

Acquisition Enhances PPBI's Southern California Footprint



PACIFIC PREMIER
BANCORP, INC.

(NASDAQ: PPBI)

Acquiring



Plaza Bancorp
(OTC Pink: PLZZ)

August 9, 2017

Forward-Looking Statements and Where to Find Additional Information

Forward Looking Statements

This investor presentation may contain forward-looking statements regarding Pacific Premier Bancorp, Inc. ("PPBI"), including its wholly owned subsidiary Pacific Premier Bank ("Pacific Premier"), Plaza Bancorp ("Plaza"), including its wholly owned subsidiary Plaza Bank and the proposed acquisition. These statements involve certain risks and uncertainties that could cause actual results to differ materially from those in the forward-looking statements. Such risks and uncertainties include, but are not limited to, the following factors: the expected cost savings, synergies and other financial benefits from the acquisition might not be realized within the expected time frames or at all; governmental approval of the acquisition may not be obtained or adverse regulatory conditions may be imposed in connection with governmental approvals of the acquisition; conditions to the closing of the acquisition may not be satisfied; and the shareholders of Plaza may fail to approve the consummation of the acquisition. 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.

PPBI and Plaza undertake 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.

Additional Information About the Merger

This investor presentation does not constitute an offer to sell or the solicitation of an offer to buy any securities or a solicitation of any vote or approval. In connection with the proposed acquisition transaction, PPBI will file a registration statement on Form S-4 with the Securities and Exchange Commission ("SEC") that will include a consent solicitation statement of Plaza. PPBI also plans to file other relevant materials with the SEC. The registration statement will contain a joint proxy statement/prospectus to be distributed to the shareholders of Plaza and PPBI in connection with their vote on the acquisition. SHAREHOLDERS OF PLAZA ARE ENCOURAGED TO READ THE REGISTRATION STATEMENT AND ANY OTHER RELEVANT DOCUMENTS FILED WITH THE SEC, INCLUDING THE CONSENT SOLICITATION STATEMENT/PROSPECTUS THAT WILL BE PART OF THE REGISTRATION STATEMENT, BECAUSE THEY WILL CONTAIN IMPORTANT INFORMATION ABOUT THE PROPOSED ACQUISITION. The final consent solicitation statement/prospectus will be mailed to shareholders of Plaza. Investors and security holders will be able to obtain the documents, and any other documents PPBI has filed with the SEC, free of charge at the SEC's website, www.sec.gov. In addition, documents filed with the SEC by PPBI will be available free of charge by (1) accessing PPBI's website at www.ppbi.com under the "Investor Relations" link and then under the heading "SEC Filings", (2) writing PPBI at 17901 Von Karman Avenue, Suite 1200, Irvine, CA 92614, Attention: Investor Relations, or (3) writing Plaza at 18200 Von Karman Avenue Suite 500, Irvine, CA 92612, Attention: Corporate Secretary.

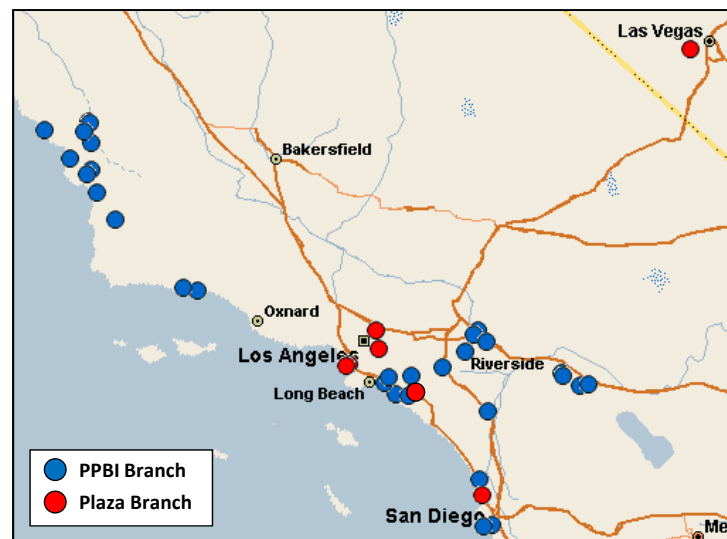
The directors, executive officers and certain other members of management and employees of Plaza may be deemed to be participants in the solicitation of consents in favor of the acquisition from the shareholders of Plaza. Additional information regarding the interests of those participants and other persons who may be deemed participants in the transaction may be obtained by reading the consent solicitation statement/prospectus regarding the proposed acquisition when it becomes available. Free copies of this document may be obtained as described in the preceding paragraph.

Transaction Highlights

Rationale and Highlights

- Plaza is a commercial banking franchise with assets of \$1.3 billion, ROAA of 1.19% and an attractive non-maturity deposit base
 - Geographic fit – expands PPBI into Los Angeles County to fill-in footprint
 - PPBI pro forma assets of \$7.7 billion – continuing to create scarcity value
 - Acquisition is consistent with PPBI's stated strategic goals and objectives
 - Attractive valuation – Price/TBV of 187.1% and P/E of 15.7x
- Financially compelling economics for PPBI shareholders
 - Immediately accretive to EPS⁽¹⁾
 - Immediately accretive to tangible book value per share
 - Tangible book value payback period of 0 years

Pro Forma Branch Footprint



Source: SNL Financial, PPBI and Plaza information as of 6/30/2017

Note: Valuation multiples based on PPBI stock price of \$36.45 as of 8/8/2017

(1) PPBI average EPS for 2017 and 2018 per SNL FactSet research. EPS accretion excludes non-recurring merger related expenses

Overview of Plaza Bancorp

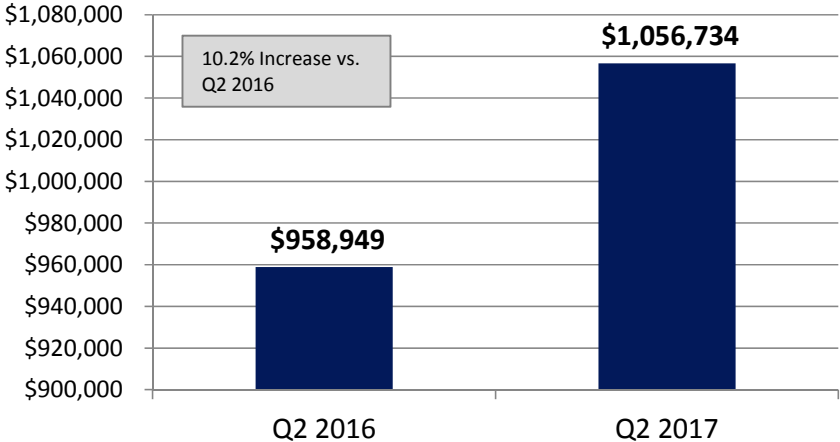
Company Highlights

- Commercial banking franchise focused on the business communities of Southern California and Las Vegas
- 7 branches, including 4 in Los Angeles County, 1 in Orange County, 1 in San Diego and 1 in Las Vegas, with 175 total employees (FTE)
- Loan mix includes 28.8% owner occupied CRE, 25.1% SBA loans, 16.0% C&I, and 11.3% non-owner occupied CRE
- Deposit mix includes 26.7% non-interest bearing and 76.9% non-maturity deposits
- Net income of \$3.5 million in Q2 2017, which increased 19.6% vs. Q2 2016
- Net income of \$13.1 million over the last twelve months

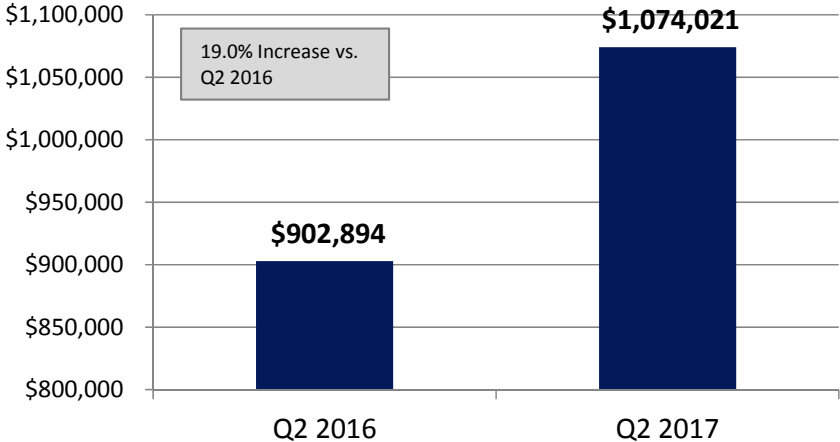
Company Snapshot - Plaza Bancorp	
Exchange / Ticker	OTC Pink: PLZZ
Company Headquarters	Irvine, CA
Year Established	2005
Financial Highlights (\$000s)	
Total Assets	\$ 1,265,925
Net Income (Last Twelve Months)	\$ 13,071
Net Income (Q2 2017)	\$ 3,534
Return on Average Assets (LTM)	1.11%
Return on Average Assets (Q2 2017)	1.19%
Net Interest Margin (Q2 2017)	4.83%
Efficiency Ratio (Q2 2017)	57.1%
Non-Maturity Deposits % of Total Deposits	76.9%
Non-Performing Assets / Total Assets	0.39%

Plaza's Financial Trends

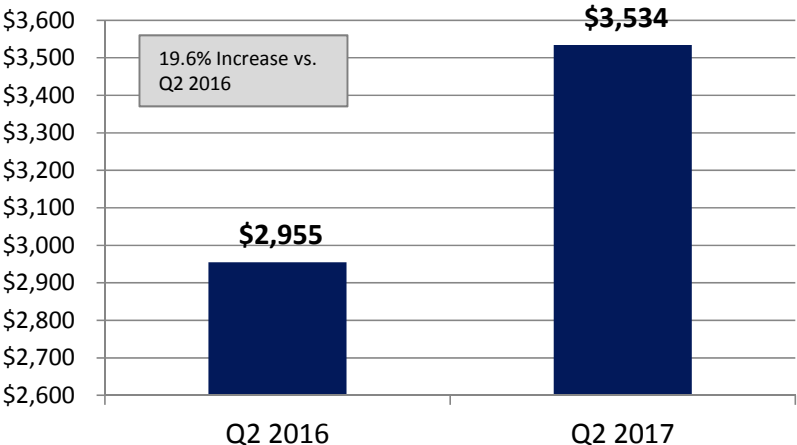
Loans



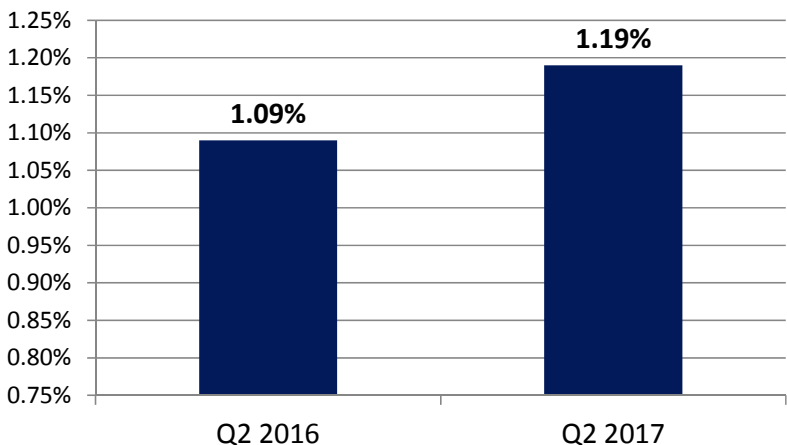
Deposits



Net Income



Return on Average Assets

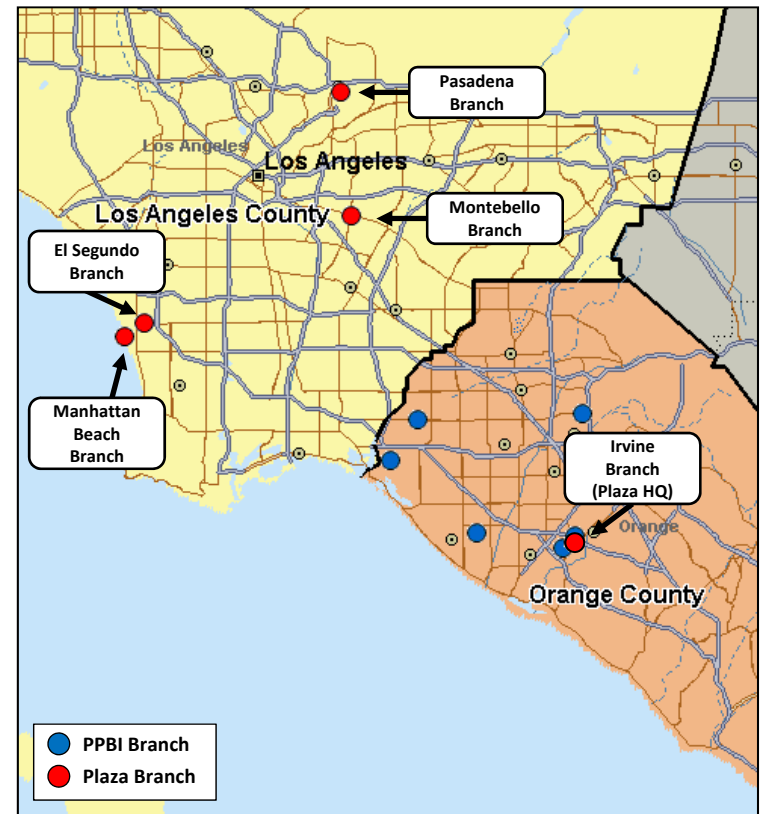


Source: SNL Financial, as of 6/30/2017
 Note: All dollars in thousands

Geographic Fit – Expanding into Los Angeles

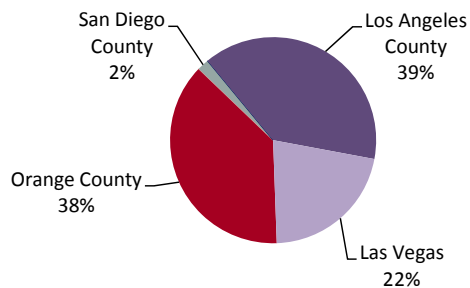
- Provides a foothold in Los Angeles County with \$353 million of deposits
- Attractive growth opportunities with PPBI’s platform
- 32 branches for pro forma PPBI and \$188 million average deposits per branch (as of 6/30/2017)

Southern California Footprint

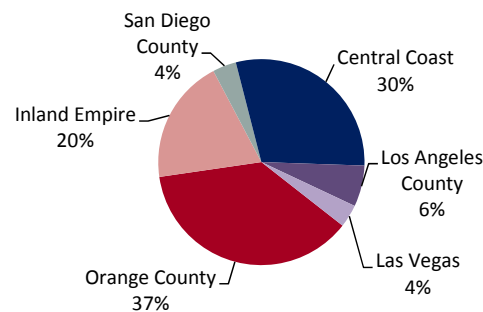


Deposits by Geography

Plaza, Standalone



PPBI, Pro Forma



Transaction Assumptions and Pro Forma Impact

Consideration	<ul style="list-style-type: none"> ▪ Fixed exchange ratio of 0.200 for Plaza shareholders – 100% stock consideration, no caps or collars <ul style="list-style-type: none"> ▪ PPBI issues 6,035,119 shares of common stock ▪ Pro forma ownership of 86.9% for PPBI and 13.1% for Plaza ▪ Transaction value of \$226.3 million, or \$7.29 per share⁽¹⁾ ▪ Plaza stock options and warrants will be cashed out for in-the-money value of \$6.3 million⁽¹⁾
Valuation Multiples	<ul style="list-style-type: none"> ▪ Price / earnings of 15.7x for EPS in Q2 2017, annualized ▪ Price / tangible book value per share of 187.1% ▪ Premium to Plaza’s closing price of 12.2%
Pro Forma Impact to PPBI	<ul style="list-style-type: none"> ▪ Immediately accretive to EPS in 2018 and 3.9% accretive in 2019⁽²⁾ ▪ Immediately accretive to tangible book value per share and tangible book value payback period of 0 years ▪ Internal rate of return greater than 15%
Board of Directors	<ul style="list-style-type: none"> ▪ Carpenter Fund Manager GP, LLC, which currently owns approximately 86% of the outstanding shares of Plaza, may designate one individual to serve on the Boards of PPBI and Pacific Premier Bank, so long as it owns at least 9.9% of the combined company
Other Assumptions	<ul style="list-style-type: none"> ▪ Closing expected in late Q4 2017 or early Q1 2018 ▪ Estimated cost savings of approximately 35.0% of Plaza’s non-interest expense (phased-in 75% in 2018 and 100% in 2019) ▪ No revenue synergies assumed for modeling purposes ▪ Pre-tax one-time merger related expenses of approximately \$14.4 million at closing ▪ Expectation for run-off of Plaza’s higher cost deposits after closing (approximately 10% run-off in 2018)
Capital Ratios	<ul style="list-style-type: none"> ▪ Pro forma TCE ratio of 9.0%, leverage ratio 9.7% and total risk based capital ratio 12.4%

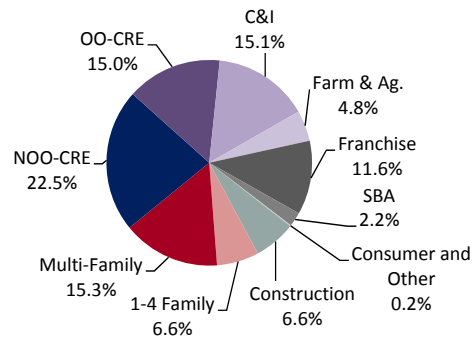
(1) Based on PPBI stock price of \$36.45 as of 8/8/2017

(2) PPBI average EPS for 2017 and 2018 per SNL FactSet research. EPS accretion excludes non-recurring merger related expenses

Pro Forma Loans & Deposits

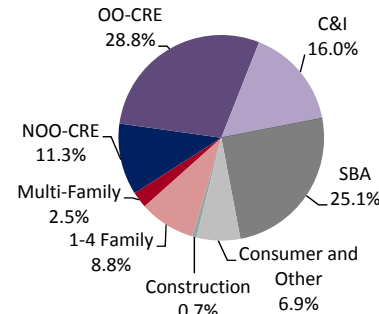
Loan Mix

PPBI



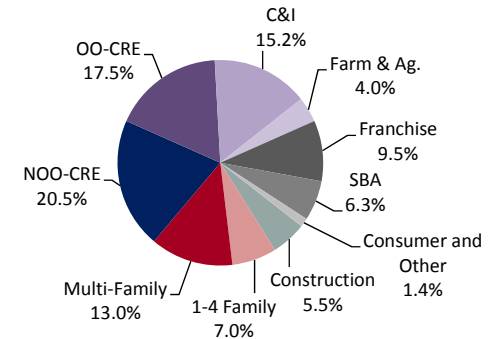
\$4.9B Loans
5.29% Yield on Loans

Plaza



\$1.1B Loans
5.99% Yield on Loans

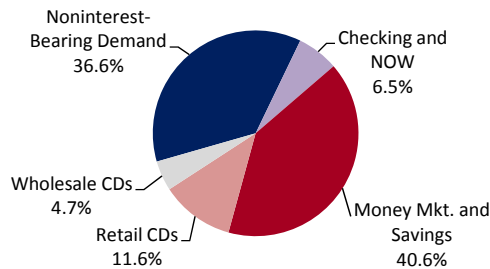
Pro Forma⁽¹⁾



\$5.9B Loans
5.42% Yield on Loans

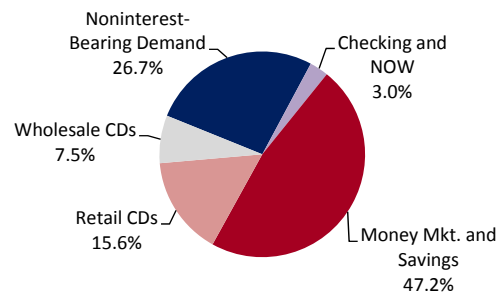
Deposit Mix

PPBI



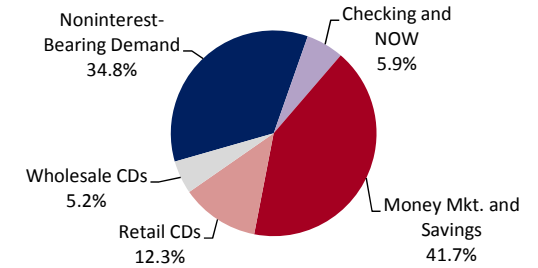
\$4.9B Deposits
0.25% Cost of Deposits

Plaza



\$1.1B Deposits
0.59% Cost of Deposits

Pro Forma⁽¹⁾



\$6.0B Deposits
0.31% Cost of Deposits

Scarcity Value and Organizational Scale

- Combined PPBI and Plaza would become the 5th largest bank headquartered in Southern California⁽¹⁾
- List below includes banks headquartered in Southern California and total assets of \$1.0 billion or greater. Excludes pending merger targets and ethnic-focused banking institutions. Sorted by total assets

Company Name	Ticker	Exchange	City	Total Assets	Market Cap.	Loans / Deposits	Deposit Mix	
							Non-Int. Bearing	Non-Maturity
PacWest Bancorp	PACW	NASDAQ	Beverly Hills	\$ 22,247	\$ 5,809	92.1%	39.7%	86.2%
Banc of California, Inc.	BANC	NYSE	Santa Ana	\$ 10,366	\$ 1,007	74.0%	14.1%	80.1%
BofI Holding, Inc.	BOFI	NASDAQ	San Diego	\$ 8,502	\$ 1,758	107.5%	12.3%	88.3%
CVB Financial Corp.	CVBF	NASDAQ	Ontario	\$ 8,418	\$ 2,376	70.0%	58.7%	94.0%
Pro Forma PPBI + Plaza	PPBI	NASDAQ	Irvine	\$ 7,707	\$ 1,680	98.1%	34.8%	82.5%
Opus Bank	OPB	NASDAQ	Irvine	\$ 7,676	\$ 886	82.4%	14.8%	92.9%
Farmers & Merchants Bank of Long Beach	FMBL	OTCQB	Long Beach	\$ 6,908	\$ 1,008	69.5%	39.8%	84.2%
Pacific Premier Bancorp, Inc.	PPBI	NASDAQ	Irvine	\$ 6,441	\$ 1,460	98.2%	36.6%	83.7%
First Foundation Inc.	FFWM	NASDAQ	Irvine	\$ 3,903	\$ 600	99.5%	29.7%	72.8%
Community Bank	CYHT	OTC Pink	Pasadena	\$ 3,749	\$ 517	96.5%	41.3%	78.8%
Grandpoint Capital, Inc.	GPNC	OTC Pink	Los Angeles	\$ 3,252	\$ 595	99.1%	36.1%	85.6%
American Business Bank	AMBZ	OTC Pink	Los Angeles	\$ 1,778	\$ 290	55.5%	52.0%	97.3%
Plaza Bancorp	PLZZ	OTC Pink	Irvine	\$ 1,266	\$ 196	98.4%	26.7%	76.9%
Pacific Mercantile Bancorp	PMBC	NASDAQ	Costa Mesa	\$ 1,212	\$ 183	98.0%	32.2%	72.7%
Silvergate Bank	-	-	La Jolla	\$ 1,205	-	87.7%	46.5%	80.1%
Provident Financial Holdings, Inc.	PROV	NASDAQ	Riverside	\$ 1,201	\$ 147	98.5%	8.4%	71.1%
H Bancorp LLC	-	-	Irvine	\$ 1,097	-	110.3%	41.3%	92.6%
Malaga Financial Corporation	MLGF	OTC Pink	Palos Verdes Estates	\$ 1,020	\$ 173	122.7%	14.9%	65.6%
Median				\$ 3,749	\$ 600	98.0%	36.1%	83.7%

(1) Includes the following counties: Orange, Los Angeles, San Bernardino, Riverside and San Diego

Source: SNL Financial for most recent quarter. Market data as of 8/8/2017

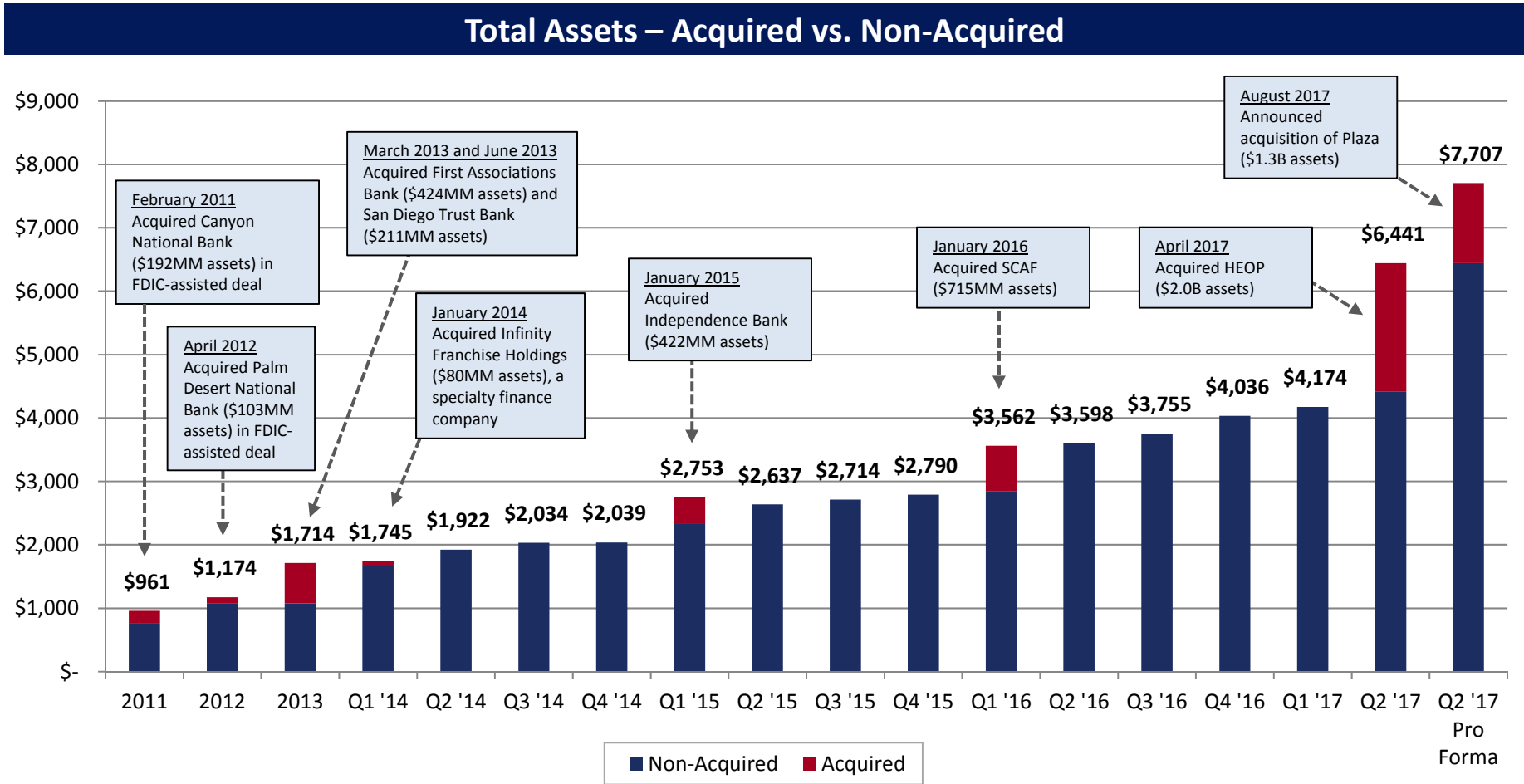
Note: All dollars in millions

Note: Does not include impact from acquisitions pending as of or completed after the most recent quarter

History of PPBI

Timely and efficient acquisitions have accelerated PPBI's growth and performance

- Total assets compound annual growth rate of 46% since 2011



Source: SNL Financial, as of 6/30/2017
 Note: Pro forma does not include purchase accounting or merger related adjustments

Summary

- Strategically attractive with compelling financial metrics – meets all of PPBI’s M&A criteria
- Creating a Southern California franchise approaching \$8 billion in assets with a branch footprint that spans from California’s Central Coast to San Diego
- We have long desired to have a presence in Los Angeles County – we believe there are attractive growth opportunities with our platform in this geography
- Significant due diligence completed on Plaza – credit, operations, compliance and regulatory
- Retaining key relationship managers
- Continued investment in infrastructure and technology – well positioned for crossing \$10 billion asset threshold
- PPBI has a history of successful merger execution and integration – creating shareholder value

Appendix

Pro Forma Capital Ratios – As of 6/30/2017

	PPBI	Plaza	Pro Forma
Tangible Common Equity Ratio ⁽¹⁾	9.2%	9.4%	9.0%
Leverage Ratio	9.9%	9.7%	9.7%
Common Equity Tier-1 Ratio	10.7%	10.2%	10.4%
Tier-1 Ratio	11.1%	10.2%	10.7%
Risk Based Capital Ratio	12.7%	13.6%	12.4%

Note: All dollars in thousands for consolidated holding company
 Source: SNL Financial, PPBI and Plaza information as of 6/30/2017
 (1) Non-GAAP, please see GAAP reconciliation

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.

	PPBI	Pro Forma
Common Stockholders' Equity	\$ 959,731	\$ 1,172,709
Less: Intangible Assets	\$ 405,869	\$ 515,053
Tangible Common Equity	\$ 553,862	\$ 657,656
Common Shares Outstanding	40,048,758	46,083,877
Book Value Per Share	\$ 23.96	\$ 25.45
Less: Intangible Assets Per Share	\$ 10.13	\$ 11.18
Tangible Book Value Per Share	\$ 13.83	\$ 14.27
Total Assets	\$ 6,440,631	\$ 7,795,134
Less: Intangible Assets	\$ 405,869	\$ 515,053
Tangible Assets	\$ 6,034,762	\$ 7,280,081
Tangible Common Equity Ratio	9.2%	9.0%

Note: All dollars in thousands

Source: SNL Financial, PPBI and Plaza information as of 6/30/2017