bearing (%)	Non-Maturity (%)
1 PacWest Bancorp	CA	PACW	NASDAQ	24,530	6,069	94.2	45.3	90.3
2 Western Alliance Bancorporation	AZ	WAL	NYSE	21,367	6,165	89.2	43.9	90.0
3 Washington Federal, Inc.	WA	WAFD	NASDAQ	15,766	2,686	101.5	12.9	58.2
4 Columbia Banking System, Inc.	WA	COLB	NASDAQ	12,629	2,836	81.4	47.7	95.7
5 First Interstate BancSystem, Inc.	MT	FIBK	NASDAQ	12,236	1,702	77.5	29.0	88.5
6 Glacier Bancorp, Inc.	MT	GBCI	NASDAQ	11,898	3,633	84.3	30.9	90.0
7 CVB Financial Corp. ⁽²⁾	CA	CVBF	NASDAQ	11,808	3,371	80.9	55.7	93.9
8 Pacific Premier Bancorp, Inc.⁽³⁾	CA	PPBI	NASDAQ	11,572	2,330	98.1	39.7	83.6
9 Banner Corporation	WA	BANR	NASDAQ	10,379	2,036	90.1	39.2	86.5
10 Banc of California, Inc.	CA	BANC	NYSE	10,319	943	98.6	14.1	71.4
11 BofI Holding, Inc.	CA	BOFI	NASDAQ	9,540	2,192	106.2	12.7	75.4
12 Opus Bank	CA	OPB	NASDAQ	7,193	995	85.5	14.2	91.3
13 HomeStreet, Inc.	WA	HMST	NASDAQ	7,164	729	96.1	20.0	72.7
14 Westamerica Bancorporation	CA	WABC	NASDAQ	5,578	1,603	24.6	45.1	95.6
Median				11,690	2,261	89.7	35.1	89.3

Market data as of September 26, 2018. Financial data for the most recently reported quarter

Source: SNL Financial

(1) Defined as banks headquartered in AZ, CA, ID, OR, MT, WA and WY with shares listed on the NYSE or NASDAQ exchanges, excludes ethnically focused banking institutions, sorted by total assets

(2) Total assets shown are pro forma on a combined basis for CVBF's acquisition of Community Bank and are not inclusive of merger adjustments

(3) Total assets shown are pro forma for PPBI's acquisition of Grandpoint and are inclusive of merger adjustments

Key Investment Highlights

Building Long-term Franchise Value

- Proven track record of executing on acquisitions and organic growth
- Well-positioned to evaluate attractive acquisition opportunities
- Continue to drive economies of scale and operating leverage
- Positioned to deliver growth and strong profitability
- Ability to integrate business lines that generate higher risk adjusted returns
- We've created scarcity value in Southern California and the Western US



Appendix Material

Consolidated Financial Highlights

	June 30, 2017	September 30, 2017	December 31, 2017	March 31, 2018	June 30, 2018
Summary Balance Sheet					
Total Assets	\$6,440,631	\$6,532,334	\$8,024,501	\$8,086,816	\$8,158,131
Loans Held for Investment	4,858,611	5,009,317	6,196,468	6,241,841	6,277,586
Total Deposits	4,946,431	5,018,153	6,085,868	6,192,273	6,308,350
Loans Held for Investment / Total Deposits	98.2%	99.8%	101.8%	100.8%	99.5%
Summary Income Statement					
Total Revenue	\$72,097	\$72,512	\$87,621	\$88,947	\$89,322
Total Noninterest Expense	48,496	39,612	49,895	49,808	50,076
Provision for Loan Losses	1,904	2,049	2,185	2,253	1,761
Net Income	14,176	20,232	16,171	28,002	27,303
Diluted EPS	\$0.35	\$0.50	\$0.36	\$0.60	\$0.58
Performance Ratios					
Return on Average Assets ⁽⁴⁾	0.89%	1.26%	0.87%	1.39%	1.35%
Return on Average Tangible Common Equity ⁽⁴⁾	11.3%	15.0%	10.5%	16.5%	15.4%
Efficiency Ratio ⁽¹⁾	52.3%	52.1%	48.2%	52.4%	53.0%
Net Interest Margin	4.40%	4.34%	4.56%	4.50%	4.41%
Asset Quality					
Delinquent Loans to Loans Held for Investment	0.06%	0.07%	0.16%	0.20%	0.12%
Allowance for Loan Losses to Loans Held for Investment	0.52%	0.54%	0.47%	0.49%	0.51%
Nonperforming Loans to Loans Held for Investment	0.01%	0.01%	0.05%	0.13%	0.10%
Nonperforming Assets to Total Assets ⁽²⁾	0.01%	0.01%	0.04%	0.11%	0.08%
Classified Assets to Total Risk-Based Capital ⁽³⁾	5.00%	6.15%	5.68%	5.92%	4.69%
Classified Assets to Total Assets ⁽³⁾	0.52%	0.66%	0.61%	0.64%	0.52%
Capital Ratios					
Tangible Common Equity/ Tangible Assets *	9.18%	9.41%	9.42%	9.63%	9.91%
Tangible Book Value Per Share *	\$13.83	\$14.35	\$15.26	\$15.63	\$16.21
Common Equity Tier 1 Risk-based Capital Ratio	10.71%	10.59%	10.48%	10.67%	10.80%
Tier 1 Risk-based Ratio	11.08%	10.94%	10.78%	10.96%	11.09%
Risk-based Capital Ratio	12.69%	12.51%	12.46%	12.64%	12.75%

(1) Represents the ratio of noninterest expense less OREO operations, core deposit intangible amortization and merger related expense to the sum of net interest income before provision for loan losses and total noninterest income less gains/(loss) on sale of securities.

(2) Nonperforming assets excludes nonperforming investment securities.

(3) Classified assets includes substandard loans, doubtful, substandard investment securities, and OREO.

(4) Annualized

* Please refer to non-GAAP reconciliation in appendix

Note: All dollars in thousands, except per share data

Pro Forma Balance Sheet (Unaudited)

	PPBI June 30, 2018	Grandpoint June 30, 2018	Pro Forma Adjustments	Combined June 30, 2018
	(dollars in thousands)			
Assets				
Cash and cash equivalents	\$ 131,468	\$ 147,051	\$ -	\$ 278,519
Interest-bearing time deposits with financial institutions	6,633	500	-	7,133
Investment securities (Including HTM)	906,665	395,905	(2,513)	1,300,057
Loan held for sale, at lower of cost or fair value	13,879	-	-	13,879
Loans held for investment	6,277,586	2,404,042	(33,327)	8,648,301
Allowance for loan losses	(31,747)	(18,665)	18,665	(31,747)
Loans, net	6,245,839	2,385,377	(14,662)	8,616,554
Premises and equipment	54,049	6,050	1,430	61,529
Goodwill	494,672	53,323	293,423	841,418
Intangible assets	37,938	5,094	40,147	83,179
Other assets	266,988	111,590	(8,503)	370,075
Total assets	\$ 8,158,131	\$ 3,104,890	\$ 309,322	\$ 11,572,343
Liabilities				
Deposits	\$ 6,308,350	\$ 2,506,664	\$ 227	\$ 8,815,241
Short term borrowings	379,100	250,000	-	629,100
Long term debt	105,253	5,155	(737)	109,671
Other liabilities	76,903	23,686	-	100,589
Total liabilities	6,869,606	2,785,505	(510)	9,654,601
Stockholders' equity				
Common stock	459	332	(174)	617
Additional paid in capital	1,067,907	292,903	336,156	1,696,966
Retained earnings	232,372	29,207	(29,207)	232,372
Accumulated other comprehensive loss	(12,213)	(3,057)	3,057	(12,213)
Total stockholders' equity	1,288,525	319,385	309,832	1,917,742
Total liabilities and stockholders' equity	\$ 8,158,131	\$ 3,104,890	\$ 309,322	\$ 11,572,343

Note: Preliminary unaudited pro forma financial information as of 06/30/2018, subject to purchase accounting and other adjustments.

Non-GAAP Financial Measures

Tangible common equity to tangible assets (the "tangible common equity ratio") and tangible book value per share are a non-GAAP financial measures derived from GAAP-based amounts. We calculate the tangible common equity ratio by excluding the balance of intangible assets from common stockholders' equity and dividing by tangible assets. We calculate tangible book value per share by dividing tangible common equity by common shares outstanding, as compared to book value per common share, which we calculate by dividing common stockholders' equity by common shares outstanding. We believe that this information is consistent with the treatment by bank regulatory agencies, which exclude intangible assets from the calculation of risk-based capital ratios. Accordingly, we believe that these non-GAAP financial measures provide information that is important to investors and that is useful in understanding our capital position and ratios. However, these non-GAAP financial measures are supplemental and are not a substitute for an analysis based on GAAP measures. As other companies may use different calculations for these measures, this presentation may not be comparable to other similarly titled measures reported by other companies. A reconciliation of the non-GAAP measure of tangible common equity ratio to the GAAP measure of common equity ratio and tangible book value per share to the GAAP measure of book value per share are set forth below.

	December 31, 2011	December 31, 2012	December 31, 2013	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	March 31, 2018	June 30, 2018
Total stockholders' equity	\$ 86,777	\$ 134,517	\$ 175,226	\$ 199,592	\$ 298,980	\$ 459,740	\$ 1,241,996	\$ 1,261,908	\$ 1,288,525
Less: Intangible assets	(2,069)	(2,626)	(24,056)	(28,564)	(58,002)	(111,941)	(536,343)	(534,525)	(532,610)
Tangible common equity	\$ 84,708	\$ 131,891	\$ 151,170	\$ 171,028	\$ 240,978	\$ 347,799	\$ 705,653	\$ 727,383	\$ 755,915
Total assets	\$ 961,128	\$ 1,173,792	\$ 1,714,187	\$ 2,037,731	\$ 2,789,599	\$ 4,036,311	\$ 8,024,501	\$ 8,086,816	\$ 8,158,131
Less: Intangible assets	(2,069)	(2,626)	(24,056)	(28,564)	(58,002)	(111,670)	(536,343)	(534,525)	(532,610)
Tangible assets	\$ 959,059	\$ 1,171,166	\$ 1,690,131	\$ 2,009,167	\$ 2,731,597	\$ 3,924,641	\$ 7,488,158	\$ 7,552,291	\$ 7,625,521
Common Equity ratio	9.03%	11.46%	10.22%	9.79%	10.72%	11.39%	15.48%	15.60%	15.79%
Less: Intangible equity ratio	(0.20%)	(0.20%)	(1.28%)	(1.28%)	(1.90%)	(2.53%)	(6.06%)	(5.97%)	(5.88%)
Tangible common equity ratio	8.83%	11.26%	8.94%	8.51%	8.82%	8.86%	9.42%	9.63%	9.91%
Basic shares outstanding	10,337,626	13,661,648	16,656,279	16,903,884	21,570,746	27,798,283	46,245,050	46,527,566	46,629,118
Book value per share	\$ 8.39	\$ 9.85	\$ 10.52	\$ 11.81	\$ 13.86	\$ 16.54	\$ 26.86	\$ 27.12	\$ 27.63
Less: Intangible book value per share	(0.20)	(0.20)	(1.44)	(1.69)	(2.69)	(4.03)	(11.60)	(11.49)	(11.42)
Tangible book value per share	\$ 8.19	\$ 9.65	\$ 9.08	\$ 10.12	\$ 11.17	\$ 12.51	\$ 15.26	\$ 15.63	\$ 16.21

Note: All dollars in thousands, except per share data

Non-GAAP Financial Measures

For quarter period presented below, adjusted net income and adjusted diluted earnings per share are non-GAAP financial measures derived from GAAP-based amounts. We calculate these figures by excluding merger related expenses and DTA revaluations in the period results. Management believes that the exclusion of such items from these financial measures provides useful information to an understanding of the operating results of our core business.

For the quarter period presented below, adjusted net income for return on average tangible common equity and average tangible common equity are non-GAAP financial measures derived from GAAP-based amounts. We calculate return on average tangible common equity by adjusting net income for the effect of CDI amortization and exclude the average CDI and average goodwill from the average stockholders' equity during the period. We calculate adjusted return on average tangible common equity by adjusting net income for the effect of CDI amortization and merger related expense and exclude the average CDI and average goodwill from the average stockholders' equity during the period. We believe that this is consistent with the treatment by bank regulatory agencies, which exclude intangible assets from the calculation of risk-based capital ratios. Accordingly, we believe that these non-GAAP financial measures provide information that is important to investors and that is useful in understanding our capital position and ratios. However, these non-GAAP financial measures are supplemental and are not a substitute for an analysis based on GAAP measures. As other companies may use different calculations for these adjusted measures, this presentation may not be comparable to other similarly titled adjusted measures reported by other companies. A reconciliation of the non-GAAP measures of return on average tangible common equity and adjusted return on average tangible common equity to the GAAP measure of return on common stockholders' equity is set forth below.

	June 30, 2018
Net income	\$ 27,303
Add: Merger-related expense	943
Add: DTA revaluation	(217)
Operating net income	\$ 28,029
Weighted average shares outstanding - Diluted	46,702,968
Diluted earnings per share	\$ 0.60
Average assets	\$ 8,107,522
Adjusted Return on Average Assets⁽¹⁾	1.38%
Adjusted net income	\$ 28,029
Plus: Tax effected CDI amortization	1,996
Less: CDI amortization expense tax adjustment	542
Adjusted net income for return on average tangible common equity	\$ 29,483
Average stockholders' equity	\$ 1,279,932
Less: Average core deposit intangible	39,766
Less: Average goodwill	494,070
Average tangible common equity	\$ 746,096
Adjusted return on average tangible common equity⁽¹⁾	15.8%

(1) Annualized
Note: All dollars in thousands